

**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.

Request to Postpone

11) Case 7-11.

Petitioner: Robert J. Fabbriatore 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.