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

7:00 P.M.

AGENDA

THE FOLLOWING ITEMS WILL BE HEARD ON TUESDAY, NOVEMBER 15, 2016

I. OTHER BUSINESS

A) Board of Adjustment Rules & Regulations (This item was postponed from the October 25, 2016 meeting.)

II. APPROVAL OF MINUTES

A) October 18, 2016.

B) October 25, 2016.

III. PUBLIC HEARINGS

1) Case #11-1
   Petitioners: New England Marine and Industrial Inc., owner, Great Bridge Properties, LLC, applicant
   Property: 200 Spaulding Turnpike
   Assessor Plan 237, Lot 56
   Zoning District: General Business & Single Residence B
   Description: Construct two 40-unit workforce housing & apartment buildings.
   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 more than 8 dwelling units where no dwelling units are allowed.
2. Variances from Section 10.591 to allow buildings to be located 28.6’ and 44.5’ from a property zoned residentially where 100’ is the minimum distance required.
3. A Variance from Section 10.1113.31 to allow off-street parking areas and accessways to be located 0’ from a Residential District where 100’ is the minimum distance required.
4. A Variance from Section 10.522 to allow a building length for a residential structure of 244’± where 160’ is the maximum allowed.
5. Appeal of an Administrative Decision if Variance request #4 is denied. Appeal the determination that a Variance from Article V, Section 10.522 is required to allow the building length of a residential structure on this lot to exceed 160’ in length.

THE FOLLOWING ITEMS WILL BE HEARD ON TUESDAY, NOVEMBER 22, 2016

III. PUBLIC HEARINGS (cont’d)

2) Case #11-2
Petitioner: 909 Islington Street LLC
Property: 909 Islington Street
Assessor Plan 172, Lot 7
Zoning District: Business
Description: Two free-standing signs 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 10.1243 to allow two freestanding signs on a lot where only one freestanding sign is allowed.
   2. Variances from Section 10.1253 to allow a freestanding sign to be set back 10’± from the front lot line and 1.5’± from the left side lot line where 20’ is required for each.

3) Case #11-3
Petitioners: Michael A. & Deborah A. Proulx
Property: 8 Meadow Road
Assessor Plan 236, Lot 58
Zoning District: Single Residence B
Description: Construct rear dormer.
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, enlarged or structurally altered except in conformity with the Ordinance.
   2. A Variance from Section 10.521 to allow a 22’8”± secondary front yard setback where 30’ is required.
4) Case #11-4  
Petitioner: AJL Real Estate, LLC  
Property: 65 Fields Road  
Assessor Plan 170, Lot 4  
Zoning District: Single Residence B  
Description: Replace an existing 8’± x 8’± shed with an 8’± x 12’± shed.  
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 10.573.20 to allow a 3’± right side yard setback where 10’ is required.  
2. A Variance from Section 10.521 to allow 23.1%± building coverage where 20% is the maximum allowed.

5) Case #11-5  
Petitioners: Litchfield Portsmouth LLC, owner, Patrick Dorow Productions, Inc., applicant  
Property: 170 West Road  
Assessor Plan 252, Lot 2-14  
Zoning District: Industrial  
Description: Theatre arts studio with related storage space.  
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 4.42 to allow a studio for lessons, set production and non-performance rehearsals where the use is only allowed by special exception.

6) Case #11-6  
Petitioner: LCSG, LLC  
Property: 160-170 Union Street  
Assessor Plan 135, Lots 29 and 30  
Zoning District: General Residence C  
Description: Construct a 10-unit multi-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 10.440, Use #1.43 to allow 10 dwelling units where 8 dwelling units is the maximum allowed.  
2. A Variance from Section 10.521 to allow 945± s.f. lot area per dwelling unit where 3,500 s.f. is required.  
3. A Variance from Section 10.1112.30 to allow 15 off-street parking spaces to be provided where 16 are required for 10 residential units.  
4. A Variance from Section 10.1114.21 to allow off-street parking spaces with dimensions of 8.1’± x 18’± where the required dimensions are 8.5’ x 19’.  
5. A Variance from Section 10.1114.21 to allow a 22’± wide maneuvering aisle where 24’ is required.
7)  Case #11-7
    Petitioners:   Melissa A. Raffoni Revocable Trust of 2011, Melissa Raffoni, Trustee
    Property:     606 State Street
    Assessor Plan 127, Lot 21
    Zoning District: General Residence C
    Description:  Expand height of third floor with front and rear dormers.
    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, enlarged or structurally altered except in
                      conformity with the Ordinance.
                  2.  A Variance from Section 10.521 to allow a right side yard setback of
                      4’± and a left side yard setback of 5’± where 10’ is required for each.
                  3.  A Variance from Section 10.521 to allow a rear yard setback of 3.5’±
                      where 20’ is required.