

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

**7:00 P.M.**

**JANUARY 26, 2016 Reconvened  
From January 19, 2016**

**AGENDA**

**V. PUBLIC HEARINGS – NEW BUSINESS (Continued)**

4) Case #1-4

Petitioner: Jamey R. Beland

Property: 373 Union Street

Assessor Plan 134, Lot 5

Zoning District: General Residence A

Description: Construct second 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 4'± left side yard setback for the addition where 10' is required.

5) Case #1-5

Petitioner: Christian G. Hulseman

Property: 430 Richards Avenue

Assessor Plan 112, Lot 8

Zoning District: General Residence A

Description: Demolish rear garage addition and reconstruct extending to width of garage.

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 3.5'± left side yard setback where 10' is required.

6) Case #1-6

Petitioner: Scott Mitchell

Property: 2839 Lafayette Road

Assessor Plan 286, Lots 18 & 19

Zoning District: Gateway

Description: Parking related to construction of a bank and drive-through facility.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.1113.20 to allow parking between a principal building and a street.

- 7) Case #1-7  
 Petitioner: Faithful Church of Christ Inc.  
 Property: 217 Bartlett Street  
 Assessor Plan 162, Lot 32  
 Zoning District: General Residence A  
 Description: Four unit dwelling with related parking and travel aisles.  
 Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Special Exception under Section 10.440 to allow four dwelling units where the use is only allowed by Special Exception.
  2. A Variance from Section 10.521 to allow a lot area per dwelling unit of 2,237± s.f. where 7,500 s.f. is required.
  3. A Variance from Section 10.114.21 to allow an 18'± maneuvering aisle where 24' is required.
- 8) Case #1-8  
 Petitioners: 599 Lafayette LLC owner, Aroma Joe’s Coffee, LLC, applicant  
 Property: 599 Lafayette Road  
 Assessor Plan 229, Lot 8  
 Zoning District: Gateway  
 Description: Construct a stand-alone drive-through 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 stand-alone drive-through facility as a principal use.
  2. A Variance from Section 10.531 to allow a side setback of 23.6'± where 30' is required.
  3. A Variance from Section 10.836.31 to allow an outdoor service facility to be located 64'± from a residential zoning district where 100' is required.
  4. A Variance from Section 10.1243 to allow a second free-standing sign on a lot.
- 9) Case #1-9  
 Petitioner: Paul E. Berton and Jane A. Ewell Living Trusts  
 Property: 482 Broad Street  
 Assessor Plan 221, Lot 63  
 Zoning District: General Residence A  
 Description: Construct three townhouses.  
 Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. Special Exception under Section 10.440 to allow three dwelling units where the use is only allowed by Special Exception.

**VI. OTHER BUSINESS**

**VII. 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.