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

7:00 P.M. SEPTEMBER 27, 2016
Reconvened From SEPTEMBER 20, 2016

REVISED AGENDA

I. OLD BUSINESS

A) Request for Rehearing for property located at 996 Maplewood Avenue.

II. PUBLIC HEARINGS

8) Case #9-8
   Petitioner: Brian D. Hogan Revocable Trust of 2008, Brian D. Hogan, Trustee,
               owner, Mark McNally, applicant
   Property: 21 Brewster Street
   Assessor Plan 138, Lot 11
   Zoning District: General Residence C
   Description: Convert rooming house to 6-unit condominium structure with a
                6-bay garage.
   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 #1.42 to allow six
                dwelling
                units where this use is allowed by Special Exception.
             2. 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.
             3. Variances from Section 10.521 to allow the following:
                a) A lot area per dwelling unit of 1,386.33± s.f. where 3,500 s.f.
                   is required;
                b) A 1.5± right side yard setback where 10’ is required;
                c) A 0.5± rear yard setback where 20’ is required;
                d) 50.01%± building coverage where 35% is the maximum
                   allowed;
                e) 10.44%± open space where 20% is the minimum required.
             4. A Variance from Section 10.1114.32(a) to allow vehicles entering
                and leaving parking spaces to pass over another parking space or
                require the movement of another vehicle.
9) Case #9-9
Petitioner: Patricia A. Monaco
Property: 9 Falkland Place #A1
Assessor Plan 212, Lot 26-1C
Zoning District: General Residence B
Description: Massage Therapy Use.
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 #19.22 to allow a Home Occupation 2 where the use is allowed by Special Exception.

10) Case #9-10
Petitioners: Harry S. Furman & Kathleen E. Straube
Property: 557 State Street
Assessor Plan 137, Lot 33
Zoning District: General Residence C
Description: Construct 160± s.f. second floor addition.
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 10.521 to allow an 0.8’± right side yard setback where 10’ is required.

11) Case #9-11
Petitioner: Michael F. McNeilly, owner, Alden Properties, LLC, applicant
Property: 246 Austin Street
Assessor Plan 135, Lot 63
Zoning District: General Residence C
Description: Vertical expansion of existing two-family 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 10.321 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 lot area per dwelling unit of 653.40± s.f. where 3,500 s.f. is required.

12) Case #9-12
Petitioners: Jennifer L. Bell & Harold G. Beresin
Property: 23 Marston Avenue
Assessor Plan 150, Lot 3
Zoning District: General Residence A
Description: Construct a 12’± x 25.5’± rear addition and attached 24’± x 17’± 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 10.321 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 7’3” ± left side yard setback where 10’ is required.

13) Case #9-13
Petitioners: Foundation for Seacoast Health, owner, Hope for Tomorrow Foundation, applicant
Property: 315 Banfield Road
Assessor Plan 266, Lots 4 (portion), 5 & 6
Zoning District: Industrial
Description: Construct and operate a K-8 Elementary School.
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 10.440.3.21 to allow a primary or secondary school in a district where the use is not permitted.

14) Case #9-14
Petitioners: Daniel P. & Eileen M. Doyon
Property: 456 Sherburne Road
Assessor Plan 261, Lot 20
Zoning District: Single Residence B
Description: Convert existing accessory structure into a second dwelling unit.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
2. A Variance from Section 10.521 to allow a lot area per dwelling unit of 8,276.40± s.f. where 15,000 s.f. per dwelling unit is required.

15) Case #9-15
Petitioners: Justice C. Rines & Thea E. Murphy
Property: 372 Wibird Street
Assessor Plan 132, Lot 6
Zoning District: General Residence A
Description: Replace attached one-car garage/living space with a two-car garage/ living space.
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 10.521 to allow a 1.43’± right side yard setback where 10’ is required.

16) Case #9-16
Petitioners: Gregory and Elizabeth LaCamera
Property: 34 Rock Street
Assessor Plan 138, Lot 18
Zoning District: General Residence C
Description: Replace an 8.5’± x 14’± left rear addition with a 12’± x14’± structure.
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. Variances from Section 10.521 to allow the following:
   a) An 8’5” ± left side yard setback where 10’ is required;
   b) A 2’10”± rear yard setback where 20’ is required; and
   c) 53.28%± building coverage where 35% is the maximum allowed.

III. OTHER BUSINESS
IV. 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.