

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

7:00 P.M.

**July 24, 2018
Reconvened From
July 17, 2018**

AGENDA

IV. NEW BUSINESS – PUBLIC HEARINGS (continued from the July 17, 2018 meeting)

6) Case 7-6

Petitioner: Two-Way Realty LLC, owner, Port City Nissan, Inc., applicant
Property: 120 Spaulding Turnpike
Assessor Plan: Map 236, Lot 33
Zoning District: General Business and Single Residence B
Description: Construct a 12,000 s.f. vehicle storage area for 65± vehicle capacity
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:
a) from Section 10.591 to allow vehicle storage within a residential zone where 100 feet is required;
b) from Section 10.592.20 to allow a motor vehicle dealership to be less than 200 feet from a residential district; and
c) from Section 10.440, Use #10.60 to allow outdoor motor vehicle storage in a residential district.

7) Case 7-7

Petitioners: Michael R. & Denise Todd
Property: 254 South Street
Assessor Plan: Map 111, Lot 4
Zoning District: Single Residence B
Description: Construct a rear deck addition
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variance:
a) from Section 10.521 to allow 27%± building coverage where 20% is the maximum allowed.

8) Case 7-8

Petitioners: Petition of RKW Investment Properties LLC, owner and Portsmouth Believers Church, Inc., applicant
Property: 115 Heritage Avenue
Assessor Plan: Map 285, Lot 5-1
Zoning District: Industrial District
Description: Religious assembly use
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variance:
a) under Section 10.440, Use #3.11 to allow a religious place of assembly where the use is not permitted.

Withdrawn

9) Case 7-9

Petitioner: Noelle B. Beadling
Property: 86 Thornton Street
Assessor Plan: Map 160, Lot 2
Zoning District: General Residence A
Description: Convert basement space into a dwelling unit.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variance:
a) from Section 10.521 to allow a lot area per dwelling unit of 1,960± s.f. where 7,500 s.f. is the minimum required.

10) Case 7-10

Petitioners: Jeffrey P. Bartolini and A. Rachel Roemer
Property: 130 Pine Street
Assessor Plan: Map 162, Lot 29
Zoning District: General Residence A
Description: Replace existing shed with the same footprint in the same location.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:
a) from Section 10.521 to allow a 0'± right side yard where 10' is required;
b) from Section 10.521 to allow 28%± building coverage where 25% is the maximum allowed; and
c) 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.

11) Case 7-11

Petitioners: Cassandra M. Saltus Declaration of Trust, Cassandra M. Saltus, Trustee, owner, Derek Bickford, applicant
Property: 122 Essex Avenue
Assessor Plan: Map 233, Lot 66

Zoning District: Single Residence B
Description: Construct an 18'± x 6'± front farmers porch.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:
a) from Section 10.521 to allow a front yard of 13'± where 30' is required; and
b) from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirement of the Ordinance.

12) Case 7-12

Petitioners: Shawn A. Dick
Property: 869 Woodbury Avenue
Assessor Plan: Map 219, Lot 37
Zoning District: Single Residence B
Description: Replace damaged home and detached garage with a single family home and attached garage.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:
a) from Section 10.521 to allow a lot area and lot area per dwelling unit of 10,018± s.f where 15,000 is required.

13) Case 7-13

Petitioner: Bruce A. Clark
Property: 893 Woodbury Avenue
Assessor Plan: Map 219, Lot 36
Zoning District: Single Residence B
Description: Replace existing garage with an attached two-car garage.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:
a) from Section 10.521 to allow an 8'± right side yard where 10' is required;
b) from Section 10.521 to allow a 23'± rear yard where 30' is required; and
c) 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.

14) Case 7-14

Petitioner: 206 Court Street, LLC
Property: 206 Court Street
Assessor Plan: Map 116, Lot 34
Zoning District: Character District 4-L1
Description: Construct a 36'± x 20'± rear addition.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:

- a) from Section 10.5A41.10A to allow a lot area per dwelling unit of 979± s.f. where 3,000 s.f. is required;
- b) from Section 10.5A41.10A to allow façade glazing of 16%± where 20% is the minimum required;
- c) from Section 10.5A41.10A to allow a 9'± ground floor height where a minimum of 11' is required;
- d) from Section 10.1114.21 to allow two parking spaces with a width of 8'± where 8.5' is required;
- e) from Section 10.1114.32(b) to allow vehicles to enter and leave the parking area by backing into or from a public street or way; and
- f) 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.