

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

**7:00 P.M.**

**JUNE 27, 2017  
Reconvened From  
June 20, 2017**

**AGENDA**

**III. PUBLIC HEARINGS – NEW BUSINESS (continued from June 20, 2017)**

**8) Case 6-8**

Petitioner: Regeneration Realty Trust, Jonathan Bobbett, Trustee  
Property: 3612 Lafayette Road  
Assessor Plan: Map 297, Lot 3  
Zoning District: Gateway  
Description: Increase interior office space by 1,330 square feet with less than the required parking.  
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:  
1. A Variance from Section 10.1112.30 to allow 113 off-street parking spaces where 116 are required.

**9) Case 6-9**

Petitioner: Revision Development LLC  
Property: 90 Cutts Street  
Assessor Plan: Map 209, Lot 19  
Zoning District: General Residence A (GRA)  
Description: Demolish existing dwelling and garage and construct a new two-family dwelling with attached garages.  
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:  
1. A Variance from Section 10.521 to allow a 12.5'± rear yard where 20' is required.  
2. A Variance from Section 10.521 to allow a lot area per dwelling unit of 6,005± s.f. where 7,500 s.f. is required.

**10) Case 6-10**

Petitioners: Charles A. & Patricia Corlin Family IV Trust, Charles A. Corlin, Trustee  
Property: 736 Middle Street  
Assessor Plan: Map 148, Lot 24  
Zoning District: General Residence A (GRA)

Description: Construction of a new deck.  
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:  
 1. A Variance from Section 10.521 to allow a 2'± left side yard and an 8'± right side yard where 10' is required for each.  
 2. A Variance from Section 10.321 to allow a nonconforming building to be reconstructed or enlarged without conforming to the requirements of the Ordinance.

11) Case 6-11

Petitioners: Petition of Charles W. Carrigan Living Revocable Trust 06, Charles W. Carrigan Trustee, Kevin Foley, applicant  
 Property: 129 Market Street  
 Assessor Plan: Map 106, Lot 35-C  
 Zoning District: Character District 5 (CD5) and the Downtown Overlay District (DOD)  
 Description: Convert office space in Unit C to two condo units with less than the required parking.  
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:  
 1. A Variance from Section 10.1115.21 to allow 0 (zero) off-street parking spaces where 4 parking spaces are required.

12) Case 6-12

Petitioner: Thirty Maplewood, LLC  
 Property: 46-64 Maplewood Avenue  
 Assessor Plan: Map 125, Lot 2A  
 Zoning District: Character District 4 (CD4) and the Downtown Overlay District (DOD)  
 Description: Relief from parking requirements for proposed mixed use building.  
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:  
 1. A Variance from Section 10.1114.21 to allow one 8'± x 19'± parking space where 8.5' in width is required.  
 2. A Variance from Section 10.1114.32(a) to allow ten (10) stacked parking spaces.

13) Case 6-13

Petitioners: Peter Brown Living Trust, James A. Mulvey Revocable Living Trust, Peter Brown and James A. Mulvey, trustees and Robert J. Bossie Revocable Trust, Robert J. Bossie, Trustee, owners and Paul Holloway, applicant  
 Property: 150 Spaulding Turnpike, 157 Farm Lane and Farm Lane (number not assigned)  
 Assessor Plan: Map 236, Lots 34, 35 & 36  
 Zoning District: General Business (GB)  
 Description: Change of use to convert a building into an auto sales office and inspection station and demolish two structures on adjacent lots to allow for new vehicle storage as a principal use.

- Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:
1. A Variance from Section 10.592.20 to allow storage and sales of vehicles within 200' of a Residential Zone.
  2. A Variance from Section 10.440, Use 20.61 to allow outdoor storage of vehicles as a principal use.
  3. A Variance from Section 10.843.21 to allow parking and outdoor storage of vehicles 15' from a street right-of-way where 40' is required.
  4. A Variance from Section 10.581 to allow the sale of used motor vehicles on a nonconforming lot of less than 2 acres.
  5. A Variance from Section 10.311 to allow the storage of vehicles on a nonconforming lot of less than 1 acre.

#### **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.