

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

7:00 P.M.

**JULY 18, 2017
To Be Reconvened
July 25, 2017**

AGENDA

I. APPROVAL OF MINUTES

- A) June 20, 2017
- B) June 27, 2017

II. OLD BUSINESS

- A) Request for One-Year Extension of a Special Exception and Variance granted for property located at 89 Brewery Lane.

III. PUBLIC HEARINGS – NEW BUSINESS

1) Case 7-1

- Petitioners: Chance & Edward Allen
Property: 88 Sims Avenue
Assessor Plan: Map 232, Lot 131
Zoning District: Single Residence B
Description: Construct a 14.5'± x 13.5'± right/front addition with a 21± s.f. 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 26.5' front yard setback where 30' is required.

2) Case 7-2

- Petitioner: Cutts Mansion Condominiums
Property: 525 Maplewood Avenue
Assessor Plan: Map 209, Lot 85
Zoning District: General Residence A
Description: Create two lots where one exists.
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 lot area per dwelling unit of 4,506 s.f. where 7,500 s.f. is required.

3) Case 7-3

Petitioner: Deer Street Associates
Property: 165 Deer Street (Lots 2 and 3)
Assessor Plan: Map 125, Lots 17 & 17.1
Zoning District: Character District 5 and the Downtown Overlay District
Description: A surface parking lot 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 10.440 to allow a surface parking lot as a principal use where such use is not allowed.
2. A Variance from Section 10.5A44 to allow a parking lot that does not comply with the requirements of the ordinance.

4) Case 7-4

Petitioners: Albert and Melanie Sampson
Property: 217 Broad Street
Assessor Plan: Map 130, Lot 17
Zoning District: General Residence A
Description: Reconstruct existing porch.
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 28.3%± building coverage where 25% is the maximum allowed.
2. A Variance from Section 10.321 to allow a lawful nonconforming structure to be reconstructed or enlarged without conforming to the requirements of the ordinance.

5) Case 7-5

Petitioner: Colleen M. Cook
Property: 40 Winter Street
Assessor Plan: Map 145, Lot 96
Zoning District: General Residence C
Description: Construct a shed dormer.
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 right side yard setback of 9'5½"± where 10' is required.
2. A Variance from Section 10.321 to allow a lawful nonconforming structure to be reconstructed, extended, or enlarged without conforming to the requirements of the ordinance.

6) Case 7-6

Petitioner: Paul Mannle
Property: 1490 Islington Street
Assessor Plan: Map 233, Lot 108

Zoning District: Single Residence B

Description: Interior attached accessory dwelling unit.

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 5' front yard setback for an existing structure where 30' is required.

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.