

**REGULAR MEETING
BOARD OF ADJUSTMENT
SCHOOL BOARD CONFERENCE ROOM*
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

7:00 P.M.

FEBRUARY 16, 2016

**Note Room Change for this Meeting.*

AGENDA

I. APPROVAL OF MINUTES

A) January 19, 2016

B) January 26, 2016

II. OLD BUSINESS

A) Clarification of Variances granted for property located at 209 Clinton Street.

III. PUBLIC HEARINGS – NEW BUSINESS

1) Case #2-1

Petitioners: Benjamin M. & Amanda J. Goss

Property: 6 Pine Street

Assessor Plan 159, Lot 47

Zoning District: General Residence A

Description: Replace garage and add connecting mudroom.

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, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
2. A Variance from Section 10.521 to allow a 3'± right side yard setback where 10' is required.

2) Case #2-2

Petitioner: Alden Properties LLC

Property: 33 Columbia Street

Assessor Plan 145, Lots 41 & 42

Zoning District: General Residence C

Description: Add two dwelling units on a merged lot to the existing three dwelling units.

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

1. A Variance from Section 10.521 to allow 3,253± s.f. of lot area per dwelling unit where 3,500 s.f. per dwelling unit is required.

- 3) Case #2-3
Petitioners: Natan Aviezri Revocable Trust, Debra Klein and Natan Aviezri, Trustees
Property: Middle Road at Ward Place (formerly 75 Monroe Street)
Assessor Plan 168, Lot 27 (merged from Lots 34 & 35)
Zoning District: General Residence A
Description: Construct a single-family home and garage on two re-merged lots.
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 of 6,022± s.f. where 7,500 s.f. is required.
 2. A Variance from Section 10.521 to allow a lot area per dwelling unit of 6,022± s.f. where 7,500 s.f. per dwelling unit is required.
 3. A Variance from Section 10.521 to allow continuous street frontage of 93.6'± where 100' of continuous street frontage is required.
- 4) Case #2-4
Petitioners: Abbie J. & Lee M. Frank
Property: 169 Madison Street
Assessor Plan 145, Lot 53
Zoning District: General Residence C
Description: Construct 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 nonconforming building or structure to be extended, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
 2. A Variance from Section 10.521 to allow a 2'6" ± left side yard setback where 10' is required.
 3. A Variance from Section 10.521 to allow 40.12%± building coverage where 37%± exists and 35% is the maximum allowed.
- 5) Case #2-5
Petitioners: Robert R. & Elizabeth H. Macdonald
Property: 209 Gosport Road
Assessor Plan 224, Lot 10-12
Zoning District: Single Residence A
Description: Construction of a single-family residence.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, or other required relief, including the following:
1. An Equitable Waiver of Dimensional Requirements as defined in RSA 674:33-a to allow the existing foundation of a dwelling structure to remain with an 18.7'± right side yard setback where 20' is required.
 2. A Variance from Section 10.521 to allow an 18.7'± right side yard setback where 20' is required.
- 6) Case #2-6
Petitioners: Portsmouth City Investment Realty Trust and Airgead Realty Trust, Paul & Christopher D. McInnis, Trustees, owners, Maplewood Ridge, LLC, applicant
Property: 678 Maplewood Avenue
Assessor Plan 220, Lots 89 & 90
Zoning District: Single Residence B

Description: Construct townhouses and an apartment building on two merged lots.

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

1. A Variance under Section 10.440 to allow multi-family dwellings containing 30 dwelling units where only a single family dwelling is allowed.
2. A Variance from Section 10.513 to allow two free-standing dwellings on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow a lot area per dwelling unit of 2,341± s.f. where a minimum of 15,000 s.f. per dwelling unit is required.
4. A Variance from Section 10.521 to allow a structure height of 48'± where 35' is the maximum allowed.
5. A Variance from Section 10.1114.32 to allow parking where vehicles entering or leaving a parking space must pass over another space or require the moving of another vehicle.

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.