

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

7:00 P.M.

**FEBRUARY 26, 2019
Continued From
FEBRUARY 20, 2019**

AGENDA

IV. PUBLIC HEARINGS – NEW BUSINESS

(The following petitions were postponed at the February 20, 2019 meeting. Cases 2-2 and 2-5 were heard at that meeting. Case 2-1 was tabled to the March meeting.)

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.

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