

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

7:00 P.M.

August 16, 2016

REVISED AGENDA

I. APPROVAL OF MINUTES

- A) July 19, 2016

II. OLD BUSINESS

- A) Request for Rehearing regarding 2219 Lafayette Road.

III. OLD BUSINESS - PUBLIC HEARINGS

- 4) Case #7-4
Petitioners: Thunderbolt Realty Trust of 2011 c/o Alison Jewett
Property: 17 Gardner Street
Assessor Plan 103, Lot 14
Zoning District: General Residence B
Description: Reconstruct rear additions.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. 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. Variances from Section 10.521 to allow the following:
 - a) A front yard setback of 4'10" ± where 5' is required;
 - b) A left side yard setback of 1" ± where 10' is required;
 - c) A rear yard setback of 9'2" ± where 25' is required; and
 - d) Building coverage of 40.2%± where 30% is the maximum allowed.

IV. PUBLIC HEARINGS – NEW BUSINESS

- 1) Case #8-1
Petitioners: Liva-Blaisdell Family Revocable Trust of 2016, Liva F. J. & Blaisdell B.L., Co-Trustees
Property: 71 Baycliff Road
Assessor Plan 207, Lot 46
Zoning District: Single Residence B

Description: Replace and expand front deck and stairs.

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 10.321 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 27.79'± front yard setback where 30' is required and a 7.84'± right side yard setback where 10' is required.

2) Case #8-2

Petitioners: Frederic & Priscilla Roue

Property: 14 Harding Road

Assessor Plan 247, Lot 10

Zoning District: Single Residence B

Description: Replace rear deck.

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 21.33%± building coverage where 20% is the maximum allowed.

3) Case #8-3

Petitioners: Abigail Kell Sutcliffe, owner, Fred Kell, applicant

Property: 12 Woodbury Avenue

Assessor Plan 163, Lot 9

Zoning District: General Residence A

Description: Add rear porch.

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 10.321 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 55.94%± building coverage where 25% is the maximum allowed.

4) Case #8-4

Petitioner: Public Service Company of NH

Property: 280 & 300 Gosling Road

Assessor Plan 214, Lots 2 & 3

Zoning District: Waterfront Industrial & Office Research

Description: Lot line revision affecting setbacks and frontage.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

Lot #1 (214/2)

1. A Variance from Section 10.531 to allow 134.95'± continuous street frontage where 200' is required.
2. A Variance from Section 10.573.20 to allow right side yard setbacks of 3'± for accessory structures.

Lot #2 (214/3)

3. A Variance from Section 10.573.20 to allow left side yard setbacks of 0'± to 50'± for accessory structures.

5) Case #8-5

Petitioners: Carol I. Cooper, owner & Lorax Sustainable Development, LLC,
applicant

Property: 996 Maplewood Avenue

Assessor Plan 219, Lot 4

Zoning District: Single Residence B

Description: Construct three free-standing dwellings.

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 more than one free-standing dwelling on a lot.

6) Case #8-6

Petitioners: Andrew F. & Jennifer B. Cotrupi

Property: 137 Wibird Street

Assessor Plan: 134, Lot 48

Zoning District: General Residence A

Description: Subdivide one lot into two.

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 proposed Parcel B to have 58.85'± of continuous street frontage where 100' is required.
2. A Variance under Section 10.440 to allow proposed Parcel B to contain an accessory structure as a principal use.

7) Case #8-7

Petitioner: Old Tex Mex, LLC

Property: 3510 Lafayette Road

Assessor Plan 297, Lot 8

Zoning District: Gateway

Description: Convert existing structure into twenty-five residential dwelling units.

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 # 1.43 to allow a 25-unit multi-family dwelling where such is not allowed.

8) Case #8-8

Petitioners: James C. Lucy Revocable Living Trust, James C. & Kimberley A. Lucy, Trustees

Property: 127 & 137 High Street

Assessor Plan: Map 118, Lots 20 & 21

Zoning District: CD4-L1 and Downtown Overlay Districts

Description: Construct two-family dwelling unit with parking underneath.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Sections 10.5A41.10A & 10.5A43.31 to allow a three-story building where up to a two-story building is the maximum permitted.
2. Variances from Section 10.5A11.10A to allow the following:
 - (a) A minimum lot area per dwelling unit of 1,200± s.f. where 3,000 s.f. is required.
 - (b) A duplex building type where duplexes are not permitted in the Downtown Overlay District.
 - (c) The minimum ground story to be 8'8"± in height where 11' is required.
3. A Variance from Section 10.1114.20 to allow a 20'± maneuvering aisle where 24' is required.

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.