IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
Petitioner: Tammy Gewehr
Property: 13 McDonough Street
Assessor Plan 138, Lot 49
Zoning District: Mixed Residential Business
Description: Provide less than the required off-street parking for a Bed and Breakfast.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.1112.30 to allow three off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
Property: 105 Bartlett Street
Assessor Plan 157, Lot 1
Zoning District: Office Research
Description: Operate a dog daycare/boarding facility.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
Property: 105 Bartlett Street
Assessor Plan 157, Lot 1
Zoning District: Office Research
Description: Operate a brewery.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22’ ± x 30’ ± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.573.20 to allow a 0’ ± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.521 to allow a 4’ ± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6 ± s.f. where 7,500 s.f. is required.
   2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
   3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
   4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
Petitioners: Christopher L. & Anna D. Shultz
Property: 140 Orchard Street
Assessor Plan 149, Lot 38
Zoning District: General Residence A
Description: Rebuild barn in existing footprint and add separate dwelling unit.
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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.516 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where 14.8’ is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
Petitioners: Ryan & Jennifer Smith
Property: 100 Peverly Hill Road
Assessor Plan 243, Lot 51
Zoning District: Single Residence B
Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21’ ± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
Petitioner: Tammy Gewehr
Property: 13 McDonough Street
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Zoning District: Mixed Residential Business
Description: Provide less than the required off-street parking for a Bed and Breakfast.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
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Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
Property: 105 Bartlett Street
Assessor Plan 157, Lot 1
Zoning District: Office Research
Description: Operate a dog daycare/boarding facility.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

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Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
Property: 105 Bartlett Street
Assessor Plan 157, Lot 1
Zoning District: Office Research
Description: Operate a brewery.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22’± x 30’± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0’± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
   Petitioners: Christopher L. & Anna D. Shultz
   Property: 140 Orchard Street
   Assessor Plan 149, Lot 38
   Zoning District: General Residence A
   Description: Rebuild barn in existing footprint and add separate dwelling unit.
   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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
   3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
   4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where 14.8’ is required.
   5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
   Petitioners: Ryan & Jennifer Smith
   Property: 100 Peverly Hill Road
   Assessor Plan 243, Lot 51
   Zoning District: Single Residence B
   Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
   3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
   4. A Variance from Section 10.516.40 to allow a 21’ ± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

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

7:00 P.M. NOVEMBER 24, 2015
Reconvened from NOVEMBER 17, 2015

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

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   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
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    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
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11) Case # 11-11
   Petitioners: Huda A. Petra & Kimberly A. Schroeder
   Property: 280 South Street
   Assessor Plan 111, Lot 8
   Zoning District: Single Residence B
   Description: Construct a 22'± x 30'± replacement garage in existing location.
   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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
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   Petitioner: Ruth E. James
   Property: 179 McDonough Street
   Assessor Plan 144, Lot 44
   Zoning District: General Residence C
   Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10’ is required.

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   Petitioner: 285-287 Hanover Street LLC
   Property: 285-287 Hanover Street
   Assessor Plan 125, Lot 8
   Zoning District: Mixed Residential Office
   Description: Four residential units on a lot.
   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 435.6± s.f. where 7,500 s.f. is required.
   2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
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Petitioners: Ryan & Jennifer Smith  
Property: 100 Peverly Hill Road  
Assessor Plan 243, Lot 51  
Zoning District: Single Residence B  
Description: Allow two residential dwelling units and a two story deck addition.  
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:  
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V. OTHER BUSINESS  
VI. ADJOURNMENT

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IV.  NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

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   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

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   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
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Zoning District: General Residence C  
Description: Add full rear dormer.  
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:  
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   Property: 100 Peverly Hill Road
   Assessor Plan 243, Lot 51
   Zoning District: Single Residence B
   Description: Allow two residential dwelling units and a two story deck addition.
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Zoning District: General Residence C
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Zoning District: Single Residence B
Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21’± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS
VI. 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.
IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
Petitioner: Tammy Gewehr
Property: 13 McDonough Street
Assessor Plan 138, Lot 49
Zoning District: Mixed Residential Business
Description: Provide less than the required off-street parking for a Bed and Breakfast.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
Property: 105 Bartlett Street
Assessor Plan 157, Lot 1
Zoning District: Office Research
Description: Operate a dog daycare/boarding facility.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.440 to allow operation of a daycare/boarding facility in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
Property: 105 Bartlett Street
Assessor Plan 157, Lot 1
Zoning District: Office Research
Description: Operate a brewery.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22'± x 30'± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
   2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
   3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
   4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14  
Petitioners: Christopher L. & Anna D. Shultz  
Property: 140 Orchard Street  
Assessor Plan 149, Lot 38  
Zoning District: General Residence A  
Description: Rebuild barn in existing footprint and add separate dwelling unit.  
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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.  
2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.  
3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.  
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where 14.8’ is required.  
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15  
Petitioners: Ryan & Jennifer Smith  
Property: 100 Peverly Hill Road  
Assessor Plan 243, Lot 51  
Zoning District: Single Residence B  
Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.  
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.  
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.  
4. A Variance from Section 10.516.40 to allow a 21’ ± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS
VI. ADJOURNMENT

