

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

*Members of the public also have the option to join the meeting over Zoom
(See below for more details)**

7:00 P.M.

December 17, 2024

AGENDA

I. ELECTION OF OFFICERS

II. APPROVAL OF MINUTES

- A. Approval of the November 19, 2024 meeting minutes.

III. OLD BUSINESS

- A. The request of **361 Hanover Steam Factory LLC (Owner)**, and **Hampshire Development Corporation LLC (Applicant)**, for property located at **361 Hanover Street** whereas relief is needed to expand and renovate the existing commercial building and convert it to multi-family residential and to construct three new multi-family residential buildings which requires the following: 1) Variance from Section 10.642 to allow residential principal uses on the ground floor of the buildings; 2) Variance from Section 10.5A41 - Figure 10.5A41.10D to a) allow for "Apartment", "Rowhouse" and "Duplex" building types where they are not permitted; b) allow a ground floor height of 10.5 feet where 12 feet is required; and 3) Variance from Article 15 - Definition of Penthouse - to allow a penthouse with a setback of 8 feet from all roof edges where 15-20 feet is required and to allow no greater than 80% of the gross living area of the level of the floor below where 50% is the maximum. Said property is located on Assessor Map 138 Lot 63 and lies within the Character District 5 (CD5) District and the Downtown Overlay District. (LU-24-196)
- B. **WITHDRAWN 84 Pleasant Street** - Request for rehearing **WITHDRAWN** (LU-24-195)

IV. NEW BUSINESS

- A. The request of **Patrick and Wendy Quinn (Owners)**, for property located at **124 Melbourne Street** whereas relief is needed to construct dormers onto the existing structure which requires the following: 1) Variance from Section 10.521 to allow a) 15 foot front yard where 30 feet is required;

b) 20 foot secondary front yard where 30 feet is required; c) 7 foot left side yard where 10 feet is required; and 2) 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 located on Assessor Map 233 Lot 55 and lies within the Single Residence Business (SRB) District. (LU-24-202)

- B.** The request of **Kent and Jennifer Bonniwell (Owners)**, for property located at **332 Hanover Street** whereas relief is needed to demolish the existing primary and accessory structure and construct a 2-living unit structure which requires the following: 1) Variance from Section 10.5A41.10A to allow: a) 2,167 square feet of lot area per dwelling unit where 3,000 square feet is required; b) a secondary front yard of 17 feet where 12 feet is the maximum; and c) a finished floor surface 6.5 feet above the sidewalk grade where 36 inches is maximum. Said property is located on Assessor Map 126 Lot 43 and lies within the Character District 4-L1(CD4-L1) District. (LU-24-211)
- C.** The request of **Walter and Tamara Tate (Owners)**, for property located at **108 Burkitt Street** whereas relief is needed to construct an addition above the existing enclosed porch and replace a mechanical unit which requires the following: 1) Variance from Section 10.521 to allow a 4 foot right side yard where 10 feet is required; 2) Variance from Section 10.515.14 to install a mechanical unit 1 foot from the side property line whereas 10 feet is required; and 3) 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 located on Assessor Map 159 Lot 30 and lies within the General Residence A (GRA) District. (LU-24-203)
- D.** The request of **Kathryn and Bryn Waldwick (Owners)**, for property located at **30 Parker Street** whereas relief is needed to install two mechanical units which requires the following: 1) Variance from Section 10.515.14 to install a mechanical unit with a) a 5 foot right side setback where 10 is required and b) a 0.5 foot rear yard setback where 10 is required; and 2) Variance from Section 10.515.14 to install a mechanical unit with a) a 2 foot right side yard setback where 10 is required and b) a 2 foot rear yard setback where 10 is required. Said property is located on Assessor Map 126 Lot 27 and lies within the General Residence C (GRC) District. (LU-24-205)
- E.** The request of **Chris G. and Lisa Alexandropoulos (Owners)**, for property located at **3168 Lafayette Road** whereas relief is needed to establish a tattoo studio which requires the following: 1) Variance from Section 10.440, Use # 7.20 to allow a personal service use where it is not allowed. Said property is located on Assessor Map 292 Lot 150 and lies within the Single Residence B (SRB) District. (LU-24-207)

V. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_N4FkSI9IRIy06JBI26JMPg