

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

7:00 P.M.

OCTOBER 16, 2018

REVISED AGENDA

I. APPROVAL OF MINUTES

A) September 18, 2018

II. PUBLIC HEARINGS - OLD BUSINESS

A) Case 8-1

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

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.

Note: This petition was postponed at the August 21, 2018 and September 18, 2018 meetings.

B) 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.

Withdrawn

- 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.
- Note: This petition was postponed at the August 21, 2018 and September 18, 2018 meetings.*

C) Case 9-1

- Petitioners: Petition of James C. Lucy Revocable Trust, James C. & Kimberley A. Lucy, Trustees
- Property: 127 & 137 High Street
- Assessor Plan: Map 118, Lots 20 and 21
- Zoning District: Character District 4-L1.
- Description: Change a section to office use, add a second floor rear addition and construct a single-family home.
- Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:
- a) from Section 10.642 to allow a residential use in the ground floor in the Downtown Overlay District;
 - b) from Section 10.5A41.10A to allow a ground story height less than 11 ft.;
 - c) from Section 10.5A41.10A to allow a house in the Downtown Overlay District; and
 - d) from Section 10.5A41.10A to allow 2,416± s.f. lot area per dwelling unit where 3,000 s.f. per dwelling unit is required.
- Note: This petition was postponed at the September 18, 2018 meeting and amended by the addition of item d).*

III. PUBLIC HEARINGS - NEW BUSINESS

1) Case 10-1

- Petitioners: Petition of Sandra L. and James Pantelakos
- Property: 5 Meadow Road
- Assessor Plan: Map 236, Lot 79
- Zoning District: Single Residence B
- Description: Install above-ground pool with decking.
- 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 30%± building coverage where 20% is the maximum allowed.

2) Case 10-2

Petitioner: Petition of Strawberry Banke Inc.

Property: Off Marcy Street

Assessor Plan: Map 104, Lot 7

Zoning District: Mixed Residential Office

Description: Install a 4'± x 4'± freestanding sign.

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

- a) from Section 10.1243 to allow more than one freestanding sign on a lot;
- b) from Section 10.1253.10 to allow a freestanding sign 8'± in height where 7' is the maximum height allowed; and
- c) from Section 10.1253.10 to allow a 1'± setback where 5' is the minimum setback required.

3) Case 10-3

Petitioners: Petition of Frank Cavalieri et al

Property: 179 Woodbury Avenue

Assessor Plan: Map 162, Lot 57

Zoning District: General Residence A

Description: Lot line revision.

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 lot area and lot area per dwelling unit of 5,467 where 7,500 s.f. is required; and
- b) 59.58' of street frontage where 100' is the minimum required.

4) Case 10-4

Petitioners: Petition of Richard J. and Myrinda A. Solito

Property: 2 Stark Street

Assessor Plan: Map 161, Lot 41

Zoning District: General Residence A

Description: Install an 8'± tall side yard fence and a 7'± x 24'± 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 0'± left side yard where 10' is required;
- b) from Section 10.521 to allow a 6'± front yard where 15' 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.

5) Case 10-5

Petitioners: Aaron J. and Jill Ann Grueter
Property: 69 New Castle Avenue
Assessor Plan: Map 101, Lot 49
Zoning District: General Residence B
Description: Construct a 72± s.f. 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 10.521 to allow 38%± building coverage where 30% is the maximum allowed; 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.

IV. OTHER BUSINESS

A) Board of Adjustment Rules & Regulations

V. ADJOURNMENT