

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

7:00 P.M.

JULY 17, 2018

AGENDA

I. APPROVAL OF MINUTES

- A) June 19, 2018
- B) June 26, 2018

II. OLD BUSINESS

- A) Request for Extension regarding property located at 75 Congress Street.

III. OLD BUSINESS – PUBLIC HEARINGS

A) Case 5-9

Petitioner: Michael De La Cruz
Property: 75 (63) Congress Street
Assessor Plan: Map 117, Lot 5
Zoning District: Character District 5 and the Downtown Overlay District
Description: Construct a basement indoor parking facility
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following:
1. Variances from Section 10.1114.20 to allow the following:
a) eight parking spaces with less than the required dimensions; and
b) a 12'± wide maneuvering aisle where 14' is required.

IV. NEW BUSINESS – PUBLIC HEARINGS

1) Case 7-1

Petitioner: LCSG LLC
Property: 160 and 168-170 Union Street
Assessor Plan: Map 135, Lots 29 and 30
Zoning District: General Residence C District
Description: Merge two lots into one with four dwelling units in three buildings.

Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including variances from Section 10.521 to allow the following:

- a) a lot area per dwelling unit of 2,363± s.f. where 3,500 s.f. is required;
- b) a right side yard of 5'± where 10' is required;
- c) a left side yard of 5'4" ± where 10' is required;
- d) a rear yard of 10'± where 20' is required; and
- e) 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.

2) Case 7-2

Petitioner: Bromley Portsmouth LLC, RCQ Portsmouth LLC c/o Quincy & Co Inc.

Property: 1465 Woodbury Avenue

Assessor Plan: Map 216, Lot 3

Zoning District: Gateway 1

Description: Install wall signage

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

- a) from Section 10.1251.20 to allow 246± s.f. of wall signs where 200 s.f. is the maximum allowed.

3) Case 7-3

Petitioners: Byron D. And Sophie M. Matto

Property: 17 Fields Road

Assessor Plan: Map 170, Lot 8

Zoning District: Single Residence B District

Description: Add a second story and gable roof

Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances from Section 10.521:

- a) a front yard of 17'11" ± where 30' is required;
- b) a right side yard of 3'11" ± where 10' is required; and
- c) building coverage of 25.5%± where 20% is the maximum allowed; and
- d) 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.

4) Case 7-4

Petitioner: McDonalds Corporation c/o The Napoli Group

Property: 1000 Lafayette Road

Assessor Plan: Map 253, Lot 12

Zoning District: Gateway 2 District

Description: Replace menu boards in the drive-through
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:
a) from Section 10.1223.10 to allow animated signs where they are not allowed;
and
b) from Section 10.835.22 to allow illuminated menu boards or other signs associated with the drive-through facility that are not shielded from public streets and residential properties.

5) Case 7-5

Petitioner: Patricia A. Wallace Revocable Trust, Patricia A. Wallace, Trustee
Property: 50 Sunset Road
Assessor Plan: Map 153, Lot 13
Zoning District: Single Residence B District Description: Install an 8'± x 8'± shed
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variance:
a) from Section 10.573.10 to allow a shed with a 0'± right side yard where 5' is required.