

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

7:00 P.M.

**AUGUST 15, 2017
To Be Reconvened
AUGUST 22, 2017**

AGENDA

I. APPROVAL OF MINUTES

- A) July 18, 2017
- B) July 25, 2017

II. OLD BUSINESS

- A) Request for One-Year Extension of the Variance granted August 18, 2015 for property located at 305 Peverly Hill Road.

III. PUBLIC HEARINGS – OLD BUSINESS

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' ± left yard and 3' ± rear yard where 5' is required for each; b) building coverage of 66% where 60% is the maximum allowed; and c) open space of 11.8% where 25% is the minimum required;
3. A Variance from Section 10.1112.30 to permit no off-street parking spaces to be provided where the following are required: a) 8 off-street parking spaces for the 2,000 s.f. of office space; and b) 67 off-street parking spaces for the assembly use. *(This petition was postponed from from the July 25, 2017 meeting and revised.)*

III. PUBLIC HEARINGS – NEW BUSINESS

1) Case 7-10.

Petitioner: Petition of Logan properties LLC
 Property: 403 Deer Street #7-13 (The Hill)
 Assessor Plan: Map 118, Lot 26
 Zoning Districts: Character District 4-L1 and Downtown Overlay.
 Description: Install 24±s.f. wall sign.
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following:

1. A Variance from Section 10.1251.20 to allow a 24± s.f. wall sign where 16 s.f. is the maximum allowed.
2. A Variance from Section 10.1271.20 to allow a sign on the side of a building not facing the street and without a public entrance.

2) Case8-2.

Petitioner: Petition of 933 Islington LLC
 Property: 933 Islington Street
 Assessor Plan: Map 172, Lot 9
 Zoning District: Business
 Description: Install decal signage on two windows.
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following:

1. A Variance from Section 10.1271.20 to allow a sign on the side of a building not facing the street and without a public entrance.

3) Case 8-3.

Petitioner: SLF Realty Group
 Property: 180 Mirona Road
 Assessor Plan: Map 235, Lot 2
 Zoning District: Gateway
 Description: Replace an internally illuminated free-standing sign.
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following:

1. A Variance from Section 10.1251.20 to allow 12± s.f. free-standing sign (including base) where 10± s.f. is the maximum allowed.
2. A Variance from Section 10.1243 to allow a second free-standing sign on a lot where only one free-standing sign is permitted.
3. A Variance from Section 10.1281 to allow a nonconforming sign or sign structure to be altered, reconstructed or replaced without bringing the nonconforming sign into conformity with the Ordinance.

4) Case 8-4.

Petitioners: Sean P. and Robin M. Murphy
 Property: 24 Kent Street
 Assessor Plan: Map 113, Lot 39

Request to Postpone

Request to Postpone

Zoning District: General Residence A
Description: Construct a 2-story attached 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 to allow 28.3%± building coverage where 25% is the maximum allowed.

5) Case 8-5.

Petitioner: Susan MacDougall
Property: 39 Pray Street
Assessor Plan: Map 102, Lot 38
Zoning Districts: General Residence B
Description: Reconstruct a rear one-story addition and shed.
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 to allow a 3'± right side yard setback where 10' is required.
2. A Variance from Section 10.573.10 to allow a 1'± side yard setback where 5' is required.
3. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the ordinance.

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.