

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

7:00 P.M.

NOVEMBER 21, 2017

AGENDA

I. APPROVAL OF MINUTES

- A) October 17, 2017
- B) October 24, 2017

II. PUBLIC HEARINGS - NEW BUSINESS

Case #11-1

Petitioners: Working Stiff Properties LLC, owner, Matthew Beebe & Barbara Jenny, applicants
Property: 87 Lincoln Avenue
Assessor Plan: Map 113, Lot 34
Zoning District: General Residence A (GRA)
Description: Appeal.
Requests: Appeal by the owners of the action taken by the City of Portsmouth issuing a cease and desist for a non-permitted use as a short term rental for the property referenced above.

Case #11-2

Petitioners: KL Boston Revocable Trust, Kelly L. Boston, trustee
Property: 465 Cutts Avenue
Assessor Plan: Map 210, Lot 27
Zoning District: Single Residence B (SRB)
Description: Extend existing garage and front porch.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:

1. Variances from Section 10.521 to allow the following: a) a secondary front yard setback of 11' ± where 30' is required; and b) to allow a 20.13% ± building coverage where 20% 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.

Case #11-3

Petitioners: Ned and Bill Properties LLC
 Property: 621 Islington Street
 Assessor Plan: Map 164, Lot 6
 Zoning District: Character District 4-W (CD4-W)
 Description: Convert three retail/office units into three residential dwelling units (for a total of 7 units).
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:

1. A Variance from Section 10.5A41.10B to allow the following: (a) a lot area per dwelling unit of 2,074 s.f. where 2,500 s.f. is required; (b) 9.7% ± open space where 15% is the minimum required; (c) a ground story height of 7'7"± to 8'1"± where 12' is the minimum required; (d) a façade modulation length in excess of 80' where 80' is the maximum allowed; (e) façade glazing in excess of 50%; and (f) a ground floor surface above sidewalk grade in excess of 36" where 36" is the maximum allowed.
2. A Variance from Section 10.5A44.35 to allow a 34'± wide driveway where 24' is the maximum allowed.

Case #11-2

Petitioners: KC Realty Trust, Keith Malinowski, Trustee
 Property: 84 Pleasant Street
 Assessor Plan: Map 107, Lot 77
 Zoning District: Character District 4 (CD4)
 Description: Replace rear addition and permit residential uses on the second and third floors with no off-street parking provided.
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:

1. Variances from Section 10.5A41.10C to allow the following: a) 0% open space where 10% is required; and b) 100% building coverage where 90% is the maximum allowed.
2. A Variance from Section 10.1111.10 to allow a change in the use or intensification of use in an existing building or structure without providing off-street parking.
3. A Variance from Section 10.1111.20 to allow a use that is nonconforming as to the requirements for off-street parking to be enlarged or altered without providing off-street parking for the original building, structure or use and all expansions, intensifications or additions.
4. 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 #11-5

Petitioners: PNF Trust of 2013, Peter N. Floros, Trustee
 Property: 278 State Street

Assessor Plan: Map 107, Lot 80
Zoning District: Character District 4
Description: Appeal decision of the Historic District Commission to deny the issuance of a demolition permit.
Requests: Issuance of a demolition permit.

III. 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.