

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

7:00 P.M.

August 20, 2019*

AGENDA

***Note: This meeting will be reconvened on August 27, 2019 to hear additional petitions for which a separate Agenda will be posted.**

I. APPROVAL OF MINUTES

- A) July 16, 2019
- B) July 23, 2019

II. PUBLIC HEARINGS – OLD BUSINESS

A) Case 7-2. Petition of Kenneth K. and Deborah A. Jennings for property located at 27 Thaxter Road to Appeal a Decision of the Portsmouth City Council to restore two involuntary merger lots. Said property is shown on Assessor Plan a66, Lot 39 and lies within the Single Residence B District. **Note: This petition will be heard at the reconvened meeting on Tuesday, August 27, 2019.*

III. PUBLIC HEARINGS – NEW BUSINESS

1) Case 8-1. Petition of Richard Fusegni for property located at **201 Kearsarge Way** wherein relief is required from the Zoning Ordinance to subdivide one lot into three lots one of which will be nonconforming including the following variance from Section 10.521. a) to allow 83' of continuous street frontage where 100' is required. Said property is shown on Assessor Plan 218, Lot 5 and lies within the Single Residence B District.

2) Case 8-2. Petition of Michael Brandzel & Helen Long for property located at **39 Dearborn Street** for a wall-mounted outdoor a/c condenser wherein the following variance is required:
a) from Section 10.515.14 to allow a 2'6" right side yard where 10' is required. Said property is shown on Assessor Plan 140, Lot 3 and lies within the General Residence A District.

3) Case 8-3. Petition of Russell Serbagi for property located at **306 Marcy Street, Unit 3** to install a mini split ductless a/c system including condenser and air handler system with lines in conduit wherein the following variance is required: a) from Section 10.515.14 to allow a 7’ right side yard where 10’ is required. Said property is shown on Assessor Plan 102, Lot 75-3 and lies within the General Residence B District.

4) Case 8-4. Petition of Seacoast Veterans Properties, LLC for property located at **41 Salem Street** to demolish existing structure and construct four townhouse residential units in two buildings wherein the following variances are required: a) Section 10.521 to allow a lot area per dwelling unit of 2,721 s.f. where 3,500 s.f. is required. Said property is shown on Assessor Plan 144, Lot 31 and lies within the General Residence C District.

5) Case 8-5. Petition of Scott D. Young for property located at **7 Suzanne Drive** for a 12’ x 46’ rear addition wherein variances from Section 10.521 are required to allow the following: a) a 21’ rear yard where 30’ is required; and b) 21% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 292, Lot 80 and lies within the Single Residence B District.

6) Case 8-6. Petition of Galaro Properties LLC, owner, Earth Eagle Brewings, applicant, for property located at **175 High Street** for seasonal outdoor entertainment wherein the following variances or special exceptions are required: a) a special exception from 10.440, Use # 3.521 to allow an outdoor performance facility with an occupancy up to 500 people; and b) a variance from Section 10.592 to allow an outdoor performance facility use to be within 500’ from a residential district. Said property is shown on Assessor Plan 118, Lot 16 and lies within Character District 4.

7) Case 8-7. Petition of Haven Properties LLC for property located at **187 McDonough Street** for demolition of existing single family residence and construction of a new single family residence wherein variances from Section 10.521 are required to allow the following: a) a lot area of 2,537 s.f. where 3,500 s.f. is the minimum required; b) a lot area per dwelling unit of 2,537 s.f. where 3,500 s.f. is the minimum required; c) continuous street frontage of 48’ where 70’ is the minimum required; d) building coverage of 43% where 35% is the maximum allowed; e) a 4’ left side yard where 10’ is the minimum required; and f) a 9’ rear yard where 20’ is the minimum required. Said property is shown on Assessor Plan 144, Lot 43 and lies within the General Residence C District.

IV. OTHER BUSINESS

A) Parking Principles

V. ADJOURNMENT