

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

7:00 P.M.

AUGUST 21, 2018

REVISED AGENDA

I. APPROVAL OF MINUTES

A) July 17, 2018

B) July 24, 2018

II. NEW BUSINESS – PUBLIC HEARINGS

1) Case 8-1

Petitioner: Petition of Islington Street, LLC, (CVS Pharmacy), owner

Property: 674 Islington Street

Assessor Plan: Map 155, Lot 3

Zoning District: Character District 4-W.

Description: Install wall signage.

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

- a) from Section 10.1251.20 to allow four wall signs that each exceed 40 square feet;
- b) from Section 10.1261.30 to allow internal illumination in the Historic District;
- c) from Section 1251.10 to exceed the maximum aggregate signage available; and
- d) from Section 10.1271 to allow signage where there is no frontage or public entrance.

2) Case 8-2

Petitioners: Noble Island Condominium Association, owner, and William R. Buckley, Jr. Revocable Trust and Rebecca Gould 1996 Revocable Trust (Units 9L and 9R), applicants

Property: 500 Market Street, Units 9L and 9R

Assessor Plan: Map 120, Lots 2-9L and 2-9R

Zoning District: Character District 4-L1

Description: Bed and Breakfast with two guest rooms
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following special exception:
a) from Section 10.440, Use #10.21.

3) Case 8-3

Petitioners: Petition of Pease Development Authority, owner, and Wentworth-Douglass Hospital, applicant
Property: 121 Corporate Drive
Assessor Plan: Map 303, Lot 8
Zoning District: (Pease) Airport Business Commercial
Description: Illuminated wall sign and monument sign
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variance:
a) from Section 306.01(d) to allow 391.7 square feet of sign area where 200 square feet is the maximum per lot.

4) Case 8-4

Petitioners: Petition of Travis J. Lavoie and Ariana L. Odom-Truelson, owners
Property: 307 Dennett Street
Assessor Plan: Map 160, Lot 41
Zoning District: General Residence A
Description: Replace existing barn with attached garage with living space above.
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 5.6± foot side yard where 10 feet 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 requirements of the Ordinance.

5) Case 8-5

Petitioners: Petition of Stefanie A. Flavin & Brendan D. Flavin, owners
Property: 460 Dennett Street
Assessor Plan: Map 160, Lot 24
Zoning District: General Residence A
Description: Garage and mudroom/entry connector
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 5± foot secondary front yard where 15 feet is required;
b) a 16± foot rear yard where 20 feet is required;
c) a 6± foot right side yard where 10 feet is required; and

- d) 49%± building coverage; as well as where 25% is the maximum allowed; and the following variance from Section 10.321 to allow the following:
- e) an existing nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance.

6) Case 8-6

Petitioner: Petition of Amanda R. Blanchette, owner
Property: 1462 Islington Street
Assessor Plan: Map 233, Lot 86
Zoning District: Single Residence B
Description: Attached garage with living space above
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including variances from Section 521 to allow the following:

- a) a 10 foot rear yard where 30 feet is required;
- b) a 3' right side yard where 10' is required;
- c) 26% building coverage where 20% is the maximum allowed; and a variance from Section 10.321 to allow the following:
- d) an existing nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance.

7) Case 8-7

Petitioners: Petition of Shipwatch Condominium Association, owner, and 51 Ceres, LLC, applicant
Property: 129 Market Street, Unit A
Assessor Plan: Map 106, Lot 35-A
Zoning District: Character District 5
Description: Convert commercial space to a live/work unit.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variance:

- a) from Section 10.1112.311 to allow 0 parking spaces where 1 space is required.

8) Case 7-8

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 252± square feet of wall signs where 200 square feet is the maximum allowed.

9) Case 8-9

Petitioners: Petition of David Simpson and Janet Zerr, owners
Property: 65 Rogers Street
Assessor Plan: Map 115, Lot 2
Zoning District: Mixed Residential Office
Description: Replace detached garage and shed with attached garage.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including variances from Section 521 to allow the following:
a) a 4.5± foot left side yard where 10 feet is required;
b) a 14.2± foot rear yard where 15 feet is required;
and a variance from Section 10.321 to allow the following:
c) an existing nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance.

10) Case 8-10

Petitioners: Petition of William Brinton Shone and Tatjana Rizzi Shone, owners
Property: 11 Elwyn Avenue
Assessor Plan: Map 113, Lot 27
Zoning District: General Residence A
Description: Infill addition and dormer
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including variances from Section 521 to allow the following:
a) a 5± foot right side yard where 10 feet is required;
b) 40% building coverage where 25% is the maximum allowed;
and a variance from Section 10.321 to allow the following:
c) an existing nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance.

11) Case 8-11

Petitioners: Petition of Lucky Thirteen Properties, LLC, owner, and Opendell Journey, LLC, applicant
Property: 361 Islington Street
Assessor Plan: Map 144, Lot 23
Zoning District: Character District 4-L2
Description: Operate a food truck style establishment.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variance:
a) from Section 10.440 to allow a food truck style establishment.

III. OTHER BUSINESS

- A) Board of Adjustment Rules & Regulations

IV. ADJOURMENT