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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
Petitioner: Tammy Gewehr
Property: 13 McDonough Street
Assessor Plan 138, Lot 49
Zoning District: Mixed Residential Business
Description: Provide less than the required off-street parking for a Bed and Breakfast.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
Property: 105 Bartlett Street
Assessor Plan 157, Lot 1
Zoning District: Office Research
Description: Operate a dog daycare/boarding facility.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow operation of a dog daycare/boarding facility in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
Property: 105 Bartlett Street
Assessor Plan 157, Lot 1
Zoning District: Office Research
Description: Operate a brewery.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22'± x 30'± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14  
Petitioners: Christopher L. & Anna D. Shultz  
Property: 140 Orchard Street  
Assessor Plan 149, Lot 38  
Zoning District: General Residence A  
Description: Rebuild barn in existing footprint and add separate dwelling unit.  
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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.  
2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.  
3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.  
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where 14.8’ is required.  
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15  
Petitioners: Ryan & Jennifer Smith  
Property: 100 Peverly Hill Road  
Assessor Plan 243, Lot 51  
Zoning District: Single Residence B  
Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.  
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.  
3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.  
4. A Variance from Section 10.516.40 to allow a 21’ ± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. 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.
7:00 P.M. NOVEMBER 24, 2015
Reconvened from NOVEMBER 17, 2015

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11  
Petitioner: Huda A. Petra & Kimberly A. Schroeder  
Property: 280 South Street  
Assessor Plan 111, Lot 8  
Zoning District: Single Residence B  
Description: Construct a 22’± x 30’± replacement garage in existing location.  
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.  
   2. A Variance from Section 10.573.20 to allow a 0’± left side yard setback where 10’ is required.

12) Case # 11-12  
Petitioner: Ruth E. James  
Property: 179 McDonough Street  
Assessor Plan 144, Lot 44  
Zoning District: General Residence C  
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.  
   2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13  
Petitioner: 285-287 Hanover Street LLC  
Property: 285-287 Hanover Street  
Assessor Plan 125, Lot 8  
Zoning District: Mixed Residential Office  
Description: Four residential units on a lot.  
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 435.6± s.f. where 7,500 s.f. is required.  
   2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.  
   3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.  
   4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
    Petitioners: Christopher L. & Anna D. Shultz
    Property: 140 Orchard Street
    Assessor Plan 149, Lot 38
    Zoning District: General Residence A
    Description: Rebuild barn in existing footprint and add separate dwelling unit.
    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 building or
       structure to be reconstructed except in conformance with the Ordinance.
    2. A Variance from Section 10.521 to allow a 4,218.75 ± s.f. per dwelling unit
       where 7,500 s.f. is required.
    3. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where
       14.8’ is required.
    4. A Variance from Section 10.1112.30 to allow two off-street parking spaces to
       be provided where four are required.

15) Case # 11-15
    Petitioners: Ryan & Jennifer Smith
    Property: 100 Peverly Hill Road
    Assessor Plan 243, Lot 51
    Zoning District: Single Residence B
    Description: Allow two residential dwelling units and a two story deck 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 building or
       structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
    2. A Variance from Section 10.440 to allow a two-family dwelling where only a
       single family dwelling is allowed.
    3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling
       unit where 15,000 is required.
    4. A Variance from Section 10.516.40 to allow a 21’± front yard setback where
       24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

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AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning
   Ordinance, including the following:
   1. A Variance from Section 10.1112.30 to allow off-street parking spaces to
      be provided where three spaces are required for a Bed and Breakfast.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply
      with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning
   Ordinance, including the following:
   1. A Variance from Section 10.440 to allow a daycare/boarding facility for dogs
      in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without
      providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do
      not meet the dimensional requirements.

