

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

7:00 P.M.

**October 24, 2017
Reconvened From
October 17, 2017**

AGENDA

II. OLD BUSINESS

A) (Case 10-1) Request for Rehearing regarding property located at 87 Lincoln Avenue.

III. PUBLIC HEARINGS - NEW BUSINESS (*continued from the October 17, 2017 meeting*)

Case #10-3

Petitioners: Juanita Lancaster (1/8 Int.) and Eddie, Devon, Darren, and Tiffany Thomas, owners, John Anastas and Gloria Esposito-Anastas, applicants

Property: 1079 Maplewood Avenue

Assessor Plan: Map 219, Lot 49

Zoning District: Single Residence B (SRB)

Description: Replace existing structures with new construction of a single-family home and attached garage.

Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:

1. A Variance from Section 10.521 to allow the following: (a) a lot area and lot area per dwelling unit of 9,563'± where 15,000 s.f. is required; (b) continuous street frontage of 72'± on Maplewood Ave where 100' is required; and (c) a secondary front yard setback of 17.3'± where 30' is required.
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.

Case #10-4

Petitioners: Dovev Levine, owner and Dovev & Jannell Levin, applicants

Property: 96 Woodlawn Circle

Assessor Plan: Map 237, Lot 7

Zoning District: Single Residence B (SRB)

Description: Construct front portico and right side addition.

Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:

1. A Variance from Section 10.521 to allow a) a primary front yard of 18'± where 30' is required and b) a 28'9" ± rear yard where 30' is required.
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.

Case #10-5

Petitioners: Columbia Street Development LLC, owner, Revision Development, LLC, applicants

Property: 53 Columbia Street and Columbia Street (No address)

Assessor Plan: Map 145, Lots 43 & 44

Zoning District: General Residence C (GRC)

Description: Merge two lots and build an eight-unit dwelling.

Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:

1. A Special Exception under Section 10.440, Use #1.52 to allow eight dwelling units on a property where they are allowed by special exception.
2. A Variance from Section 10.521 to allow a) a lot area per dwelling unit of 1,289 s.f. where 3,500 s.f. is required; and b) 44.4% building coverage where 35% is the maximum allowed.

Case #10-6

Petitioners: High Liner Foods Inc.

Property: 1 High Liner Avenue

Assessor Plan: Map 259, Lot 14

Zoning District: Industrial (I)

Description: Replace and reface wall signs.

Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:

1. A Variance from Section 10.1251.20 to allow a 600 s.f. wall sign where 100 s.f. is the maximum allowed for a wall sign;
2. A Variance from Section 10.1271.20 to allow a wall sign on a façade not facing a street and with no public entrance; and
3. A Variance from Section 10.1251 to allow a wall sign with no aggregate sign area available.

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.