

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
NOVEMBER 17, 2015**

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces that be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

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3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
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5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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

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3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

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Petitioners: Huda A. Petra & Kimberly A. Schroeder

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Petitioner: Ruth E. James

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Zoning District: General Residence C

Description: Add full rear dormer.

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13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

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Petitioner: Ruth E. James

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Zoning District: General Residence C

Description: Add full rear dormer.

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Petitioners: Ryan & Jennifer Smith

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14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. 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.

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
NOVEMBER 17, 2015**

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces that be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
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AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
NOVEMBER 17, 2015**

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
NOVEMBER 17, 2015**

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

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Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

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

7:00 P.M.

**NOVEMBER 24, 2015
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AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces that be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. 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.

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
NOVEMBER 17, 2015**

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces that be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. 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.

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
NOVEMBER 17, 2015**

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces that be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. 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.

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
NOVEMBER 17, 2015**

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces that be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
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4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
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AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces that be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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

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2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
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V. OTHER BUSINESS

VI. 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.

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
NOVEMBER 17, 2015**

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces that be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

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MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
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Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
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3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

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11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
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4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
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V. OTHER BUSINESS

VI. ADJOURNMENT

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MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
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10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
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11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
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Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
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5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
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V. OTHER BUSINESS

VI. ADJOURNMENT

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MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

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10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

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11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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

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2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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

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13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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

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Petitioners: Ryan & Jennifer Smith

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Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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

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Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

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Zoning District: General Residence C

Description: Add full rear dormer.

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Property: 285-287 Hanover Street

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1. A Variance from Section 10.521 to allow a lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. 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.

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
NOVEMBER 17, 2015**

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces that be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
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AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
NOVEMBER 17, 2015**

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces that be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
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4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
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V. OTHER BUSINESS

VI. ADJOURNMENT

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

7:00 P.M.

**NOVEMBER 24, 2015
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AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces that be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

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3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
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Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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

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12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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

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2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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

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Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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

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3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
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V. OTHER BUSINESS

VI. ADJOURNMENT

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

7:00 P.M.

**NOVEMBER 24, 2015
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AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

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Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
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3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. 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.

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
NOVEMBER 17, 2015**

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. 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.

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
NOVEMBER 17, 2015**

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. 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.

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
NOVEMBER 17, 2015**

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
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5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
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V. OTHER BUSINESS

VI. ADJOURNMENT

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

7:00 P.M.

**NOVEMBER 24, 2015
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AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces that be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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

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2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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

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2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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

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2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck.

V. OTHER BUSINESS

VI. 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.

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

7:00 P.M.

**NOVEMBER 24, 2015
Reconvened from
NOVEMBER 17, 2015**

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. A Variance from Section 10.1114.32 to allow off-street parking spaces that be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9

Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a dog daycare/boarding facility.

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

1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10

Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant

Property: 105 Bartlett Street

Assessor Plan 157, Lot 1

Zoning District: Office Research

Description: Operate a brewery.

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

1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.

2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11

Petitioners: Huda A. Petra & Kimberly A. Schroeder

Property: 280 South Street

Assessor Plan 111, Lot 8

Zoning District: Single Residence B

Description: Construct a 22'± x 30'± replacement garage in existing location.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12

Petitioner: Ruth E. James

Property: 179 McDonough Street

Assessor Plan 144, Lot 44

Zoning District: General Residence C

Description: Add full rear dormer.

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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13

Petitioner: 285-287 Hanover Street LLC

Property: 285-287 Hanover Street

Assessor Plan 125, Lot 8

Zoning District: Mixed Residential Office

Description: Four residential units on a lot.

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 lot area per dwelling unit of 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.

14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.515 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith

Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck addition.

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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
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