

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

7:00 P.M.

MARCH 15, 2016

AGENDA

I. APPROVAL OF MINUTES

- A) February 16, 2016

II. OLD BUSINESS

- A) 209 Clinton Street – clarification of February vote
- B) 140 Thornton St – request for rehearing
- C) 482 Broad St – request for rehearing

III. PUBLIC HEARINGS – OLD BUSINESS

- 1) Case #7-12
Petitioner: New England Glory, LLC
Property: 525 Maplewood Avenue
Assessor Plan 209, Lot 85
Zoning District: General Residence A
Description: Creation of two lots where one exists. Construct building with four dwelling units.
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, Use #1.41 to allow four dwelling units in a district where the use is only allowed by Special Exception.
 - 2. Variances from Section 10.1114.21 to allow an 18'± maneuvering aisle and a 20'± access aisle where 24' is required for both.
 - 3. A Variance from Section 10.521 to allow a lot area per dwelling unit of 3,755± s.f. where 7,500 s.f. is the minimum required.*(This petition has been postponed from the September 15, 2015 meeting and modified by the addition of Requests #1 and #2..)*

IV. PUBLIC HEARINGS – NEW BUSINESS

- 1) Case #3-1
Petitioner: Everard E. Hatch
Property: 45 Mill Pond Way
Assessor Plan 143, Lot 11
Zoning District: General Residence A
Description: Add dwelling unit in existing attached garage.
Requests: The Variances and/or Special Exceptions 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 7,467± s.f. where 7,500 s.f. is required.
- 2) Case #3-2
 - Petitioners: Virginia Copeland c/o James R. Copeland, owners, Seacoast Roadside Services, applicant
 - Property: 378 Banfield Road, Unit E
 - Assessor Plan 266, Lot 7
 - Zoning District: Industrial
 - Description: Use a portion of the property as an impound lot.
 - 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, Use #11.40 to allow an impound lot in a district where the use is only allowed by Special Exception.

 - 3) Case #3-3
 - Petitioner: Bellwood Associates LTD Partnership, owner, Festival Fun Parks dba Water Country, applicant
 - Property: 2300 Lafayette Road
 - Assessor Plan 273, Lot 5
 - Zoning Districts: Industrial
 - Description: Construct six workers' dormitories and bath house.
 - Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
 1. A Variance from Section 10.440 to allow six workers' dormitories and bath house where the use is not allowed by the Zoning Ordinance.

 - 4) Case #3-4
 - Petitioner: Terry Bennett
 - Property: 211 Union Street
 - Assessor Plan 135, Lot 70
 - Zoning District: General Residence C
 - Description: Construct three-story building with eight dwelling units.
 - 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, Use 1.53 to allow eight dwelling units in a district 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 1,981± s.f. where 3,500 s.f. is required.
 3. A Variance from Section 10.521 to allow 55%± building coverage where 73% exists and 35% is the maximum allowed.
 4. A Variance from Section 10.114.21 to allow a 12'± maneuvering aisle where a 14' maneuvering aisle is required.

 - 5) Case #3-5
 - Petitioners: Walter W. & Patricia B. Bardenwerper
 - Property: 69 Hunking Street
 - Assessor Plan 103, Lot 40
 - Zoning District: General Residence B
 - Description: Install 4'± high fence with gates along stone wall on corner lot.
 - Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 516.30 to allow a fence to be installed on a corner lot at the edge of the street line within 20' of the intersection.
- 6) Case #3-6
Petitioners: Frank W. Getman, Jr. & Ingrid C. Getman
Property: 606 Union Street
Assessor Plan 132, Lot 20-1A
Zoning District: General Residence A
Description: Modification to a previous approval to construct a second single-family home on a lot.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.513 to allow a second free-standing dwelling unit on a lot where only one free-standing unit is allowed.
- 7) Case #3-7
Petitioner: Kayla Realty LLC
Property: 60-62 Market Street
Assessor Plan 117, Lot 34
Zoning District: Character District 5
Description: Provide rooms for guest housing.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.440 to allow the creation of rooms to provide guest housing for non-family members within an existing dwelling unit where such use is not 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.