

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

7:00 P.M.

**SEPTEMBER 27, 2016
Reconvened From
SEPTEMBER 20, 2016**

REVISED AGENDA

I. OLD BUSINESS

- A) Request for Rehearing for property located at 996 Maplewood Avenue.

II. PUBLIC HEARINGS

- 8) Case #9-8

Petitioner: Brian D. Hogan Revocable Trust of 2008, Brian D. Hogan, Trustee,
owner, Mark McNally, applicant

Property: 21 Brewster Street

Assessor Plan 138, Lot 11

Zoning District: General Residence C

Description: Convert rooming house to 6-unit condominium structure with a
6-bay garage.

Requests: The Variances and/or Special Exceptions necessary to grant the
required relief from the Zoning Ordinance, including the following:

1. A Special Exception under Section 10.440, Use #1.42 to allow six
dwelling
units where this use is allowed by Special Exception.
2. A Variance from Section 10.321 to allow a nonconforming building
or structure to be extended, reconstructed, enlarged or structurally
altered except in conformity with the Ordinance.
3. Variances from Section 10.521 to allow the following:
 - a) A lot area per dwelling unit of 1,386.33± s.f. where 3,500 s.f.
is required;
 - b) A 1.5'± right side yard setback where 10' is required;
 - c) A 0.5'± rear yard setback where 20' is required;
 - d) 50.01%± building coverage where 35% is the maximum
allowed;
 - e) 10.44%± open space where 20% is the minimum required.
4. A Variance from Section 10.1114.32(a) to allow vehicles entering
and leaving parking spaces to pass over another parking space or
require the movement of another vehicle.

9) Case #9-9

Petitioner: Patricia A. Monaco
 Property: 9 Falkland Place #A1
 Assessor Plan 212, Lot 26-1C

Zoning District: General Residence E
 Description: Massage Therapy Use

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Special Exception under Section 10.440, Use #19.22 to allow a Home Occupation 2 where the use is allowed by Special Exception.

10) Case #9-10

Petitioners: Harry S. Furman & Kathleen E. Straube
 Property: 557 State Street
 Assessor Plan 137, Lot 33

Zoning District: General Residence C

Description: Construct 160± s.f. second floor addition.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
2. A Variance from 10.521 to allow an 0.8'± right side yard setback where 10' is required.

11) Case #9-11

Petitioner: Michael F. McNeilly, owner, Alden Properties, LLC, applicant
 Property: 246 Austin Street
 Assessor Plan 135, Lot 63

Zoning District: General Residence C

Description: Vertical expansion of existing two-family dwelling.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
2. A Variance from Section 10.521 to allow a lot area per dwelling unit of 653.40± s.f. where 3,500 s.f. is required.

12) Case #9-12

Petitioners: Jennifer L. Bell & Harold G. Beresin
 Property: 23 Marston Avenue
 Assessor Plan 150, Lot 3

Zoning District: General Residence A

Description: Construct a 12'± x 25.5'± rear addition and attached 24'± x 17'± garage.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
2. A Variance from Section 10.521 to allow a 7'3" ± left side yard setback where 10' is required.

13) Case #9-13

Petitioners: Foundation for Seacoast Health, owner, Hope for Tomorrow Foundation, applicant

Property: 315 Banfield Road

Assessor Plan 266, Lots 4 (portion), 5 & 6

Zoning District: Industrial

Description: Construct and operate a K-8 Elementary School.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.440.3.21 to allow a primary or secondary school in a district where the use is not permitted.

14) Case #9-14

Petitioners: Daniel P. & Eileen M. Doyon

Property: 456 Sherburne Road

Assessor Plan 261, Lot 20

Zoning District: Single Residence B

Description: Convert existing accessory structure into a second dwelling unit.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
2. A Variance from Section 10.521 to allow a lot area per dwelling unit of 8,276.40± s.f. where 15,000 s.f. per dwelling unit is required.

15) Case #9-15

Petitioners: Justice C. Rines & Thea E. Murphy

Property: 372 Wibird Street

Assessor Plan 132, Lot 6

Zoning District: General Residence A

Description: Replace attached one-car garage/living space with a two-car garage/living space.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
2. A Variance from 10.521 to allow a 1.43'± right side yard setback where 10' is required.

16) Case #9-16

Petitioners: Gregory and Elizabeth LaCamera

Property: 34 Rock Street

Assessor Plan 138, Lot 18

Zoning District: General Residence C

Description: Replace an 8.5'± x 14'± left rear addition with a 12'± x 14'± structure.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
2. Variances from Section 10.521 to allow the following:
 - a) An 8'5" ± left side yard setback where 10' is required;
 - b) A 2'10"± rear yard setback where 20' is required; and
 - c) 53.28%± building coverage where 35% is the maximum allowed.

III. OTHER BUSINESS

IV. 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.