

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

**7:00 P.M.**

**APRIL 19, 2016  
TO BE RECONVENED  
APRIL 26, 2016\***

\*Separate agenda to be posted.

**REVISED AGENDA**

**I. APPROVAL OF MINUTES**

- A) March 15, 2016
- B) March 22, 2016

**II. OLD BUSINESS**

- A) Request for Extension for property located at 56 Lois Street.

**III. PUBLIC HEARINGS – OLD BUSINESS**

- 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.  
*(This petition was postponed for additional information at the March 15, 2016 meeting.)*

**IV. PUBLIC HEARINGS – NEW BUSINESS**

- 1) Case #4-1  
Petitioners: Eric A & Jean M. Spear  
Property: 514 Middle Street  
Assessor Plan 135, Lot 19  
Zoning District: Mixed Residential Office  
Description: Add second dwelling unit in existing structure.  
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 10.812 to allow the conversion of a

Withdrawn

pre-1980 building to two dwelling units.

- 2) Case #4-2  
Petitioners: Arieh Katz Revocable Trust & Pamela J. Katz Revocable Trust  
Property: 462 Lincoln Avenue, #4  
Assessor Plan 133, Lot 20-4  
Zoning District: General Residence A  
Description: Construct a 6.5'± x 16.75'± one-story addition and a 13.5'± x 20'± two story addition on the right side of the existing building.  
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 10.1'± secondary front yard setback where 15' is required.
  2. A Variance from Section 10.521 to allow 26.5%± building coverage where 25% is the maximum allowed.
  
- 3) Case #4-3  
Petitioners: Daniel F. Ryan III & Annette M. Ryan Irrevocable Trusts, Daniel F. Ryan III & Annette M. Ryan, Trustees  
Property: 1059 Banfield Road  
Assessor Plan 294, Lot 4  
Zoning District: Single Residence A  
Description: Construct a 16'± x 12'± deck and stairs along a 15'± diameter above ground pool.  
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 12.09%± building coverage where 10% is the maximum allowed.
  
- 4) Case #4-4  
Petitioners: Christiana M. Dadamo Rev.Tr., Christiana M. Dadamo, Trustee, owner, Thomas M. Varley, Trustee of the Thomas M. Varley Revocable Trust & Heidi G. Varley, Trustee of the Heidi G. Varley Revocable Trust, applicants.  
Property: 209 Lafayette Road  
Assessor Plan 151, Lot 5  
Zoning District: General Residence A  
Description: Construct a second free-standing dwelling.  
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 to be built on a lot.
  
- 5) Case #4-5  
Petitioners: Walter A. Hale IV & Lisa Marcucci Hale  
Property: 165 Richards Avenue  
Assessor Plan 129, Lot 40  
Zoning District: General Residence A  
Description: Raise and keep chickens.  
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, Use #17.20 to allow the keeping of chickens where the keeping of farm animals is not allowed.

6) Case #4-6

Petitioners: Branford Holding, LLC, owner, Forest Properties, applicant

Property: Lang Road, Robert Avenue, Anne Avenue

Assessor Plan 287, Lots 1 and 1-A & Plan 286, Lots 3 and 24

Zoning District: Garden Apartment/Mobile Home Park

Description: Install six free-standing signs on related lots.

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 10.1241 and Section 10.1251.20 to allow the following freestanding signs in a district where free-standing signs are not allowed:
  - a) an 8'± x 1.9'± post-mounted sign
  - b) a 3.5'± x 3'± post-mounted sign
  - c) a 3'± x 3'± post-mounted sign
  - d) a 4.3'± x 1'± boulder-mounted sign
  - e) a 5.75'± x 1.6'± boulder-mounted sign
  - f) a 6.1'± x 1.3'± boulder-mounted sign
2. A Variance from Section 10.1243 to allow more than one freestanding sign on a lot.

7) Case #4-7

Petitioners: Stewart Whitney & Haiyan Chao Whitney

Property: 180 Wibird Street

Assessor Plan 148, Lot 1-1

Zoning District: General Residence A

Description: Construct two second story decks.

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 30.3%± building coverage where 25% is the maximum allowed.

**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.