

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

**7:00 P.M.**

**MARCH 26, 2019  
Continued from the  
MARCH 19, 2019 MEETING**

**AGENDA**

**I. PUBLIC HEARINGS – NEW BUSINESS**

1) Case 3-5.

Petitioners: Litchfield Portsmouth, LLC, owner, and New England Sporting Goods, LLC/  
Portsmouth Strategic Partners, LLC, applicants

Property: 170 West Road

Assessor Plan Map 252, Lot 2-14

District: Industrial District

Description: Sports training facility.

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

- a) a special exception under Section 10.440, Use #442 to allow a sports training facility where a health club or similar use is allowed in this district by special exception.

2) Case 3-6.

Petitioner: Noele M. Clews

Property: 799 South Street

Assessor Plan Map 132, Lot 24

District: General Residence A District

Description: Subdivide one lot into three lots.

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

- a) from Section 10.521 to allow 95'± continuous street frontage where 100' is required.

3) Case 3-7.

Petitioners: Thirty-Six Ruby Road Trust, Phillip J. Stiles, Trustee

Property: Thirty-Six Ruby Road

Assessor Plan: Map 220, Lot 51

District: Single Residence B District  
Description: Create a buildable residential lot.  
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:  
a) from Section 10.521 to allow a lot area and lot area per dwelling of 11,844± s.f. where 15,000 s.f. is required for each.

4) Case 3-8.

Petitioners: Weeks Realty Trust, Kaley E. Weeks, Trustee and Chad Carter, owners and Tuck Realty Corporation, applicant, for property located at  
Property: 3110 Lafayette Road, Lafayette Road, and 65 Ocean Road  
Assessor Plan Map 292, Lots 151-1, 151-2 and 153  
District: Single Residence B District  
Description: Merge lots and construct four story mixed use building containing 30 apartments and professional/medical offices.  
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including the following variances:  
a) from Section 10.440 to allow professional, business and medical office uses where the uses are not allowed in the district;  
b) from Section 10.533 to allow a front yard setback 27' from the side line and 70' from the centerline of Lafayette Road where 30' from the sideline or 80' from the centerline is the minimum required;  
c) from Section 10.521 to allow a building height of 51'± where 35' for a sloped roof is the maximum allowed; and  
d) from Section 10.521 to allow a lot area per dwelling unit of 2,722± s.f. where 15,000 s.f. per dwelling unit is required.

**II. OTHER BUSINESS**

**III. ADJOURNMENT**