

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

7:00 P.M.

APRIL 21, 2015

REVISED AGENDA

I. APPROVAL OF MINUTES

A) March 17, 2015

II. OLD BUSINESS

A) Request for Rehearing regarding property located at 3613 Lafayette Road.

B) 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 12'± x 18'± 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.

This petition was postponed from the March 17th meeting and revised by a change in the size of the proposed shed.

III. PUBLIC HEARINGS – NEW BUSINESS

1) Case # 4-1

Petitioners: Peter O. & Karen G. Dawson Revocable Trusts

Property: 648 Lincoln Avenue

Assessor Plan 148, Lot 18

Zoning District: General Residence A

Description: Install two HVAC compressors.

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 30.4%± building coverage where 25% is the maximum allowed.

2) Case # 4-2

Petitioner: 233 Vaughan Street LLC

Property: 233 Vaughan Street

Assessor Plan 124, Lot 14

Zoning District: Central Business A

Description: Install a bathroom in space designated for mechanical equipment.

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

1. A Variance from Section 10.531 to allow a structure height of 57'3" for the habitable space of the building where 50' is the maximum allowed.

3) Case # 4-3

Petitioners: Dale W. & Sharyn W. Smith

Property: 275 Islington Street

Assessor Plan 144, Lot 8

Zoning District: Central Business B

Description: Clarification of previously granted variances regarding the construction of four multi-family residences and an addition to a rear building creating 14 residential units.

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 12±% open space where 14.1±% was previously granted and 15% is required.

4) Case # 4-4

Petitioner: Ellen S. Cohn Revocable Living Trust

Property: 124 Broad Street

Assessor Plan 134, Lot 19

Zoning District: General Residence A

Description: Construct 6'± x 14'6" ± second floor addition.

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

1. A Variance from Section 10.324 to allow a lawful nonconforming structure to be extended, reconstructed or structurally altered without conforming to the requirements of the Ordinance.
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- 5) Case # 4-5
Petitioners: Patricia L. & Burton S. Russell
Property: 65 Mendum Avenue
Assessor Plan 148, Lot 11
Zoning District: General Residence A
Description: Construct a second dwelling unit above a detached garage.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.513 to allow a second free-standing dwelling unit on a lot.
 2. A Variance from Section 10.521 to allow a lot area per dwelling unit of 5,787± s.f. where 7,500 s.f. per dwelling unit is required.
- 6) Case # 4-6
Petitioners: Kelly Whalen (Cioe), owner, Scott & Kelly Cioe, applicants
Property: 44 Melbourne Street
Assessor Plan 233, Lot 20
Zoning District: Single Residence B
Description: Expand third floor in existing nonconforming footprint.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
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IV. OTHER BUSINESS

V. ADJOURNMENT

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III. PUBLIC HEARINGS – NEW BUSINESS

1) Case # 4-1

Petitioners: Peter O. & Karen G. Dawson Revocable Trusts

Property: 648 Lincoln Avenue

Assessor Plan 148, Lot 18

Zoning District: General Residence A

Description: Install two HVAC compressors.

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 30.4%± building coverage where 25% is the maximum allowed.

2) Case # 4-2

Petitioner: 233 Vaughan Street LLC

Property: 233 Vaughan Street

Assessor Plan 124, Lot 14

Zoning District: Central Business A

Description: Install a bathroom in space designated for mechanical equipment.

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

1. A Variance from Section 10.531 to allow a structure height of 57'3" for the habitable space of the building where 50' is the maximum allowed.

3) Case # 4-3

Petitioners: Dale W. & Sharyn W. Smith

Property: 275 Islington Street

Assessor Plan 144, Lot 8

Zoning District: Central Business B

Description: Clarification of previously granted variances regarding the construction of four multi-family residences and an addition to a rear building creating 14 residential units.

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

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4) Case # 4-4

Petitioner: Ellen S. Cohn Revocable Living Trust

Property: 124 Broad Street

Assessor Plan 134, Lot 19

Zoning District: General Residence A

Description: Construct 6'± x 14'6" ± second floor addition.

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

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- 5) Case # 4-5
Petitioners: Patricia L. & Burton S. Russell
Property: 65 Mendum Avenue
Assessor Plan 148, Lot 11
Zoning District: General Residence A
Description: Construct a second dwelling unit above a detached garage.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.513 to allow a second free-standing dwelling unit on a lot.
 2. A Variance from Section 10.521 to allow a lot area per dwelling unit of 5,787± s.f. where 7,500 s.f. per dwelling unit is required.
- 6) Case # 4-6
Petitioners: Kelly Whalen (Cioe), owner, Scott & Kelly Cioe, applicants
Property: 44 Melbourne Street
Assessor Plan 233, Lot 20
Zoning District: Single Residence B
Description: Expand third floor in existing nonconforming footprint.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
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Property: 648 Lincoln Avenue

Assessor Plan 148, Lot 18

Zoning District: General Residence A

Description: Install two HVAC compressors.

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

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2) Case # 4-2

Petitioner: 233 Vaughan Street LLC

Property: 233 Vaughan Street

Assessor Plan 124, Lot 14

Zoning District: Central Business A

Description: Install a bathroom in space designated for mechanical equipment.

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

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3) Case # 4-3

Petitioners: Dale W. & Sharyn W. Smith

Property: 275 Islington Street

Assessor Plan 144, Lot 8

Zoning District: Central Business B

Description: Clarification of previously granted variances regarding the construction of four multi-family residences and an addition to a rear building creating 14 residential units.

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4) Case # 4-4

Petitioner: Ellen S. Cohn Revocable Living Trust

Property: 124 Broad Street

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Description: Construct 6'± x 14'6" ± second floor addition.

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