

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

DECEMBER 20, 2016

7:00 P.M.

AGENDA

I. ELECTION OF OFFICERS

II. OTHER BUSINESS

- A) Board of Adjustment Rules & Regulations *(This item was postponed from the November 15, 2016 meeting.)*

III. APPROVAL OF MINUTES

- A) October 11, 2016
B) November 15, 2016

IV. OLD BUSINESS

- 1) Request for Rehearing for property located at 149 Cass St.

V. PUBLIC HEARINGS – NEW BUSINESS

- 1) Case #12-1
Petitioners: Benjamin N. Otis & Kristin A. Trapani Otis
Property: 46 McNabb Court
Assessor Plan: 112, Lot 59
Zoning District: General Residence A
Description: Add third floor 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 12'8" ± primary front yard and a 6'8" ± secondary front yard where 15' is required for each.

- 2) Case #12-2
Petitioners: Finnian & Company, owner, Jay & Amanda McSharry, applicants
Property: 871 Middle Road
Assessor Plan: 232, Lot 119
Zoning District: Single Residence B
Description: Demolish rear garage and barn and construct single-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 10.513 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 6,879± s.f. where 15,000 s.f. is required.
- 3) Case #12-3
Petitioners: Thomas E. Erickson & Ellen M. Pongrace, owners and Chris and Kristin Martin, applicants
Property: 27 Sewall Road
Assessor Plan: 170, Lot 12
Zoning District: Single Residence B
Description: Add front and rear dormers and 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 10.321 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'± front yard for the dormer where 30' is required.
3. A Variance from Section 10.521 to allow a 9'± left side yard for the dormer where 10' is required.
- 4) Case #12-4
Petitioner: Merton Alan Investments, LLC
Property: 30 Cate Street (at Bartlett Street)
Assessor Plan: 165, Lot 1
Zoning District: Character District 4-W
Description: Construct 26 residential units within multi-dwelling unit rowhouses.
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 10.5A41.10B to allow a 109'± secondary front yard where a 15' secondary front yard is the maximum allowed.

- 5) Case #12-5
Petitioners: Pauline Dowd, owner, Tuck Realty Corporation, applicant
Property: 288 Peverly Hill Road
Assessor Plan: 255, Lot 8
Zoning District: Single Residence A and Single Residence B
Description: Open Space Planned Unit Development with 9 townhouses.
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 10.725.31 to allow 60.15'± of street frontage where 100' is required.

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.