

**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

REVISED 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%± 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

Request to Postpone

- 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