

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

7:00 P.M.

NOVEMBER 20, 2018

REVISED AGENDA

I. APPROVAL OF MINUTES

A) October 16, 2018

II. OLD BUSINESS

A) Request for Extension – 163 Deer Street, Lot 4

B) Request for Extension – 165 Deer Street, Lot 3

C) Request for Rehearing for property located at 127 & 137 High Street

III. PUBLIC HEARINGS - NEW BUSINESS

1) Case 11-1

Petitioners: Ryan and Karen Baker

Property: 137 Wibird Street

Assessor Plan: Map 134, Lot 48

Zoning District: General Residence A

Description: Construct semi-attached garage.

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 0' left side yard where 10' is required; and
- b) 27%± building coverage where 25% is the maximum allowed.

2) Case 11-2

Petitioner: Potter-Schwartz Family Revocable Trust, Michael Schwartz and Sharon Potter

Property: 442/444 Middle Street

Assessor Plan: Map 135, Lot 44
Zoning District: Mixed Residential Office
Description: Vehicular circulation supporting commercial and residential units.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances from Section 10.1114.32 to allow the following:
a) vehicles to enter and leave a parking space by passing over any other parking space or requiring the moving of another vehicle; and
b) vehicles to enter or leave the parking area by backing into or from a public street or way.

3) Case 11-3

Petitioners: Arbor View and The Pines LLC c/o Forest Properties Management Inc.
Property: 145 Lang Road
Assessor Plan: Map 287, Lot 1
Zoning District: Garden Apartment/Mobile Home Park
Description: Add two apartment buildings for a total of 186 dwelling units on the property.
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 per dwelling unit of 8,321± s.f. where 10,000 s.f. is required; and
b) from Section 10.522 to allow two new multifamily dwellings with a maximum building length exceeding 160 feet.

4) Case 11-4

Petitioners: Petition of Wayne and Kristin Barrows
Property: 55 Lafayette Road
Assessor Plan: Map 151, Lot 10
Zoning District: General Residence A
Description: Subdivide one lot into Lot 1 (conforming) and Lot 2 (nonconforming).
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance for Lot 2 including variances from Section 10.521 to allow the following:
a) a lot area and lot area per dwelling unit of 6,251± s.f. where 7,500 s.f. is required for each; and
b) 96'± continuous street frontage where 100' is required.

5) Case 11-5

Petitioner: Paul Lane
Property: 428 Hanover Street
Assessor Plan: Map 138, Lot 7
Zoning District: General Residence C
Description: Construct a two-story 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 a left side yard of 5.2'± where 10' is required; b) from Section 10.521 to allow a rear yard of 9.4'± where 20' 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.

6) Case 11-6

Petitioner: Petition of Patrick Liam Hughes

Property: 65 Fields Road

Assessor Plan: Map 170, Lot4

Zoning District: Single Residence B

Description: Approve existing nonconformities of the lot in order to become eligible for an attached accessory dwelling unit.

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 of 7405.2± s.f where 15,000 is the minimum required;
- b) a 16.9'± rear yard where 30' is required;
- c) a secondary front yard of 17'± where 30' is required; and
- d) building coverage of 23±% where 20% is the maximum allowed.

7) Case 11-7

Petitioner: Joseph and Ellen Yarborough

Property: 746 Middle Road

Assessor Plan: Map 232, Lot 49

Zoning District: Single Residence B

Description: Subdivide a lot into two nonconforming lots with an existing single family home and a single family home to be constructed.

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 continuous street frontage of 50' for each lot where 100' is required for each.

8) Case 11-8

Petitioner: Portsmouth Housing Authority

Property: Gosling Road (40 Wedgewood Road)

Assessor Plan: Map 239, Lot 12

Zoning District: Gateway Neighborhood Mixed Use Corridor (G-1)

Description: Convert 670± s.f. in an existing recreation center to pre-school use.

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

- a) a special exception under Section 10.440, Use #7.12 to allow a group day care facility including private preschool and kindergarten where the use is only allowed by special exception.

IV. OTHER BUSINESS

V. ADJOURNMENT