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

7:00 P.M. JUNE 16, 2015

AGENDA

I. APPROVAL OF MINUTES

A) May 19, 2015

II. PUBLIC HEARINGS – NEW BUSINESS

1) Case # 6-1
   Petitioners: Zoe Copenhaver Daboul & Michael Edward Daboul
   Property: 53 Humphreys Court
   Assessor Plan 101, Lot 39
   Zoning District: General Residence B
   Description: Install 13”± x 38” ± condenser unit.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. Variances from Section 10.521 to allow the following:
      a) A 3’2” ± right side yard setback where 10’ is required;
      b) Building coverage of 44.3%± where 42.8% was previously approved and 30% is the maximum allowed;
      c. Open space coverage of 35.7%± where 25% is the minimum required.

2) Case # 6-2
   Petitioner: 599 Lafayette LLC
   Property: 599 Lafayette Road
   Assessor Plan 229, Lot 8
   Zoning District: Gateway
   Description: Install a transformer and generator. Construct an overhang over existing sidewalk.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.531 to allow a left side yard setback of 15’± where 30’ is required.

3) Case # 6-3
   Petitioner: Mark D. Gray
   Property: 140 Summer Street
   Assessor Plan 137, Lot 2
   Zoning District: General Residence C
   Description: Construct 27’± long third floor dormer.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.321 to allow a lawful nonconforming structure to be extended or structurally altered without conforming to the requirements of the Ordinance.
2. A Variance from Section 10.521 to allow a 3.5’± right side yard setback where 10’ is required.

4) Case # 6-4
Petitioner: Lisa M. Zwalley Miller
Property: 683 State Street
Assessor Plan 137, Lot 12
Zoning District: General Residence C
Description: Approval of a seventh dwelling unit with related off-street parking.
Requests: The Variances and Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Special Exception under Section 10.440, Use #1.42 to allow seven dwelling units on the property where more than four units is allowed by Special Exception.
2. A Variance from Section 10.521 to allow a lot area per dwelling unit of 1,717 s.f. ± where 3,500 s.f. is required.
3. Variance(s) from Section 10.1114 to allow off-street parking that does not comply with the design requirements of the Zoning Ordinance.

5) Case # 6-5
Petitioners: William T. & Annelise Ellison
Property: 687 Middle Street
Assessor Plan 148, Lot 34
Zoning District: General Residence A
Description: Replace existing garage with a 24’± x 30’± structure.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.521 to allow a 0’± right side yard setback where 10’ is required.

6) Case # 6-6
Petitioners: Michael Brandzel & Helen Long
Property: 39 Dearborn Street (Dearborn Lane)
Assessor Plan 140, Lot 3
Zoning District: General Residence A
Description: Construct a rear shed dormer and single story addition.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.321 to allow a lawful nonconforming structure to be extended or structurally altered without conforming to the requirements of the Ordinance.
2. A Variance from Section 10.521 to allow a 3’± rear yard setback where 20’ is required for a 14’± extension of a previously approved rear dormer and for a 6’± x 15’± single story addition.
7) Case # 6-7  
   Petitioner: Lonza Biologics, Inc.  
   Property: 101 International Drive  
   Assessor Plan 305, Lot 6  
   Zoning District: Airport Business Commercial  
   Description: Install two new generators and construct above ground storage tanks.  
   Requests: Review and recommend the following Variance from the Pease Development Authority Zoning Ordinance:  
   1. A Variance from Section 308.02 (c) to allow above ground storage tanks (AST) exceeding 2,000 gallon capacity for two existing and two proposed generators.

8) Case # 6-8  
   Petitioners: Joseph & Lindsey B. Donohue  
   Property: 336 Union Street  
   Assessor Plan 134, Lot 58  
   Zoning District: General Residence A  
   Description: Convert single family dwelling to two dwelling units.  
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:  
   1. A Variance from Section 10.521 to allow a lot area per dwelling unit of 2,178 s.f. ± where 7,500 s.f. is required.  
   2. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four off-street parking spaces are required.

9) Case # 6-9  
   Petitioner: Rhonda E. Stacy-Coyle Revocable Trust, Rhonda E. Stacy-Coyle, Trustee  
   Property: 36 Richards Avenue  
   Assessor Plan 136, Lot 14  
   Zoning District: Mixed Residential Office  
   Description: Construct a 2.5'± deep x 4'± wide rear gabled roof.  
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:  
   1. A Variance from Section 10.321 to allow a lawful nonconforming structure to be extended or structurally altered without conforming to the requirements of the Ordinance.  
   2. A Variance from Section 10.521 to allow a 2.5'± rear yard setback where 15' is required.  
   3. A Variance from Section 10.521 to allow 68.5%± building coverage where 40% is the maximum allowed.

III. OTHER BUSINESS

IV. 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.