10) Case # 11-10
    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning
    Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a
       district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22’± x 30’± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0’± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz
Property: 140 Orchard Street
Assessor Plan 149, Lot 38
Zoning District: General Residence A
Description: Rebuild barn in existing footprint and add separate dwelling unit.
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 building or structure to be reconstructed except in conformance with the Ordinance.
2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where 14.8’ is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith
Property: 100 Peverly Hill Road
Assessor Plan 243, Lot 51
Zoning District: Single Residence B
Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
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V. OTHER BUSINESS

VI. ADJOURNMENT

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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

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   Petitioner: Tammy Gewehr  
   Property: 13 McDonough Street  
   Assessor Plan 138, Lot 49  
   Zoning District: Mixed Residential Business  
   Description: Provide less than the required off-street parking for a Bed and Breakfast.  
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:  
   1. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.  
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9  
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant  
   Property: 105 Bartlett Street  
   Assessor Plan 157, Lot 1  
   Zoning District: Office Research  
   Description: Operate a dog daycare/boarding facility.  
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:  
   1. A Variance from Section 10.440 to allow a daycare/boarding facility for dogs in a district where the use is not allowed.  
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.  
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10  
    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant  
    Property: 105 Bartlett Street  
    Assessor Plan 157, Lot 1  
    Zoning District: Office Research  
    Description: Operate a brewery.  
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:  
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22’± x 30’± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.573.20 to allow a 0’± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
   2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
   3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
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   Petitioners: Christopher L. & Anna D. Shultz
   Property: 140 Orchard Street
   Assessor Plan 149, Lot 38
   Zoning District: General Residence A
   Description: Rebuild barn in existing footprint and add separate dwelling unit.
   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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
   3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
   4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where 14.8’ is required.
   5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
   Petitioners: Ryan & Jennifer Smith
   Property: 100 Peverly Hill Road
   Assessor Plan 243, Lot 51
   Zoning District: Single Residence B
   Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
   3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
   4. A Variance from Section 10.516.40 to allow a 21’ ± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

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

7:00 P.M. NOVEMBER 24, 2015
Reconvened from
NOVEMBER 17, 2015

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22’± x 30’± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0’± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
    Petitioners: Christopher L. & Anna D. Schultz
    Property: 140 Orchard Street
    Assessor Plan 149, Lot 38
    Zoning District: General Residence A
    Description: Rebuild barn in existing footprint and add separate dwelling unit.
    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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
    2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
    3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
    4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’± where 14.8’ is required.
    5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
    Petitioners: Ryan & Jennifer Smith
    Property: 100 Peverly Hill Road
    Assessor Plan 243, Lot 51
    Zoning District: Single Residence B
    Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
    2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
    3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
    4. A Variance from Section 10.516.40 to allow a 21’± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

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

7:00 P.M. NOVEMBER 24, 2015
Reconvened from NOVEMBER 17, 2015

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioner: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
   2. A Variance from Section 10.1114.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioner: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.111.14 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22’± x 30’± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.573.20 to allow a 0’± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
   2. A Variance from Section 10.111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
   3. A Variance from Section 10.111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
   4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
Petitioners: Christopher L. & Anna D. Shultz
Property: 140 Orchard Street
Assessor Plan 149, Lot 38
Zoning District: General Residence A
Description: Rebuild barn in existing footprint and add separate dwelling unit.
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 building or structure to be reconstructed except in conformance with the Ordinance.
2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’± where 14.8’ is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
Petitioners: Ryan & Jennifer Smith
Property: 100 Peverly Hill Road
Assessor Plan 243, Lot 51
Zoning District: Single Residence B
Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21’± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. 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.
IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
Petitioner: Tammy Gewehr
Property: 13 McDonough Street
Assessor Plan 138, Lot 49
Zoning District: Mixed Residential Business
Description: Provide less than the required off-street parking for a Bed and Breakfast.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
Property: 105 Bartlett Street
Assessor Plan 157, Lot 1
Zoning District: Office Research
Description: Operate a dog daycare/boarding facility.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
Property: 105 Bartlett Street
Assessor Plan 157, Lot 1
Zoning District: Office Research
Description: Operate a brewery.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22’± x 30’± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0’± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
   Petitioners: Christopher L. & Anna D. Shultz
   Property: 140 Orchard Street
   Assessor Plan 149, Lot 38
   Zoning District: General Residence A
   Description: Rebuild barn in existing footprint and add separate dwelling unit.
   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 building or structure to be extended, enlarged or structurally altered except where only one free-standing dwelling is allowed.
   2. A Variance from Section 10.521 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
   3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
   4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where 14.8’ is required.
   5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
   Petitioners: Ryan & Jennifer Smith
   Property: 100 Peverly Hill Road
   Assessor Plan 243, Lot 51
   Zoning District: Single Residence B
   Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
   3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
   4. A Variance from Section 10.516.40 to allow a 21’± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   2. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22'± x 30'± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
Petitioners: Christopher L. & Anna D. Shultz
Property: 140 Orchard Street
Assessor Plan 149, Lot 38
Zoning District: General Residence A
Description: Rebuild barn in existing footprint and add separate dwelling unit.
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 nonconforming building or structure to be reconstructed except in conformance with the Ordinance.
2. A Variance from Section 10.513 to allow a separate dwelling unit on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75 ± s.f per dwelling unit where 7,500 s.f is required.
4. A Variance from Section 10.573.20 to allow a yard setback of 10’ ± where 14.8’ is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
Petitioners: Ryan & Jennifer Smith
Property: 100 Peverly Hill Road
Assessor Plan 243, Lot 51
Zoning District: Single Residence B
Description: Allow two residential dwelling units and a two story deck 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 nonconforming building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21’ ± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS
VI. ADJOURNMENT

