

**REGULAR MEETING
BOARD OF ADJUSTMENT
EILEEN DONDERO FOLEY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

7:00 P.M.

MARCH 17, 2015

AGENDA

I. APPROVAL OF MINUTES

- A) February 17, 2015

II. OLD BUSINESS

- A) Request for Rehearing regarding property located at 173-175 Market Street.

III. PUBLIC HEARINGS – NEW BUSINESS

- 1) Case # 3-1

Petitioners: Andrew E. & Alyssa A. Ervin

Property: 192 Park Street

Assessor Plan 149, Lot 52

Zoning District: General Residence A

Description: Construct a rear addition and room over relocated garage.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

1. Variances from Section 10.521 to allow a left side yard setback of 2'± and a right side yard setback of 7'± where 10' is required for both.

- 2) Case # 3-2

Petitioners: Brandon & Tara Seppa

Property: 151 Elwyn Avenue

Assessor Plan 112, Lot 49

Zoning District: General Residence A

Description: Construct a 17'± x 8'± two story rear addition and 8'± x 21'± deck with 4'± x 8'± extension.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.521 to allow 34%± building coverage where 25% is the maximum allowed.

- 3) Case # 3-3
 - Petitioner: State Street Discount House
 - Property: 3613 Lafayette Road
 - Assessor Plan 298, Lot 6
 - Zoning District: Gateway
 - Description: Allow a changeable sign to be changed more than once a day.
 - Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
 1. A Variance from Section 10.1290 to allow a changeable sign to be changed more than once a day.

- 4) Case # 3-4
 - Petitioners: Anna R. Natowich & Matthew R. McPhee
 - Property: 308 Thornton Street
 - Assessor Plan 161, Lot 15
 - Zoning District: General Residence A
 - Description: Construct a 2-story rear addition and deck. Relocate expanded garage.
 - Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
 1. A Variance from Section 10.321 to allow a lawful nonconforming structure to be extended, reconstructed or structurally altered without conforming to the requirements of the Ordinance.
 2. Variances from Section 10.521 to allow the following:
 - (a) A left side yard setback of 0'± where 10' is required;
 - (b) A right side yard setback of 3'± where 10' is required.
 - (c) 47%± building coverage where 36%± exists and 25% is the maximum allowed.

- 5) Case # 3-5
 - Petitioners: Michael Brandzel & Helen Long
 - Property: 39 Dearborn Street (Dearborn Lane)
 - Assessor Plan 140, Lot 3
 - Zoning District: General Residence A
 - Description: Construct a 100 s.f. shed in front yard. Construct an 8' x 13' single story addition and add shed dormers.
 - Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
 1. A Variance from Section 10.321 to allow a lawful nonconforming structure to be extended, reconstructed or structurally altered without conforming to the requirements of the Ordinance.
 2. Variances from Section 10.521 to allow the following:
 - (a) A front yard setback of 5' where 15' is required.
 - (b) A right side yard setback of 4' where 10' is required.
 - (c) A rear yard setback of 3' where 20' is required.
 3. A Variance from Section 10.571 to allow an accessory structure to be located in a required front yard.

- 6) Case # 3-6
Petitioners: Portwalk HI, LLC/Hanover Apartments LLC
Property: 15 Portwalk Place (195 Hanover Street)
Assessor Plan 125, Lot 1
Zoning Districts: CD5, Historic and Downtown Overlay
Description: The provision of parking for a first floor restaurant use.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.1115.21 to allow 235 off-street parking spaces to be provided where 253 are required.

IV. OTHER BUSINESS

V. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you need assistance to attend a meeting, please contact the Human Resources Department at 610-7274.