

**REGULAR MEETING  
BOARD OF ADJUSTMENT  
CONFERENCE ROOM A\*  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE**

**7:00 P.M.**

**May 22, 2018  
Reconvened From  
May 15, 2018**

**\*Note change in customary venue**

**AGENDA**

**I. REQUEST FOR EXTENSION**

- A) Request for Extension of Variance granted June 21, 2016 regarding 209 Kearsarge Avenue.

**II. OLD BUSINESS**

- A) Request for Rehearing regarding property located at 160-168/170 Union Street (*postponed from the May 15, 2018 meeting*).

**III. NEW BUSINESS – PUBLIC HEARINGS**

**6) Case 5-6.** Petition of Jeffrey J. Caron for property located at **325 Thaxter Street** wherein relief is required to amend a previously granted variance including the following: a) from Section 10.521 to allow a 4'± right side yard where 10' is required, extending upward along a previously approved right rear addition; and b) 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. Said property is shown on Assessor Plan 52, Lot 39 and lies within the Single Residence B District.

**7) Case 5-7.** Petition of 319 Vaughan Street Center LLC, owner, 3S Contemporary Artspace, applicant, for property located at **319 Vaughan Street** wherein relief is required from the Zoning Ordinance to annually hold a summer concert series, including the following: a) a special exception from Section 10.1440 #3.521 to allow an outdoor performance facility where the use is allowed by special exception; and b) a variance from Section 10.592.10 to allow an outdoor performance facility use to be located 500' from a residential district. Said property is shown on Assessor Plan 124, Lot 9 and lies within Character District 5 and the Downtown Overlay District.

**8) Case 5-8.** Petition of Peter G. Morin Trust, Peter G. Morin, Trustee for property located at **49 Pickering Street and 170 Mechanic Street** wherein relief is required from the Zoning Ordinance for a lot line revision, including the following: a) a variance from Section 10.521 to allow a 7.9'± rear yard where 25' is required. Said property is shown on Assessor Plan 102, Lots 6 & 7 and lies within the General Residence B District.

**9) Case 5-9.** Petition of Michael De La Cruz for property located at **75 (63) Congress Street** wherein relief is required from the Zoning Ordinance for a basement indoor parking facility, including variances from Section 10.1114.20 to allow the following: a) eight parking spaces with less than the required dimensions and b) a 12'± wide maneuvering aisle where 14' is required. Said property is shown on Assessor Plan 117, Lot 5 and lies within Character District 5 and the Downtown Overlay District.

**10) Case 5-10.** Petition of Jonathan & Diana Guilbert for property located at **15 Thornton Street** wherein relief is required from the Zoning Ordinance to subdivide one lot containing existing structures into two lots, including variances from Section 10.521 to allow the following for Proposed Lot 1: a) an 8.6'± front yard where 15' is required; b) a rear yard of 14.7'± where 20' is required; c) a lot depth of 64.66'± where 70' is required. Said property is shown on Assessor Plan 160, Lot 1 and lies within the General Residence A District.

**11) Case 5-11.** Petition of Derek T. Hayward for property located at **17 Stark Street** wherein relief is required from the Zoning Ordinance to allow a second driveway on a lot, including the following: a) from Section 10.1114.31 to allow a driveway which does not meet the standards for “General Access and Driveway Design.” Said property is shown on Assessor Plan 161, Lot 3 and lies within the General Residence A District.

#### **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.