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MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
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7:00 P.M. NOVEMBER 24, 2015
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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.112 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow a dog daycare/boarding facility for dogs in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
    Petitioners:  Huda A. Petra & Kimberly A. Schroeder
    Property:  280 South Street
    Assessor Plan 111, Lot 8
    Zoning District: Single Residence B
    Description: Construct a 22'± x 30'± replacement garage in existing location.
    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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
                 2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10' is required.

12) Case # 11-12
    Petitioner:  Ruth E. James
    Property:  179 McDonough Street
    Assessor Plan 144, Lot 44
    Zoning District: General Residence C
    Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
                 2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10’ is required.

13) Case # 11-13
    Petitioner:  285-287 Hanover Street LLC
    Property:  285-287 Hanover Street
    Assessor Plan 125, Lot 8
    Zoning District: Mixed Residential Office
    Description: Four residential units on a lot.
    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 435.6± s.f. where 7,500 s.f. is required.
                 2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
                 3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
                 4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
   Petitioners: Christopher L. & Anna D. Shultz
   Property: 140 Orchard Street
   Assessor Plan 149, Lot 38
   Zoning District: General Residence A
   Description: Rebuild barn in existing footprint and add separate dwelling unit.
   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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
   3. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where 14.8’ is required.
   4. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
   Petitioners: Ryan & Jennifer Smith
   Property: 100 Peverly Hill Road
   Assessor Plan 243, Lot 51
   Zoning District: Single Residence B
   Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
   3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
   4. A Variance from Section 10.516.40 to allow a 21’ ± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. 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.
AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1114 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow a daycare/boarding facility for dogs in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22’± x 30’± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0’± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case #11-14  
Petitioners: Christopher L. & Anna D. Shultz  
Property: 140 Orchard Street  
Assessor Plan 149, Lot 38  
Zoning District: General Residence A  
Description: Rebuild barn in existing footprint and add separate dwelling unit.  
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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.  
2. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.  
3. A Variance from Section 10.516.40 to allow a rear yard setback of 10’ ± where 14.8’ is required.  
4. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case #11-15  
Petitioners: Ryan & Jennifer Smith  
Property: 100 Peverly Hill Road  
Assessor Plan 243, Lot 51  
Zoning District: Single Residence B  
Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.  
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.  
3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.  
4. A Variance from Section 10.516.40 to allow a 21’ ± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS  
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AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1114.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.

3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22’± x 30’± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0’± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14  
Petitioners: Christopher L. & Anna D. Shultz  
Property: 140 Orchard Street  
Assessor Plan 149, Lot 38  
Zoning District: General Residence A  
Description: Rebuild barn in existing footprint and add separate dwelling unit.  
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 building or structure to be reconstructed except in conformance with the Ordinance.  
2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.  
3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.  
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’± where 14.8’ is required.  
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15  
Petitioners: Ryan & Jennifer Smith  
Property: 100 Peverly Hill Road  
Assessor Plan 243, Lot 51  
Zoning District: Single Residence B  
Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.  
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.  
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.  
4. A Variance from Section 10.516.40 to allow a 21’± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS  
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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1114.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow operation of a daycare/boarding facility for dogs in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22'± x 30'± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
Petitioners: Christopher L. & Anna D. Shultz
Property: 140 Orchard Street
Assessor Plan 149, Lot 38
Zoning District: General Residence A
Description: Rebuild barn in existing footprint and add separate dwelling unit.
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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
   3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
   4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where 14.8’ is required.
   5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
Petitioners: Ryan & Jennifer Smith
Property: 100 Peverly Hill Road
Assessor Plan 243, Lot 51
Zoning District: Single Residence B
Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
   3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
   4. A Variance from Section 10.516.40 to allow a 21’ ± front yard setback where 24’ is required for an unenclosed deck.

