

**REGULAR MEETING
BOARD OF ADJUSTMENT
SCHOOL BOARD CONFERENCE ROOM*
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

7:00 P.M.

FEBRUARY 21, 2017

*Note change in customary venue.

AGENDA

I. APPROVAL OF MINUTES

A) January 17, 2017

II. PUBLIC HEARINGS – NEW BUSINESS

1) Case #2-1

Petitioners: Ajeet Jai Singh & Kathleen Jo Singh

Property: 140 Thornton Street

Assessor Plan 160, Lot 8

Zoning District: General Residence A

Description: Construct a rear landing/deck and stairs onto a previously approved new home.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including a Variance from Section 10.521 to allow 33% building coverage where 25% is the maximum allowed.

2) Case #2-2

Petitioners: LCSG, LLC

Property: 160 & 168-170 Union Street

Assessor Plan: Map 135, Lots 29 and 30

Zoning District: General Residence C

Description: Construct two (2) three-unit dwellings on a combined lot

Requests: The 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 a lot area per dwelling unit of 1,575± s.f. where 3,500 s.f. is required and 15.3% open space where a minimum of 20% is required;

2) A Variance from Section 10.1112.30 to allow ten (10) off-street parking spaces to be provided where 12 parking spaces are required.

3) Case #2-3

Petitioners: Colman C. Garland & North Woods Revocable Trust, John D. Rust, Trustee & Rust Family Trust, Libby K Rust, Trustee, owners, & David Calkins, applicant.

(over)

Property: Off Moffat Street between Swett Avenue and Woodworth Avenue
Assessor Plan: Map 243, Lots 25, 26, 27, and 28
Zoning District: Single Residence B
Description: Create two (2) residential lots from four (4) existing vacant lots
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including Variances from Section 10.521 for the following:
1) Lot area and lot area per dwelling unit of 10,412± s.f. where 15,000 s.f. is required;
2) Continuous street frontages of 86.02'± and 86.00'± where 100' is required.

4) Case #2-4

Petitioners: Portsmouth City Investment Realty Trust, Christopher McInnis, Trustee, owner, Islamic Society of the Seacoast Area, applicant
Property: At Maplewood Avenue (number not yet assigned)
Assessor Plan: Map 220, Lot 90
Zoning District: Single Residence B
Description: Construct a 4,000± s.f. building to house a religious place of assembly.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1) A Special Exception for Section 10.440 to allow a religious place of assembly in a district where the use is only allowed by special exception.
2) A Variance from Section 10.521 to allow 47'± of continuous street frontage where 100' is required.

5) Case #2-5

Petitioners: Sarah Parker (Natt) and David Natt
Property: 76 Brackett Lane
Assessor Plan: Map 206, Lot 6
Zoning District: Single Residence B
Description: Construct a 10'± x 15'± rear addition and a front farmers porch.
Requests: The 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 a rear yard of 10'8" ± where 30' is required, a right side yard of 8'10" ± where 10' is required, a front yard of 16'± where 19' is required, and 22.3%± building coverage where 20% is the maximum allowed.
2) A Variance from Section 10.321 to allow a non-conforming building to be extended, enlarged or structurally altered except in conformance with the Ordinance.

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.