



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7232

Planning Department
(603) 610-7216

PLANNING DEPARTMENT

June 30, 2017

30 Maplewood LLC
Attn: Stephen Kelm Managing Member
36 Maplewood Avenue
Portsmouth, New Hampshire 03801

Re: Property at 46-64 Maplewood Ave, Permit #2297
Assessor Plan 125, Lot 2(A)

Dear Applicant:

The Board of Adjustment at its reconvened meeting on June 27, 2017 completed its consideration of your application described as follows:

Application:

12) Case 6-12

Petitioner: Thirty Maplewood, LLC
Property: 46-64 Maplewood Avenue
Assessor Plan: Map 125, Lot 2A
Zoning District: Character District 4 (CD4) and the Downtown Overlay District (DOD)
Description: Relief from parking requirements for proposed mixed use building.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:
1. A Variance from Section 10.1114.21 to allow one 8'± x 19'± parking space where 8.5' in width is required.
2. A Variance from Section 10.1114.32(a) to allow ten (10) stacked parking spaces.

Action:

The Board voted to **grant** the petition as presented and advertised.

Review Criteria:

The petition was granted for the following reasons:

- Parking in a private space in the basement of a private building and out of the public eye will not be contrary to the public interest and the spirit of the ordinance will be observed.
- Substantial justice will be done as the benefit to the applicant in granting the variances will not result in any corresponding harm to a neighbor or the public interest.
- Parking located out of sight within a building will not diminish the value of surrounding properties.
- Located in a congested downtown area where every square foot of land is at a premium and parking is needed to support the proposed uses, strictly applying the ordinance provisions to this property would result in an unnecessary hardship. The proposed use is a reasonable one.

As provided for in NH RSA Chapter 677, the Board's decision may be appealed 30 days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process. Construction drawings or sketches must be reviewed and approved by the Building Inspector prior to the issuance of a building permit. Approvals by other land use boards may also be required prior to the issuance of a building permit.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Very truly yours,



David Rheume, Chairman
Board of Adjustment

mek

c: Robert Marsilia, Chief Building Inspector
Roseann Maurice-Lentz, City Assessor
Paul McEachern, Esq.
Ambit Engineering