

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

7:00 P.M.

September 17, 2019

AGENDA

***Note: This meeting will be reconvened on September 24, 2019 to hear additional petitions for which a separate Agenda will be posted.**

I. APPROVAL OF MINUTES

- A) August 20, 2019
- B) August 27, 2019

II. REQUEST FOR EXTENSION

- A) Request for Extension regarding property located at **621 Islington Street**.

III. OLD BUSINESS – PUBLIC HEARINGS

- 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 66, Lot 39 and lies within the Single Residence B District. *(This petition was postponed from the July 16, 2019 and August 20 and 27, 2019 meetings.)*
- B) 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. *(This petition was postponed at the August 20, 2019 meeting.)*
- C) 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 variance is required: a) from Section 10.521 to allow a lot area

per dwelling unit of 2,726 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. *(This petition was postponed at the August 20, 2019 meeting.)*

IV. OLD BUSINESS

A) Case 8-12. Petition of Foundry Place LLC for property located at **0 Hanover Street (aka 181 Hill Street)** for construction of a six story 60' hotel with interior parking wherein the following variances are required: a) from Section 10.5A43.31 and Section 10.5A46.10 to allow a six-story 60-foot tall building where a five-story, 60-foot tall building is permitted; b) from Section 10.1114.21 to allow 54 valet-only parking spaces using a two-car lift system where 10 spaces do not meet the parking depth requirements; and c) from Section 10.1114.32(a) to permit a valet-only lift system which requires passing over another parking space or moving another vehicle where both requirements are prohibited. Said property is shown on Assessor Plan 138, Lot 62 and lies within Character District 5. *(This petition was tabled at the August 27, 2019 meeting for additional Board discussion.)*

V. NEW BUSINESS – PUBLIC HEARINGS

1) Case 9-1. Petition of 56 Middle Street LLC for property located at **56 Middle Street** wherein relief is required from the Zoning Ordinance to convert to a duplex including the following variance: a) from Section 10.5A41, Figure 10.541A and Section 10.5A43.60 & Figure 10.5A43.60 to allow a duplex in the Downtown Overlay District where it is not permitted. Said property is shown on Assessor Plan 126, Lot 19 and lies within the Character District 4-Limited and the Downtown Overlay District.

2) Case 9-2. Petition of Lindsay J. Gee and Erin Heffron for property located at **978 South Street** wherein relief is required from the Zoning Ordinance to reconstruct entryways for both units including the following variances: a) from Section 10.521 to allow a 0.5' secondary front yard where 30' is required; b) from Section 10.521 to allow 34.5% building coverage where 20% is the maximum allowed; and c) from Section 10.321 to allow a lawful nonconforming building or structure to be extended, reconstructed, or enlarged without conforming to the requirements of the ordinance. Said property is shown on Assessor Plan 150, Lot 8 and lies within the Single Residence B District.

VI. OTHER BUSINESS

A) Parking Principles. *(This item is continued from the August 27, 2019 meeting.)*

VII. ADJOURNMENT