

**6:30 P.M. NOVEMBER 15, 2016
WORK SESSION ON CONFLICT OF INTEREST**

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

7:00 P.M.

**NOVEMBER 15, 2016,
To Be Reconvened
NOVEMBER 22, 2016**

AGENDA

THE FOLLOWING ITEMS WILL BE HEARD ON TUESDAY, NOVEMBER 15, 2016

I. OTHER BUSINESS

- A) Board of Adjustment Rules & Regulations (*This item was postponed from the October 25, 2016 meeting.*)

II. APPROVAL OF MINUTES

- A) October 18, 2016.
B) October 25, 2016.

III. PUBLIC HEARINGS

- 1) Case #11-1
Petitioners: New England Marine and Industrial Inc., owner, Great Bridge Properties, LLC, applicant
Property: 200 Spaulding Turnpike
Assessor Plan 237, Lot 56
Zoning District: General Business & Single Residence B
Description: Construct two 40-unit workforce housing & apartment buildings.
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, Use 1.43 to allow more than 8 dwelling units where no dwelling units are allowed.

2. Variances from Section 10.591 to allow buildings to be located 28.6’ and 44.5’ from a property zoned residentially where 100’ is the minimum distance required.
3. A Variance from Section 10.1113.31 to allow off-street parking areas and accessways to be located 0’ from a Residential District where 100’ is the minimum distance required.
4. A Variance from Section 10.522 to allow a building length for a residential structure of 244’± where 160’ is the maximum allowed.
5. Appeal of an Administrative Decision if Variance request #4 is denied. Appeal the determination that a Variance from Article V, Section 10.522 is required to allow the building length of a residential structure on this lot to exceed 160’ in length.

THE FOLLOWING ITEMS WILL BE HEARD ON TUESDAY, NOVEMBER 22, 2016

III. PUBLIC HEARINGS (cont’d)

- 2) Case #11-2
 Petitioner: 909 Islington Street LLC
 Property: 909 Islington Street
 Assessor Plan 172, Lot 7
 Zoning District: Business
 Description: Two free-standing signs on a lot.
 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 10.1243 to allow two freestanding signs on a lot where only one freestanding sign is allowed.
 2. Variances from Section 10.1253 to allow a freestanding sign to be set back 10’± from the front lot line and 1.5’± from the left side lot line where 20’ is required for each.

- 3) Case #11-3
 Petitioners: Michael A. & Deborah A. Proulx
 Property: 8 Meadow Road
 Assessor Plan 236, Lot 58
 Zoning District: Single Residence B
 Description: Construct rear dormer.
 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, enlarged or structurally altered except in conformity with the Ordinance.
 2. A Variance from Section 10.521 to allow a 22’8” ± secondary front yard setback where 30’ is required.

- 4) Case #11-4
 Petitioner: AJL Real Estate, LLC
 Property: 65 Fields Road
 Assessor Plan 170, Lot 4
 Zoning District: Single Residence B
 Description: Replace an existing 8'± x 8'± shed with an 8'± x 12'± shed.
 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 10.573.20 to allow a 3'± right side yard setback where 10' is required.
 2. A Variance from Section 10.521 to allow 23.1%± building coverage where 20% is the maximum allowed.
- 5) Case #11-5
 Petitioners: Litchfield Portsmouth LLC, owner, Patrick Dorow Productions, Inc., applicant
 Property: 170 West Road
 Assessor Plan 252, Lot 2-14
 Zoning District: Industrial
 Description: Theatre arts studio with related storage space.
 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 4.42 to allow a studio for lessons, set production and non-performance rehearsals where the use is only allowed by special exception.
- 6) Case #11-6
 Petitioner: LCSG, LLC
 Property: 160-170 Union Street
 Assessor Plan 135, Lots 29 and 30
 Zoning District: General Residence C
 Description: Construct a 10-unit multi-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 10.440, Use #1.43 to allow 10 dwelling units where 8 dwelling units is the maximum allowed.
 2. A Variance from Section 10.521 to allow 945± s.f. lot area per dwelling unit where 3,500 s.f. is required.
 3. A Variance from Section 10.1112.30 to allow 15 off-street parking spaces to be provided where 16 are required for 10 residential units.
 4. A Variance from Section 10.1114.21 to allow off-street parking spaces with dimensions of 8.1'± x 18'± where the required dimensions are 8.5' x 19'.
 5. A Variance from Section 10.1114.21 to allow a 22'± wide maneuvering aisle where 24' is required.

7) Case #11-7

Petitioners: Melissa A. Raffoni Revocable Trust of 2011, Melissa Raffoni, Trustee

Property: 606 State Street

Assessor Plan 127, Lot 21

Zoning District: General Residence C

Description: Expand height of third floor with front and rear dormers.

- 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, enlarged or structurally altered except in conformity with the Ordinance.
 2. A Variance from Section 10.521 to allow a right side yard setback of 4'± and a left side yard setback of 5'± where 10' is required for each.
 3. A Variance from Section 10.521 to allow a rear yard setback of 3.5'± where 20' is required.