

**BOARD OF ADJUSTMENT  
PORTSMOUTH, NEW HAMPSHIRE**

**Remote Meeting Via Zoom Conference Call**

Register in advance for this meeting:

[https://zoom.us/webinar/register/WN\\_k4mMuEYBSPWrKYhFzLTqXg](https://zoom.us/webinar/register/WN_k4mMuEYBSPWrKYhFzLTqXg)

*You are required to register to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Public comments can be emailed in advance to [planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com). For technical assistance, please contact the Planning Department by email ([planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com)) or phone (603) 610-7296.*

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-10, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

**7:00 P.M.**

**JULY 21, 2020**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A) Approval of the minutes of the meeting of June 16, 2020.

**II. PUBLIC HEARINGS – NEW BUSINESS**

- A) Petition of **Sean Murphy, Owner**, for property located at **470 Lincoln Avenue** wherein relief is needed from the Zoning Ordinance for renovation of existing home which includes the following: 1) A Variance from Section 10.521 to allow a) a 4' right side yard where 10' is required; b) an 11' front yard where 15' is required; and c) 30% building coverage where 25% is the maximum allowed. 2) A Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 133 Lot 45 and lies within the General Residence A (GRA) District.
- B) Petition of **Chris & Jaime Dunaway, Owners**, for property located at **253 Melbourne Street**, wherein relief is needed from the Zoning Ordinance for renovation of existing dwelling including a one-story rear addition and vertical expansion of existing roof which requires the following: 1) A Variance from Section 10.521 to allow a) a 14.5' front yard where 30' is required; b) an 8' right side yard where 10' is required; and c) 21% building coverage where 20% is the maximum allowed. 2) A Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or

- enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 233 Lot 88 and lies within the Single Residence B (SRB) District.
- C) Petition of **39 Cass Street, LLC, Owner**, and **Amy Dutton, Applicant**, for property located at **39 Cass Street** wherein relief is needed from the Zoning Ordinance to replace an existing structure with a new single-family dwelling which requires the following: 1) A Variance from Section 10.521 to allow a) a 5' left side yard where 10' is required and b) a 6.5' right side yard where 10' is required. 2) A Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 156 Lot 9 and lies within the General Residence C (GRC) District.
- D) Petition of the **Craig Willever Revocable Trust** and the **Melinda Willever Revocable Trust, Owners**, and **Dean Katiniotis, Applicant**, for property located at **100 Jones Avenue** wherein relief is needed from the Zoning Ordinance to demolish the existing garage and construct new attached garage which requires the following: 1) A Variance from Section 10.521 to allow a 3.5' left side yard where 10' is required. Said property is shown on Assessor Map 221 Lot 11 and lies within the General Residence A (GRA) District.
- E) Petition of **Kenneth Riley, Owner**, for property located at **5 Hoover Drive**, wherein relief is needed from the Zoning Ordinance to install a 6 foot tall fence along the front property line which requires the following: 1) A Variance from Section 10.515.13 to allow a 6 foot tall fence in height to be located in the front yard. Said property is shown on Assessor Map 268 Lot 42 and lies within the Single Residence B (SRB) District.
- F) Petition of **Wentworth Douglass Hospital, Owner**, and **Barlo Signs, Applicant**, for property located at **67, 73, 121 Corporate Drive**, wherein relief is needed from the Zoning Ordinance for re-facing three existing directional signs wherein relief is required from the Pease Development Authority Zoning Ordinance which includes the following: 1) A Variance from Section 306.01(d) to allow 432.83 square feet of sign area where 200 square feet per lot is the maximum. Said properties are shown on Assessor Map 303 Lots 04, 05 & 08 and lie within the Airport Business Commercial (ABC) District.
- G) Petition of **Ali Kodal & Pamela Henry, Owners**, for property located at **845 South Street**, wherein relief is needed from the Zoning Ordinance to demolish the existing 1 car garage and construct a new 2 car garage which requires the following: 1) A Variance from Section 10.521 to allow a 5' right side yard where 10' is required. 2) A Variance from Section 10.571 to allow an accessory structure to be located closer to the street than the principal building. 3) A Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 132 Lot 23 and lies within the General Residence A (GRA) District.

- H) Petition of **Peter & Morgan Caraviello, Owners**, for property located at **366 Islington Street**, wherein relief is needed from the Zoning Ordinance to replace 2 existing heat pumps with one heat pump which requires the following: 1) A Variance from Section 10.5A41.10A to allow a 3.5' side yard where 5' is the minimum required. Said property is shown on Assessor Map 145 Lot 17 and lies within the Character District 4-L2 (CD4-L2) District.
  
- I) Petition of **Carrie Richesson, Owner**, for property located at **101 Martha Terrace**, wherein relief is needed from the Zoning Ordinance to construct a 24'x 24' garage attached to the existing house by a 10'x 10' mudroom which requires the following: 1) A Variance from Section 10.521 to allow a) an 8' secondary front yard where 30' is required; and b) 17% building coverage where 10% is the maximum allowed. Said property is shown on Assessor Map 283 Lot 5 and lies within the Single Residence A (SRA) District.
  
- J) Petition of the **Kathleen Belavitch Revocable Trust, Owner**, for property located at **354 Lincoln Avenue**, wherein relief is needed from the Zoning Ordinance to demolish the existing shed and construct a new 80 sq. ft. addition to an existing garage which includes raising the height of the garage 2 feet and requires the following: 1) A Variance from Section 10.521 to allow a) a 1'-6" side yard where 13'6" is required; b) a 5' rear yard where 13'6" is required; and c) 33.5% building coverage where 25% is the maximum allowed. 2) A Variance 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. Said property is shown on Assessor Map 130 Lot 28 and lies within the General Residence A (GRA) District.

**III. OTHER BUSINESS**

**IV. ADJOURNMENT**