

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

7:00 P.M.

**SEPTEMBER 19, 2017
To Be Reconvened
SEPTEMBER 26, 2017**

AGENDA

I. APPROVAL OF MINUTES

- A) August 15, 2017
- B) August 22, 2017

II. OLD BUSINESS

- A) (Case 9-3) Request for Rehearing regarding property located Off Sylvester Street (0 Sylvester Street)

III. PUBLIC HEARINGS – OLD BUSINESS

A) 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 a 112± s.f. free-standing sign (including base) where 100 s.f. is the maximum allowed.
2. A Variance from Section 10.1236 allowing 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. *(This petition was postponed from the August 15, 2017 meeting.*

B) 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) 30.9%± building coverage where 25% is the maximum allowed.
This petition was postponed from the August 22, 2017. Item 2 e) has been revised to require less building coverage relief than was previously advertised.

IV. PUBLIC HEARINGS – NEW BUSINESS

1) Case 9-1.

Petitioner: Petition of Melissa A. Raffoni Revocable Trust of 2011, Melissa Raffoni, Trustee
 Property: 606 State Street
 Assessor Plan: 127, Lot 21
 Zoning District: General Residence C
 Description: Third floor wall extension.
 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 4'± right side yard where 10' is required;
2. A Variance from Section 10.321 to allow a a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance.

2) Case 9-2.

Petitioner: Arne LLC
 Property: Off Sylvester Street (0 Sylvester Street)
 Assessor Plan: Map 232, Lots 43-1 & 43-2
 Zoning District: Single Residence B
 Description: Construct a single-family home on two merged lots.
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including from Section 10.521 to allow a rear yard setback of 22.1'± where 30' is required.

3) Case 9-3. See A) under Old Business.

4) Case 9-4.

Petitioners: Matthew Nolte, owner, Matthew & Kerry Nolte, applicants
 Property: 321 Dennett Street
 Assessor Plan: Map 160, Lot 40
 Zoning District: General Residence A
 Description: Relocate an existing second dwelling unit into a separate structure.
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following:

1. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
2. Variances from Section 10.521 to allow the following (a) a 5.75' ± secondary front yard setback (Hunter Hill) where 15' is required; (b) a 9'6" ± rear yard setback (Dennett Street) where 20' is required; and (c) lot area per dwelling unit of 3,705 ± sf. where 7,500 s.f. is required.
3. A Variance from Section 10.1111.20 to allow a use that is nonconforming with respect to off-street parking to be enlarged or altered without complying with the off-street parking requirements.
4. A Variance from Section 10.1112.30 to allow 0 legally conforming off-street parking spaces where four (4) are the minimum required.

5) Case 9-5.

Petitioners: Paul Lanzoni, owner and Paul and Janice Lanzoni, applicants
 Property: 411 South Street
 Assessor Plan: Map 112, Lot 55
 Zoning District: General Residence A
 Description: Attached garage, containing an accessory dwelling unit, and a hallway addition.
 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 the following: a) a rear yard setback of 6.5' ± where 20' is required; and b) 26.4% ± building coverage where 25% is the maximum allowed.
2. 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.

V. 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.