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VI. ADJOURNMENT

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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance,
   including the following:
   1. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22'± x 30'± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

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Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
   2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
   3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
   4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
  Petitioners: Christopher L. & Anna D. Shultz
  Property: 140 Orchard Street
  Assessor Plan 149, Lot 38
  Zoning District: General Residence A
  Description: Rebuild barn in existing footprint and add separate dwelling unit.
  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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
  2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
  3. A Variance from Section 10.521 to allow 4,218.75 s.f per dwelling unit where 7,500 s.f is required.
  4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’± where 14.8’ is required.
  5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
  Petitioners: Ryan & Jennifer Smith
  Property: 100 Peverly Hill Road
  Assessor Plan 243, Lot 51
  Zoning District: Single Residence B
  Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
  2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
  3. A Variance from Section 10.521 to allow a 4791.6± s.f lot area per dwelling unit where 15,000 is required.
  4. A Variance from Section 10.516.40 to allow a 21’± front yard setback where 24’ is required for an unenclosed deck.

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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1114.32 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22'± x 30'± replacement garage in existing location.
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 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
3. A Variance from Section 10.1111.10 to allow no off-street parking spaces to be provided where seven spaces are required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10' is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz
Property: 140 Orchard Street
Assessor Plan 149, Lot 38
Zoning District: General Residence A
Description: Rebuild barn in existing footprint and add separate dwelling unit.
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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
   3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
   4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where 14.8’ is required.
   5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15

Petitioners: Ryan & Jennifer Smith
Property: 100 Peverly Hill Road
Assessor Plan 243, Lot 51
Zoning District: Single Residence B
Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
   3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
   4. A Variance from Section 10.516.40 to allow a 21’ ± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. 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.
AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
Petitioner:  Tammy Gewehr
Property:  13 McDonough Street
Assessor Plan 138, Lot 49
Zoning District: Mixed Residential Business
Description:  Provide less than the required off-street parking for a Bed and Breakfast.
Requests:  The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
Petitioners:  Clipper Traders LLC, owner, Play All Day LLC, applicant
Property:  105 Bartlett Street
Assessor Plan 157, Lot 1
Zoning District: Office Research
Description:  Operate a dog daycare/boarding facility.
Requests:  The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
Petitioners:  Clipper Traders LLC, owner, Scott Thornton, applicant
Property:  105 Bartlett Street
Assessor Plan 157, Lot 1
Zoning District: Office Research
Description:  Operate a brewery.
Requests:  The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
   Petitioners: Huda A. Petra & Kimberly A. Schroeder
   Property: 280 South Street
   Assessor Plan 111, Lot 8
   Zoning District: Single Residence B
   Description: Construct a 22'± x 30'± replacement garage in existing location.
   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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10’ is required.

12) Case # 11-12
   Petitioner: Ruth E. James
   Property: 179 McDonough Street
   Assessor Plan 144, Lot 44
   Zoning District: General Residence C
   Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10’ is required.

13) Case # 11-13
   Petitioner: 285-287 Hanover Street LLC
   Property: 285-287 Hanover Street
   Assessor Plan 125, Lot 8
   Zoning District: Mixed Residential Office
   Description: Four residential units on a lot.
   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 435.6± s.f. where 7,500 s.f. is required.
   2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
   3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
   4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
   Petitioners: Christopher L. & Anna D. Shultz
   Property: 140 Orchard Street
   Assessor Plan 149, Lot 38
   Zoning District: General Residence A
   Description: Rebuild barn in existing footprint and add separate dwelling unit.
   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 building or structure to be reconstructed except in conformance with the Ordinance.
   2. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
   3. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where 14.8’ is required.
   4. A Variance from Section 10.23 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
   Petitioners: Ryan & Jennifer Smith
   Property: 100 Peverly Hill Road
   Assessor Plan 243, Lot 51
   Zoning District: Single Residence B
   Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
   3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
   4. A Variance from Section 10.516.40 to allow a 21’ ± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

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RECONVENE FROM
NOVEMBER 17, 2015

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
   Petitioners:  Huda A. Petra & Kimberly A. Schroeder
   Property:  280 South Street
   Assessor Plan 111, Lot 8
   Zoning District: Single Residence B
   Description:  Construct a 22’± x 30’± replacement garage in existing location.
   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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.573.20 to allow a 0’± left side yard setback where 10’ is required.

