

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

7:00 P.M.

JANUARY 17, 2018*

(At 6:45 p.m. in the Portsmouth Room, there will be a reception to honor a retiring Board Member with ten years of service.)

AGENDA

I. APPROVAL OF MINUTES

A) December 19, 2017

II. OLD BUSINESS

A) Request for Rehearing regarding property located at 278 State Street.

B) Case 12-8

Petitioner: Kathryn Michele Arbour

Property: 86 Emery Street

Assessor Plan: Map 220, Lot 87-1

Zoning District: Single Residence F

Description: Second free-standing dwelling on a lot.

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

1. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot.

(This petition was tabled at the December 19, 2017 meeting.)

III. PUBLIC HEARINGS - NEW BUSINESS

1) Case 1-1.

Petitioner: James M. Fernald, Appellant

Property: 996 Maplewood Avenue

Assessor Plan: Map 219, Lot 4

Zoning District: Single Residence B District

Description: Appeal

Request: Appeal from an Administrative Decision regarding the issuance of a building permit for Unit C of the above property.

2) Case 1-2

Petitioners: Bursaw’s Pantry, LLC, owner and Robert and Kathleen Dockham, applicants
Property: 3020 Lafayette Road
Assessor Plan: Map 292, Lot 152
Zoning District: Mixed Residential B District
Description: Expand an existing building to contain three upper story dwelling units and a ground floor office with a parking lot landing.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:
1. Variances from Section 10.521 to allow the following: a) 3,938± s.f. lot area per dwelling unit where 7,500 s.f. is required; and b) a 5.5’± left side yard where 10’ is required.
2. A Variance from Section 10.533 to allow a building or structure to be located 54’± from the centerline of Lafayette Road where a minimum of 80’ is required.

3) Case 1-3.

Petitioners: Goodman Family Realty Trust, owner and Aroma Joe’s Coffee, LLC, applicant
Property: 1850 Woodbury Avenue
Assessor Plan: Map 239, Lot 9
Zoning District: Gateway Neighborhood Mixed Use Corridor (G1)
Description: Construct and operate a drive-through take-out restaurant
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:
1. A Variance from Section 10.5B.34.90 to allow a building with no street facing entrance.
2. A Variance from Section 10.5B.41.80 to allow no community space coverage to be provided where 10% of the total site area is required.

IV. ADJOURNMENT

**Change in customary schedule and day of week.*

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.