

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

**7:00 P.M.**

**July 24, 2018  
Reconvened From  
July 17, 2018**

**AGENDA**

**IV. NEW BUSINESS – PUBLIC HEARINGS (continued from the July 17, 2018 meeting)**

**6) Case 7-6**

Petitioner: Two-Way Realty LLC, owner, Port City Nissan, Inc., applicant  
Property: 120 Spaulding Turnpike  
Assessor Plan: Map 236, Lot 33  
Zoning District: General Business and Single Residence B  
Description: Construct a 12,000 s.f. vehicle storage area for 65± vehicle capacity  
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:  
a) from Section 10.591 to allow vehicle storage within a residential zone where 100 feet is required;  
b) from Section 10.592.20 to allow a motor vehicle dealership to be less than 200 feet from a residential district; and  
c) from Section 10.440, Use #10.60 to allow outdoor motor vehicle storage in a residential district.

**7) Case 7-7**

Petitioners: Michael R. & Denise Todd  
Property: 254 South Street  
Assessor Plan: Map 111, Lot 4  
Zoning District: Single Residence B  
Description: Construct a rear deck addition  
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variance:  
a) from Section 10.521 to allow 27%± building coverage where 20% is the maximum allowed.

8) Case 7-8

Petitioners: Petition of RKW Investment Properties LLC, owner and Portsmouth Believers Church, Inc., applicant

Property: 115 Heritage Avenue

Assessor Plan: Map 285, Lot 5-1

Zoning District: Industrial District

Description: Religious assembly use

Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variance:

- a) under Section 10.440, Use #3.11 to allow a religious place of assembly where the use is not permitted.

9) Case 7-9

Petitioner: Noelle B. Beadling

Property: 86 Thornton Street

Assessor Plan: Map 160, Lot 2

Zoning District: General Residence A

Description: Convert basement space into a dwelling unit.

Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variance:

- a) from Section 10.521 to allow a lot area per dwelling unit of 1,960± s.f. where 7,500 s.f. is the minimum required.

10) Case 7-10

Petitioners: Jeffrey P. Bartolini and A. Rachel Roemer

Property: 130 Pine Street

Assessor Plan: Map 162, Lot 29

Zoning District: General Residence A

Description: Replace existing shed with the same footprint in the same location.

Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:

- a) from Section 10.521 to allow a 0'± right side yard where 10' is required;
- b) from Section 10.521 to allow 28%± building coverage where 25% is the maximum allowed; and
- c) 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.

11) Case 7-11

Petitioners: Cassandra M. Saltus Declaration of Trust, Cassandra M. Saltus, Trustee, owner, Derek Bickford, applicant

Property: 122 Essex Avenue

Assessor Plan: Map 233, Lot 66

Zoning District: Single Residence B  
 Description: Construct an 18'± x 6'± front farmers porch.  
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:  
 a) from Section 10.521 to allow a front yard of 13'± where 30' is required; and  
 b) from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirement of the Ordinance.

12) Case 7-12

Petitioners: Shawn A. Dick  
 Property: 869 Woodbury Avenue  
 Assessor Plan: Map 219, Lot 37  
 Zoning District: Single Residence B  
 Description: Replace damaged home and detached garage with a single family home and attached garage.  
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:  
 a) from Section 10.521 to allow a lot area and lot area per dwelling unit of 10,018± s.f where 15,000 is required.

13) Case 7-13

Petitioner: Bruce A. Clark  
 Property: 893 Woodbury Avenue  
 Assessor Plan: Map 219, Lot 36  
 Zoning District: Single Residence B  
 Description: Replace existing garage with an attached two-car garage.  
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:  
 a) from Section 10.521 to allow an 8'± right side yard where 10' is required;  
 b) from Section 10.521 to allow a 23'± rear yard where 30' is required; and  
 c) 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.

14) Case 7-14

Petitioner: 206 Court Street, LLC  
 Property: 206 Court Street  
 Assessor Plan: Map 116, Lot 34  
 Zoning District: Character District 4-L1  
 Description: Construct a 36'± x 20'± rear addition.  
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:

- a) from Section 10.5A41.10A to allow a lot area per dwelling unit of  $979\pm$  s.f. where 3,000 s.f. is required;
- b) from Section 10.5A41.10A to allow façade glazing of  $16\%\pm$  where 20% is the minimum required;
- c) from Section 10.5A41.10A to allow a  $9'\pm$  ground floor height where a minimum of 11' is required;
- d) from Section 10.1114.21 to allow two parking spaces with a width of  $8'\pm$  where 8.5' is required;
- e) from Section 10.1114.32(b) to allow vehicles to enter and leave the parking area by backing into or from a public street or way; and
- f) 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.

## **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.