12) Case # 11-12
   Petitioner:  Ruth E. James
   Property:  179 McDonough Street
   Assessor Plan 144, Lot 44
   Zoning District: General Residence C
   Description:  Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13
   Petitioner:  285-287 Hanover Street LLC
   Property:  285-287 Hanover Street
   Assessor Plan 125, Lot 8
   Zoning District: Mixed Residential Office
   Description:  Four residential units on a lot.
   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 435.6± s.f. where 7,500 s.f. is required.
   2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
   3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
   4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
   Petitioners: Christopher L. & Anna D. Shultz
   Property: 140 Orchard Street
   Assessor Plan 149, Lot 38
   Zoning District: General Residence A
   Description: Rebuild barn in existing footprint and add separate dwelling unit.
   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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.521 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
   3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
   4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where 14.8’ is required.
   5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
   Petitioners: Ryan & Jennifer Smith
   Property: 100 Peverly Hill Road
   Assessor Plan 243, Lot 51
   Zoning District: Single Residence B
   Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
   3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
   4. A Variance from Section 10.516.40 to allow a 21’ ± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

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AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner:  Tammy Gewehr
   Property:  13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description:  Provide less than the required off-street parking for a Bed and Breakfast.
   Requests:  The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners:  Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property:  105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description:  Operate a dog daycare/boarding facility.
   Requests:  The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioners:  Clipper Traders LLC, owner, Scott Thornton, applicant
    Property:  105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description:  Operate a brewery.
    Requests:  The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
   Petitioners:  Huda A. Petra & Kimberly A. Schroeder
   Property:  280 South Street
   Assessor Plan 111, Lot 8
   Zoning District: Single Residence B
   Description: Construct a 22’± x 30’± replacement garage in existing location.
   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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.573.20 to allow a 0’± left side yard setback where 10’ is required.

12) Case # 11-12
   Petitioner:  Ruth E. James
   Property:  179 McDonough Street
   Assessor Plan 144, Lot 44
   Zoning District: General Residence C
   Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13
   Petitioner:  285-287 Hanover Street LLC
   Property:  285-287 Hanover Street
   Assessor Plan 125, Lot 8
   Zoning District: Mixed Residential Office
   Description: Four residential units on a lot.
   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 435.6± s.f. where 7,500 s.f. is required.
   2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
   3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
   4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
Petitioners: Christopher L. & Anna D. Shultz
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Assessor Plan 149, Lot 38
Zoning District: General Residence A
Description: Rebuild barn in existing footprint and add separate dwelling unit.
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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’± where 14.8’ is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
Petitioners: Ryan & Jennifer Smith
Property: 100 Peverly Hill Road
Assessor Plan 243, Lot 51
Zoning District: Single Residence B
Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21’± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow a dog daycare/boarding facility in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
   Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a brewery.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22’± x 30’± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.573.20 to allow a 0’± left side yard setback where 10’ is required.

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Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
   2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
   3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
   4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
   Petitioners: Christopher L. & Anna D. Shultz
   Property: 140 Orchard Street
   Assessor Plan 149, Lot 38
   Zoning District: General Residence A
   Description: Rebuild barn in existing footprint and add separate dwelling unit.
   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 building or
      structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
   3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit
      where 7,500 s.f. is required.
   4. A Variance from Section 10.573.20 to allow a rear yard setback of 10' ±
      where 14.8' is required.
   5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be
      provided where four are required.

15) Case # 11-15
   Petitioners: Ryan & Jennifer Smith
   Property: 100 Peverly Hill Road
   Assessor Plan 243, Lot 51
   Zoning District: Single Residence B
   Description: Allow two residential dwelling units and a two story deck 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 building or
      structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.440 to allow a two-family dwelling where only a
      single family dwelling is allowed.
   3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling
      unit where 15,000 is required.
   4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where
      24' is required for an unenclosed deck.

