

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

7:00 P.M.

**September 26, 2017
Reconvened From
September 19, 2017**

REVISED AGENDA

IV. PUBLIC HEARINGS – NEW BUSINESS (continued from the September 19, 2017 meeting)

6) Case 9-6

Petitioners: Todd N. Creamer, owner, Todd N. Creamer and Cari M. Feingold, applicants
Property: 199 Union Street
Assessor Plan: 135, Lot 69
Zoning District: General Residence C
Description: 10'± x 14'± replacement shed.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following:
1. A Variance from Section 10.521 to allow a 2'± right side yard where 10' is required.
2. A Variance from Section 10.321 to allow a a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance.

7) Case 9-7

Petitioners: Pamela Thacher, owner, Charles Seefried, applicant
Property: 180 Middle Street
Assessor Plan: 127, Lot 8
Zoning District: Mixed Residential Office
Description: Create five dwelling units.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following:
1. Variances from Section 10.521 to allow the following: (a) a lot area per dwelling unit of 4,763± s.f. where 7,500 s.f. is required; (b) a 1'± right side yard setback for the carriage house where 10' is required; and (c) a 0.8 0.8'± rear yard setback for the carriage house where 15' is required.
2. A Variance from Section 10.1114.20 to allow a two-way maneuvering aisle, in the parallel parking space area, of 16'± where 24' is required.

8) Case 9-8.

Petitioner: Woodbury Cooperative Inc.
Property: 1338-1342 Woodbury Avenue
Assessor Plan: 237, Lot 70
Zoning District: Mixed Residential Business
Description: Add four manufactured homes.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following:

1. Variances from Section 10.521 to allow the following: (a) a lot area per dwelling unit of 3,149± s.f. where 7,500 s.f. is required; (b) right side yard setbacks for the four manufactured home units respectively of 6.4'±, 7.3'±, 2.5'±, and 1.7'±.
2. A Variance from Section 10.334 to allow a lawful nonconforming use to be extended, enlarged or changed except in conformity with the Ordinance.

9) Case 9-9.

Petitioner: Benjamin A. Solomon
Property: 38 Summit Avenue
Assessor Plan: 230, Lot 2
Zoning District: Single Residence B
Description: Add two front window dormers
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following:

1. A Variance from Section 10.521 to allow a front yard setback of 18'± where 30' is required.
2. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance.

10) Case 9-10.

Petitioner: 143 Daniel Street LLC
Property: 135-143 Daniel Street
Assessor Plan: 105, Lot 9
Zoning Districts: Character District 4, Character District 5 and Downtown Overlay
Description: Create additional underground parking space.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following:

1. Variances from Section 10.1114.20 to allow the following: (a) an 8'± x 16'± parking space where an 8½' x 19' space is required; and b) a 16'± wide travel aisle where a 24' wide travel aisle is required.

11) Case 9-11.

Petitioner: Ethel V. Ross Trust
Property: 142 Mill Pond Way
Assessor Plan: 140, Lot 20
Zoning District: General Residence A

Description: Construct three townhouses.
Requests: 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 # 1.51 to allow three dwelling units on a lot where they are only allowed by special exception.

V. 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.