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

7:00 P.M.                                                                                                  JULY 25, 2017
Reconvened From
July 18, 2017

AGENDA

III. PUBLIC HEARINGS – NEW BUSINESS (continued from July 18, 2017)

7) Case 7-7.
Petitioners: Roman Catholic Bishop of Manchester St. James Church, owner, Stonegate
NH Construction LLC, applicant
Property: 2075 Lafayette Road
Assessor Plan: Map 268, Lot 97
Zoning District: Single Residence B
Description: Construct two (2) 24-unit multi-family dwelling.
Requests: Variances and/or Special Exceptions necessary to grant the required
relief from the Zoning Ordinance including the following:

1A. A Special Exception under Section 10.335 to allow a lawful nonconforming
use to be changed to another nonconforming use

If the Special Exception for the proposed use is not granted, then the following
is requested:

1B. A Variance from Section 10.440, Use # 1.53 to permit construction of two
multi-family dwellings (24 units each).

2. A Variance from Section 10.521 to allow a lot area per dwelling unit of
3,769± s.f. where 15,000 s.f. is required.

3. A Variance from Section 10.522 to allow the building length of a multi-
family dwelling to be 205’± long where 160’ is the maximum allowed.

8) Case 7-8.
Petitioners: Tyler B. & Meredith Jackson
Property: 678 Maplewood Avenue
Assessor Plan: Map 220, Lot 89
Zoning District: Single Residence B
Description: Expansion of the use of a second dwelling unit into the first floor of the
garage and after-the-fact approval for a deck.
Requests: Variances and/or Special Exceptions necessary to grant the required
relief from the Zoning Ordinance including the following:

1. Variances from Section 10.521 to allow a 21’2” ± rear yard setback where
30’ is required and to allow 32.29%± building coverage where 20% is the
maximum allowed.
2. A Variance from Section 10.331 to allow the extension or enlargement of a non-conforming use.
3. A Variance from Section 10.333 to allow a nonconforming use to be extended throughout other parts of the building.

9) Case 7-9.
Petitioner: Karona LLC
Property: 36 Artwill Avenue
Assessor Plan: Map 229, Lot 4
Zoning District: Single Residence B District
Description: Detached accessory dwelling unit in an existing garage.
Requests: 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 for street frontage where 100’ is required and 0’± exists.

10) Case 7-10.
Petitioners: Petition of Flintatta LLC, owner and the Unitarian Universalist Church of Portsmouth, applicant
Property: 73 Court Street
Assessor Plan: Map 116, Lot 19
Zoning District: Character District 4-L1
Description: Change of use.
Requests: 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 #3.11 to allow a religious place of assembly in a district where the use is only allowed by special exception.
2. Variances from 10.5A41.10A to allow the following: a) a 1’± right yard where 5’ is required; b) a 1’± left yard where 5’ is required; c) a 3’± rear yard where 5’ is required; d) 71.8%± building coverage where 60% is the maximum allowed; and e) 21.3% open space where 25% is the minimum required;
3. A Variance from Section 10.1112.30 to allow zero (0) off-street parking spaces to be provided where 8 spaces are required for the office use and 67 spaces are required for the assembly use.

11) Case 7-11.
Petitioner: Robert J. Fabbricatore Irrevoc. Trust of 2012
Property: 177 State Street
Assessor Plan: Map 107, Lot 44
Zoning District: Character District 4
Description: Construct a 360 s.f. two-story addition
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following:
1. A Variance from Section 10.5A41.10C to allow 5.6%± open space where 10% is the minimum required.
2. A Variance from Section 10.1112.30 to allow 1 off-street parking space to be provided where 9 are required.
3. A Variance from Section 10.1114.32(b) to allow vehicles to enter the property by backing into or from a public street.

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.