V. OTHER BUSINESS

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NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22'± x 30'± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
Petitioners: Christopher L. & Anna D. Shultz
Property: 140 Orchard Street
Assessor Plan 149, Lot 38
Zoning District: General Residence A
Description: Rebuild barn in existing footprint and add separate dwelling unit.
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 lawful nonconforming building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75 ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where 14.8’ is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
Petitioners: Ryan & Jennifer Smith
Property: 100 Peverly Hill Road
Assessor Plan 243, Lot 51
Zoning District: Single Residence B
Description: Allow two residential dwelling units and a two story deck 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 lawful nonconforming building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21’ ± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner:  Tammy Gewehr
   Property:  13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description:  Provide less than the required off-street parking for a Bed and Breakfast.
   Requests:  The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners:  Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property:  105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description:  Operate a dog daycare/boarding facility.
   Requests:  The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioners:  Clipper Traders LLC, owner, Scott Thornton, applicant
    Property:  105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description:  Operate a brewery.
    Requests:  The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22′ x 30′ ± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
- 2. A Variance from Section 10.573.20 to allow a 0′ ± left side yard setback where 10′ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
- 2. A Variance from Section 10.521 to allow a 4′ ± right side yard setback where 10′ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6 ± s.f. where 7,500 s.f. is required.
- 2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
- 3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
- 4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
   Petitioners: Christopher L. & Anna D. Shultz
   Property: 140 Orchard Street
   Assessor Plan 149, Lot 38
   Zoning District: General Residence A
   Description: Rebuild barn in existing footprint and add separate dwelling unit.
   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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
   3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
   4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’± where 14.8’ is required.
   5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
   Petitioners: Ryan & Jennifer Smith
   Property: 100 Peverly Hill Road
   Assessor Plan 243, Lot 51
   Zoning District: Single Residence B
   Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
   3. A Variance from Section 10.521 to allow a 4791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
   4. A Variance from Section 10.516.40 to allow a 21’± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning
   Ordinance, including the following:
   1. A Variance from Section 10.440 to allow two off-street parking spaces to
      be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply
      with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning
   Ordinance, including the following:
   1. A Variance from Section 10.440 to allow a day care/boarding facility for dogs
      in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without
      providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do
      not meet the dimensional requirements.

10) Case # 11-10
   Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a brewery.
   Requests: The Variances necessary to grant the required relief from the Zoning
   Ordinance, including the following:
   1. A Variance from Section 10.440 to allow operation of a brewery in a
      district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22’± x 30’± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0’± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14  
Petitioners:  Christopher L. & Anna D. Shultz  
Property:  140 Orchard Street  
Assessor Plan 149, Lot 38  
Zoning District: General Residence A  
Description:  Rebuild barn in existing footprint and add separate dwelling unit.  
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 building or structure to be reconstructed except in conformance with the Ordinance.  
2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.  
3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.  
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’± where 14.8’ is required.  
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15  
Petitioners:  Ryan & Jennifer Smith  
Property:  100 Peverly Hill Road  
Assessor Plan 243, Lot 51  
Zoning District: Single Residence B  
Description:  Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.  
2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.  
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.  
4. A Variance from Section 10.516.40 to allow a 21’± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
   Zoning District: Mixed Residential Business
   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance,
   including the following:
   1. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
   2. A Variance from Section 10.1112.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22'± x 30'± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.573.20 to allow a 0'± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 4'± right side yard setback where 10‘ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14  
Petitioners: Christopher L. & Anna D. Shultz  
Property: 140 Orchard Street  
Assessor Plan 149, Lot 38  
Zoning District: General Residence A  
Description: Rebuild barn in existing footprint and add separate dwelling unit.  
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 building or structure to be extended, enlarged, or structurally altered except in conformance with the Ordinance.  
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15) Case # 11-15  
Petitioners: Ryan & Jennifer Smith  
Property: 100 Peverly Hill Road  
Assessor Plan 243, Lot 51  
Zoning District: Single Residence B  
Description: Allow two residential dwelling units and a two story deck addition.  
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V. OTHER BUSINESS  
VI. ADJOURNMENT

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AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
   Petitioner: Tammy Gewehr
   Property: 13 McDonough Street
   Assessor Plan 138, Lot 49
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   Description: Provide less than the required off-street parking for a Bed and Breakfast.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
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   2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

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   Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
   Property: 105 Bartlett Street
   Assessor Plan 157, Lot 1
   Zoning District: Office Research
   Description: Operate a dog daycare/boarding facility.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
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   2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
   3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
    Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
    Property: 105 Bartlett Street
    Assessor Plan 157, Lot 1
    Zoning District: Office Research
    Description: Operate a brewery.
    Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

