

**BOARD OF ADJUSTMENT
PORTSMOUTH, NEW HAMPSHIRE**

Remote Meeting Via Zoom Conference Call

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You are required to register to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Public comments can be emailed in advance to planning@cityofportsmouth.com. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or phone (603) 610-7216.

Per NH RSA 91-A:2, III (b) the Chair has declared the COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2021-01, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

7:00 P.M.

MARCH 23, 2021

AGENDA

I. PUBLIC HEARINGS – NEW BUSINESS

A) Petition of **Rita Abelson & Briana Spechuilli, Owners**, for property located at **80 Sapphire Street** whereas relief is needed from the Zoning Ordinance for a second floor addition on existing single family dwelling which includes the following: 1) Variances from Section 10.521 to allow: a) a 5 foot right side yard where 10 feet is required; and b) a 14 foot front yard where 30 feet 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. Said property is shown on Assessor Map 220 Lot 43 and lies within the Single Residence B (SRB) District.

B) Petition of the **Hoerman Family Revocable Trust of 2019, Owners**, for property located at **56 Dennett Street** whereas relief is needed from the Zoning Ordinance to install a condenser unit which requires the following: 1) A Variance from Section 10.515.14 to allow a 5 foot side setback where 10 feet is required. Said property is shown on Assessor Map 140 Lot 13 and lies within the General Residence A (GRA) District.

C) Petition of the **Laura G. Koulet Revocable Trust of 2019, Owner**, for property located at **45 Gardner Street** whereas relief is needed from the Zoning Ordinance to install two mechanical units which requires the following: 1) A Variance from Section 10.515.14 to allow: a) a 6 foot rear yard setback; and b) an 8 foot side yard setback where 10 feet is required for

both. Said property is shown on Assessor Map 103 Lot 21 and lies within the General Residence B (GRB) District.

D) Petition of **Cornwall Properties, LLC, Owner**, for property located at **50 Cornwall Street** whereas relief is needed from the Zoning Ordinance for partial demolition of existing structure and construction of new two-story rear addition to convert into two-family dwelling which requires the following: 1) Variances from Section 10.521 to allow a) a 1 foot right side yard where 10 feet is required; b) to allow 36.5% building coverage where 35% is the maximum allowed; and c) to allow a lot area per dwelling unit of 2,000 square feet where 3,500 per dwelling 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. Said property is shown on Assessor Map 144 Lot 2 and lies within the General Residence C (GRC) District.

E) Petition of **64 Vaughan Mall, LLC, Owner**, for property located at **64 Vaughan Street** whereas relief is needed from the Zoning Ordinance for the addition of a fourth story as part of redevelopment of the existing structure which requires the following: 1) A Variance from Section 10.5A41.10D to allow a secondary front yard of 50.2 feet where 5 feet is the maximum. 2) A Variance from Section 10.5A41.10D to allow a building height of 52.5 feet and four stories where 40 feet and three stories is the maximum allowed. Said property is shown on Assessor Map 126 Lot 1 and lies within the Character District 5 (CD5) District.

F) Petition of **SAI Builders, Owners**, for property located at **84 Rockland Street** whereas relief is needed from the Zoning Ordinance for partial demolition of existing home to allow the addition of dormers and a two-story garage addition which requires the following: 1) Variances from Section 10.521 to allow: a) a 4 foot secondary front yard where 15 feet is required; b) an 8 foot primary front yard where 15 feet is required; and c) 27% building coverage where 25% is the maximum allowed. 2) A Variance from Section 10.321 to allow a non-conforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 113 Lot 26 and lies within the General Residence A (GRA) District.

II. OTHER BUSINESS

III. ADJOURNMENT