

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

7:00 P.M.

*** FEBRUARY 20, 2019**

**Note change from customary meeting day.*

AGENDA

I. APPROVAL OF MINUTES

A) January 15, 2019

II. OLD BUSINESS

A) Request for Extension regarding 686 Maplewood Avenue.

III. PUBLIC HEARINGS – OLD BUSINESS

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

IV. PUBLIC HEARINGS – NEW BUSINESS

1) Case 2-1

Petitioners: Frank AJ Veneroso and Roslyn Weems
Property: 53 Austin Street
Assessor Plan: Map 127, Lot 26
Zoning District: General Residence C
Description: Proposed Inn
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including variances from the following:
a) from Section 10.440, Use #10.30 to allow an Inn in a district where the use is not permitted in the district.

2) Case 2-2

Petitioners: Keith Anthony Kohler and Nicole Gabrielle Lapierre
Property: 44 Rock Street
Assessor Plan: Map 138, Lot 19
Zoning District: General Residence C
Description: Demolish garage and deck and add 2 ½ story addition.
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 a 5'± left side yard where 10' is required;
b) from Section 10.521 to allow 37%± building coverage where 35% is the maximum allowed; and
c) from Section 10.321 to allow a nonconforming structure or building to be expanded, reconstructed or enlarged without conforming to the requirements of the ordinance.

3) Case 2-3

Petitioner: Stephen G. Bucklin
Property: 322 Islington Street
Assessor Plan: Map 145, Lot 3
Zoning District: Character District 4-Limited-2 District.
Description: Move existing carriage house to a new foundation and add one-story connector to the existing house.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including variances from the following:
a) from Section 10.5A41.10A to allow a 1'± rear yard where 5' is required;
b) from Section 10.5A41.10A to allow a 2'± left side yard where 5' is the minimum required; and
c) from Section 10.321 to allow a nonconforming structure or building to be expanded, reconstructed or enlarged without conforming to the requirements of the ordinance.

4) Case 2-4

Petitioner: Carrie Richesson
 Property: 101 Martha Terrace
 Assessor Plan: Map 283, Lot 5
 Zoning District: Single Residence A
 Description: Construct a 20'± x 24'± garage attached to the existing house by a 10'± x 10'± mudroom.
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances from Section 10.521 to allow the following:
 a) a 12'± secondary front yard where 30' is required; and
 b) 16%± building coverage where 10% is the maximum allowed.

5) Case 2-5

Petitioners: Ryan P. and Jennifer L. Smith
 Property: 7 Laurel Court
 Assessor Plan: Map 212, Lot 191
 Zoning District: General Residence B
 Description: Equitable Waiver for rear and front yard encroachments.
 Requests: An Equitable Waiver under RSA 674:33-a to allow a previously constructed bulkhead with a 22'± rear yard and a previously constructed bulkhead with a 24.7'± rear yard where 25' is required for each and to allow a 4'± front yard where 5' is required.

6) Case 2-6

Petitioners: Vaughn Family Revocable Trust, Charles & Sally Vaughn, Trustees, owners, and Craig and Diane Alie, applicants
 Property: 50 Pleasant Point Drive
 Assessor Plan: Map 207, Lot 11
 Zoning District: Single Residence B
 Description: Second story addition and new two-story garage.
 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 an 18'± secondary front yard for a vertical expansion of the existing dwelling where 30' is required;
 b) from Section 10.521 to allow a 21'± secondary front yard for a new two-story garage where 30' is required; and
 c) from Section 10.321 to allow a nonconforming structure or building to be expanded, reconstructed or enlarged without conforming to the requirements of the ordinance.

7) Case 2-7

Petitioners: Neil A. Fitzgerald Family Trust, Kara Moss and Linda Fitzgerald, Trustees

Property: 226 Park Street

Assessor Plan: Map 149, Lot 50

Zoning District: General Residence A

Description: Rear addition, single-story 410± s.f. detached accessory dwelling unit (DADU), and a detached one-car 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 lot area per dwelling unit of 4,368± s.f. where 7,500 s.f. is required per dwelling unit; and
- b) 31%± building coverage where 25% is the maximum allowed.

VI. OTHER BUSINESS

VII. ADJOURNMENT