

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

7:00 P.M.

**JULY 28, 2015
(reconvened from
JULY 21, 2015)**

AGENDA

III. PUBLIC HEARINGS – NEW BUSINESS

7) Case # 7-7

Petitioner: Amba Realty, LLC

Property: 806 Route 1 By-Pass

Assessor Plan 161, Lot 43

Zoning District: Business

Description: Expand first floor to 5,150 sq. ft. of retail space and construct second floor for office space.

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

1. A Variance from Section 10.1113.20 to allow 9 parking spaces to be located within the lot area for a road between the principal building and the street;
2. A Variance from Section 10.1113.25 to allow 6 fully available parking spaces and 2 restricted parking spaces where 25 are required and to allow parking 6.5' from a residential zone where 50' is required.
3. A Variance from Section 10.1113.41 to allow parking 0' from the front lot line where 20' is required;
4. A Variance from Section 10.1113.43 to not provide landscaping and screening within the front setback.

8) Case # 7-8

Petitioner: Moray, LLC and 215 Commerce Way, LLC

Property: 215 & 235 Commerce Way

Assessor Plan 216, Lots 1-8A & 1-8B

Zoning District: Office Research

Description: Provide parking, on a corner lot, located between the street and the building.

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

1. A Variance from Section 10.1113.41 to allow off-street parking spaces to be located in a front yard between a principal building and the street.

9) Case # 7-9

Petitioner: Barbara R. Frankel

Property: 89 Brewery Lane

Assessor Plan 146, Lot 26

Zoning District: Mixed Residential Business

Description: Repair existing structure and construct 2-story assisted-living home with a 3,450 sq. ft. addition.

Requests: The Variance Commission is requested to grant the required relief from the Zoning Ordinance, including the following:

1. A Special Exception from Section 10.440 to allow an assisted living home;
2. A Variance from Section 10.512 to allow 30' of street frontage where a minimum of 100' is required.

10) Case # 7-10

Petitioner: Strawberry Banke Inc.

Property: 14 Hancock Street (Strawberry Banke)

Assessor Plan 10, Lot 7

Zoning District: Special District D

Description: Clarification/modification of permit for operation of the skating pond.

Requests: Clarification/modification of the time period for use of the skating pond from November 1st to March 31st each year.

11) Case # 7-11

Petitioner: Merton Alan Investments, LLC

Property: 30 Cate Street

Assessor Plan 165, Lot 1

Zoning District: Industrial

Description: Commission's approval for construction of an office building.

Requests: Clarification on the setback included the 15.4' front setback resulting from the City's future reconfiguration.

12) Case # 7-12

Petitioner: New England Glory, LLC

Property: 525 Maplewood Avenue

Assessor Plan 209 Lot 85

Zoning District: Single Residence B

Description: Division of two lots where one currently exists.

Requests: The Variance Commission is requested to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.521 to allow a lot area per dwelling unit of 3,755 sq. ft. where 7,500 sq. ft. is the minimum required.

13) Case # 7-13

Petitioner: Jillian Mirandi

Property: 19 Woodbury Avenue

Assessor Plan 162 Lot 65

Zoning District: General Residence A

Description: Replace front entry and add shed in back yard.

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 a front yard setback of 2' 10"+/- where 15' is the minimum required and a building coverage of 29.6% where 25% is the maximum allowed.
2. A Variance from Section 10.573.10 to allow a left side yard of 2' and a 2' rear yard where 5' is the minimum required for an accessory structure.

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.