

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

7:00 P.M.

DECEMBER 18, 2018

AGENDA

I. ELECTION OF OFFICERS

II. APPROVAL OF MINUTES

A) November 20, 2018

III. PUBLIC HEARINGS - OLD BUSINESS

A) Case 11-1

Petitioners: Ryan and Karen Baker

Property: 137 Wibird Street

Assessor Plan: Map 134, Lot 48

Zoning District: General Residence A

Description: Construct semi-attached garage.

Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including variances from Section 10.521 to allow the following:

a) a 2.5' left side yard where 10' is required; and

b) 27%± building coverage where 25% is the maximum allowed.

(This petition was tabled at the November 20, 2018 meeting and has been revised with the changes in italics above.

IV. PUBLIC HEARINGS - NEW BUSINESS

1) Case 12-1

Petitioners: Jon R. & Karin E. Allard

Property: 24 Burkitt Street

Assessor Plan: Map 160, Lot 23

Zoning District: General Residence A

Description: Replace an existing rear porch with a 10'± x 22'± enclosed porch and stairs.

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 5'± left side yard where 10' is required; and
b) From Section 10.321 to allow a lawful nonconforming structure to be extended, reconstructed or enlarged without conforming to the requirements of the ordinance.

2) Case 12-2

Petitioners: Jason R. and Natasha A. Karlin
Property: 88 Lincoln Avenue
Assessor Plan: Map 113, Lot 12
Zoning District: General Residence A
Description: Replace a detached garage with a garage plus attic and construct a two and a half story rear addition.

Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including variances from the following:
a) from Section 10.521 to allow a rear yard of 3'7" ± where 20' is required;
b) from Section 10.521 to allow 35%± building coverage where 25% is the maximum allowed; and
c) from Section 10.321 to allow a lawful nonconforming structure to be extended, reconstructed or enlarged without conforming to the requirements of the ordinance.

3) Case 12-3

Petitioners: Jennifer & Dylan Thomas
Property: 279 Wibird Street
Assessor Plan: Map 133, Lot 35
Zoning District: General Residence A
Description: Construct a mudroom and 24'± x 26'± garage with second floor living space.

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 right side yard of 5'3" ± where 10' is required;
b) from Section 10.521 to allow 26% building coverage; and
c) from Section 10.321 to allow a nonconforming structure to be extended, reconstructed or enlarged without conforming to the requirements of the ordinance.

4) Case 12-4

Petitioner: Margot L. Thompson
Property: 57 Salter Street
Assessor Plan: Map 102, Lot 32
Zoning District: Waterfront Business

- Description: Use an existing structure as a dwelling unit, relocating stairs, and adding a dormer and two 19± s.f. entrance overhangs.
- Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:
- a) from Section 10.321 to allow a lawful nonconforming structure to be extended, reconstructed or enlarged without conforming to the requirements of the ordinance;
 - b) from Section 10.440, Use #1.10 to allow a single family dwelling where the use is not allowed in this district;
and variances from Section 10.311 and Section 10.531 to allow the following:
 - c) a lot area of 11,327± s.f. where 20,000 s.f. is required;
 - d) 67'± of continuous street frontage where 100' is required;
 - e) a 4.1'± front yard where 30' is required; and
 - f) a 0'± side yard where 30' is required.

5) Case 12-5

- Petitioner: **56 Middle St LLC**
- Property: 56 Middle Street
- Assessor Plan: Map 126, Lot 19
- Zoning Districts: Character District 4L-1 and the Downtown Overlay District
- Description: Restore the property to a single family home,
- Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:
- a) from Section 10.642 and 10.5A32 to allow a residential principal use on the ground floor of a building; and
 - b) from 10.5A41.10A to allow a 1.7'± rear yard where 5' is required.
 - c) from Section 10.321 to allow a lawful nonconforming structure to be extended, reconstructed or enlarged without conforming to the requirements of the ordinance;

V. OTHER BUSINESS

VI. ADJOURNMENT