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Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22′± x 30′± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.573.20 to allow a 0′± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.521 to allow a 4′± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
   2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
   3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
   4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14
Petitioners: Christopher L. & Anna D. Shultz
Property: 140 Orchard Street
Assessor Plan 149, Lot 38
Zoning District: General Residence A
Description: Rebuild barn in existing footprint and add separate dwelling unit.
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 building or structure to be reconstructed except in conformance with the Ordinance.
   2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
   3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
   4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where 14.8’ is required.
   5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15
Petitioners: Ryan & Jennifer Smith
Property: 100 Peverly Hill Road
Assessor Plan 243, Lot 51
Zoning District: Single Residence B
Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
   3. A Variance from Section 10.521 to allow a 4,791.6 ± s.f. lot area per dwelling unit where 15,000 is required.
   4. A Variance from Section 10.516.40 to allow a 21’ ± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

VI. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

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IV. NEW BUSINESS – PUBLIC HEARINGS (continued from November 17, 2015)

8) Case # 11-8
Petitioner: Tammy Gewehr
Property: 13 McDonough Street
Assessor Plan 138, Lot 49
Zoning District: Mixed Residential Business
Description: Provide less than the required off-street parking for a Bed and Breakfast.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where three spaces are required for a Bed and Breakfast use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance.

9) Case # 11-9
Petitioners: Clipper Traders LLC, owner, Play All Day LLC, applicant
Property: 105 Bartlett Street
Assessor Plan 157, Lot 1
Zoning District: Office Research
Description: Operate a dog daycare/boarding facility.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.440 to allow a daycare/boarding facility for dogs in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

10) Case # 11-10
Petitioners: Clipper Traders LLC, owner, Scott Thornton, applicant
Property: 105 Bartlett Street
Assessor Plan 157, Lot 1
Zoning District: Office Research
Description: Operate a brewery.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.440 to allow operation of a brewery in a district where the use is not allowed.
2. A Variance from Section 10.1111.10 to allow a change of use without providing the necessary off-street parking.
3. A Variance from Section 10.1114 to allow off-street parking spaces that do not meet the dimensional requirements.

11) Case # 11-11
Petitioners: Huda A. Petra & Kimberly A. Schroeder
Property: 280 South Street
Assessor Plan 111, Lot 8
Zoning District: Single Residence B
Description: Construct a 22’± x 30’± replacement garage in existing location.
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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.573.20 to allow a 0’± left side yard setback where 10’ is required.

12) Case # 11-12
Petitioner: Ruth E. James
Property: 179 McDonough Street
Assessor Plan 144, Lot 44
Zoning District: General Residence C
Description: Add full rear 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 building or structure to be reconstructed and enlarged except in conformance with the Ordinance.
   2. A Variance from Section 10.521 to allow a 4’± right side yard setback where 10’ is required.

13) Case # 11-13
Petitioner: 285-287 Hanover Street LLC
Property: 285-287 Hanover Street
Assessor Plan 125, Lot 8
Zoning District: Mixed Residential Office
Description: Four residential units on a lot.
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 435.6± s.f. where 7,500 s.f. is required.
   2. A Variance from Section 10.1111.20 to allow a use that is nonconforming to be enlarged or altered without providing the required off-street parking.
   3. A Variance from Section 10.1111.10 to allow a change or intensification of use in an existing structure without providing the required off-street parking spaces.
   4. A Variance from Section 10.1112.30 to allow no off-street parking spaces to be provided where seven spaces are required.
14) Case # 11-14  
Petitioners: Christopher L. & Anna D. Shultz  
Property: 140 Orchard Street  
Assessor Plan 149, Lot 38  
Zoning District: General Residence A  
Description: Rebuild barn in existing footprint and add separate dwelling unit.  
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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
   3. A Variance from Section 10.521 to allow 4,218.75 ± s.f. per dwelling unit where 7,500 s.f. is required.
   4. A Variance from Section 10.573.20 to allow a rear yard setback of 10’ ± where 14.8’ is required.
   5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required.

15) Case # 11-15  
Petitioners: Ryan & Jennifer Smith  
Property: 100 Peverly Hill Road  
Assessor Plan 243, Lot 51  
Zoning District: Single Residence B  
Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
   2. A Variance from Section 10.440 to allow a two-family dwelling where only a single family dwelling is allowed.
   3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
   4. A Variance from Section 10.516.40 to allow a 21’± front yard setback where 24’ is required for an unenclosed deck.

V. OTHER BUSINESS

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