

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

**7:00 P.M.**

**JANUARY 15, 2019**

**AGENDA**

**I. APPROVAL OF MINUTES**

A) December 18, 2018

**II. PUBLIC HEARINGS - NEW BUSINESS**

1) Case 1-1

Petitioner: Katherine Leigh  
Property: 127 Crescent Way  
Assessor Plan: Map 212, Lot 152  
Zoning District: General Residence B  
Description: Stand-alone generator.  
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variance:  
a) From Section 10.515.14 to allow a 4.3' right side yard where 10' is required.

2) Case 1-2

Petitioners: Katherine Balliet & Carol Hollings, owners and Lisa Koppelman and Nicholas Cracknell, applicants  
Property: 11 Meeting House Hill Road  
Assessor Plan: Map 103, Lot 59  
Zoning District: General Residence B  
Description: Move one existing dwelling unit to a garage with added second story and a connector to existing home.  
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including variances from the following:  
a) from Section 10.521 to allow 48%±0 building coverage where 30% is the maximum permitted;  
b) from Section 10.521 to allow a 5.5'± rear yard where 25' is required; and

- c) from Section 10.321 to allow a nonconforming structure to be extended, reconstructed or enlarged without conforming to the requirements of the ordinance.

3) Case 1-3

Petitioner: Neil Cohen  
Property: 21 Langdon Street #23  
Assessor Plan: Map 138, Lot 32  
Zoning District: General Residence C  
Description: Demolish and reconstruct a duplex structure.  
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:  
a) from Section 10.321 to allow a nonconforming structure to be extended, reconstructed or enlarged; and  
from Section 10.521 to allow the following:  
b) a lot area of 3,485 s.f.±. where 3,500 s.f. is required;  
c) a lot area per dwelling unit of 1742.5± s.f. where 3,500 s.f. is required;  
d) continuous street frontage of 55'± where 70' is required;  
e) 39.7%± building coverage where 35% is the maximum allowed;  
f) a 0'± front yard where 5' is required;  
g) a 5'± right side yard where 10' is required; and  
h) a 5.7'± left side yard where 10' is required.

4) Case 1-4

Petitioners: Nancy H. Alexander Revocable Trust, Nancy H. Alexander, Trustee, owner, and Rumble Tumble, LLC applicant  
Property: 620 Peverly Hill Road  
Assessor Plan: Map 254, Lot 6  
Zoning District: Industrial District  
Description: Use a portion of the property for a children's gym.  
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 #4.42 to allow a health club with a gross floor area exceeding 2,000 s.f. where the use is only allowed by special exception.

**III. OTHER BUSINESS**

**IV. ADJOURNMENT**