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

7:00 P.M. August 22, 2017
Reconvened From
August 15, 2017

AGENDA

I. OLD BUSINESS

A) Request for Rehearing regarding property located at 525 Maplewood Avenue.

II. PUBLIC HEARINGS – OLD BUSINESS

A) 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 the July 25, 2017 meeting, revised and subsequently postponed at the August 15, 2017 meeting.)

B) Case 8-4.
Petitioners: Sean P. and Robin M. Murphy
Property: 24 Kent Street
Assessor Plan: Map 113, Lot 39
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. *(This petition was postponed from the August 15, 2017 meeting.)*

III. PUBLIC HEARINGS – NEW BUSINESS (continued from August 15, 2017)

6) Case 8-6.
Petitioner: Arne LLC LLC
Property: 0 Sylvester Street
Assessor Plan: Map 232, Lots 43-1 & 43-2
Zoning District: Single Residence B
Description: Merge two lots and construct a single-family home.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including: home including:
1. Variances from Section 10.521 to allow the following: a) continuous street frontage of 80.84’± where 100’ is required; b) a lot area and lot area per dwelling unit of 6,713± s.f. where 15,000 s.f. is required; c) lot depth of 82.2’± where 100’ is required; and d) a front yard setback of 21.7’± where 30’ is required.

7) Case 8-7.
Petitioner: Bartlett Street Condos LLC
Property: 217 Bartlett Street
Assessor Plan: Map 162, Lot 32
Zoning District: General Residence A
Description: Replace demolished building with a single-family residence.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including: home including:
1. A Variance from Section 10.513 to allow more than one free standing dwelling on a lot.
2. Variances from Section 10.521 to allow the following: a) a lot area per dwelling unit of 1,773± s.f. where 7,500 s.f. is required; b) a 3’± right side yard setback where 10’ is required; c) a 10’± front yard setback where 15’ is required; d) 98.7’± continuous street frontage where 100’ is required; and e) 35%± building coverage where 25% maximum is allowed.

8) Case 8-8.
Petitioner: Brian M. Carloni
Property: 30 Elwyn Avenue
Assessor Plan: Map 113, Lot 25
Zoning District: General Residence A
Description: Construct a rear addition.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including: home including:

1. Variances from Section 10.521 to allow the following: a) a 7’± right side yard setback where 10’ is required; and b) 32% building coverage where 25% is the maximum allowed.

9) Case 8-9.
Petitioner: Patrick J. Sayers
Property: 56 Brackett Road
Assessor Plan: Map 206, Lot 23
Zoning District: Single Residence B
Description: Construct a new single-family residence replacing an existing structure.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including: home including:

1. Variances from Section 10.521 to allow the following: a) a lot area and lot area per dwelling unit of 14,209 s.f. where 15,000 s.f. is required; and b) 62.14’ of continuous street frontage where 100’ is required.

2. A Variance from Section 10.311 to allow a structure on a lot without the minimum lot area and street frontage.

10) Case 8-10.
Petitioners: The Provident Bank, owner and 25 Maplewood Avenue, LLC, applicant
Property: 25 Maplewood Avenue
Assessor Plan: Map 126, Lots 2
Zoning District: Character District 5 and the Downtown Overlay District.
Description: Remove existing structure and construct a 3-4 story mixed use building.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including: home including:

1. a) A Variance from Section 10.5A41.10D to allow the maximum finished floor surface of ground floor above sidewalk grade on the Maplewood Avenue face to be greater than 36”.

If this request is denied, then:

b) Variances from Section 10.5A41.10D to allow shopfront glazing along the Maplewood Avenue face to be less than 70%; and
c) to allow a minimum ground story height of 10’ where 12’ is required

2. In addition to either Item 1a) or Items 1b & 1c, the following is requested: A Variance from Section 10.5A43.32 to permit a roof appurtenance height in excess of 10’ beyond the maximum building height.

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.