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

7:00 P.M. DECEMBER 15, 2015

REVISED AGENDA

I. APPROVAL OF MINUTES

A) November 17, 2015
B) November 24, 2015

II. PUBLIC HEARINGS - OLD BUSINESS

A) Case # 11-3
   Petitioner: Douglas F. Fabbricatore
   Property: 536 Marcy Street
   Assessor Plan 101, Lot 56
   Zoning District: General Residence B
   Description: Construct second story addition.
   Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.321 to allow a lawful nonconforming 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 0'± left side yard setback where 10’ is required. (This petition was postponed from the November 17, 2015 meeting.)

B) 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 to not comply with the vehicular circulation requirements of the Ordinance. (This petition was postponed from the November 24, 2015 meeting.)
C) 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. (This petition was postponed from the November 24, 2015 meeting.)

D) 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
2. where only a
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. (This petition was tabled with a request for additional information at the November 24, 2015 meeting.)

III. PUBLIC HEARINGS – NEW BUSINESS

1) Case #12-1
Petitioner: Judith L. Hiller & John B. Wilkens
Property: 18 Manning Street
Assessor Plan 103, Lot 67
Zoning District: General Residence B
Description: Appeal decision of the Historic District Commission
Request: Appeal the decision of the Historic District Commission to deny a Certificate of Approval for the use of full screens on windows instead of half screens.
2) Case #12-2
Petitioners: Abbie J. & Lee M. Frank
Property: 169 Madison Street
Assessor Plan 145, Lot 53
Zoning District: General Residence C
Description: Replace rear deck & porch with 18'± x 24'± two-story addition.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.321 to allow a lawful nonconforming building to be extended, enlarged or structurally altered except in conformity with the Ordinance.
2. A Variance from Section 10.521 to allow a left side yard setback of 0'± where 10' is required.
3. A Variance from Section 10.521 to allow 42.45%± building coverage where 35% is the maximum allowed.

3) Case #12-3
Petitioner: Pamela Gould
Property: 209 Clinton Street
Assessor Plan 159, Lot 27
Zoning District: General Residence A
Description: Construct a 10'6"± x 30’± single story rear 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 to be extended, enlarged or structurally altered except in conformity with the Ordinance.
2. A Variance from Section 10.521 to allow a left side yard setback of 9’± where 10’ is required.
3. A Variance from Section 10.521 to allow 27.5%± building coverage where 25% is the maximum allowed.

IV. OTHER BUSINESS

V. 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.