

**BOARD OF ADJUSTMENT MEETING
PORTSMOUTH, NEW HAMPSHIRE**

Remote Meeting Via Zoom Conference Call

Per NH RSA 91-A:2, III (b) the Chair has declared the 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 2020-18, 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.

OCTOBER 20, 2020

ACTION SHEET

MEMBERS PRESENT: Chairman David Rheaume, Vice-Chairman Jeremiah Johnson, Jim Lee, Peter McDonell, Arthur Parrott, Alternate Phyllis Eldridge, Alternate Chase Hagaman

MEMBERS ABSENT: Christopher Mulligan and John Formella

ALSO PRESENT: Peter Stith, Planning Department

I. APPROVAL OF MINUTES

A) Approval of the minutes of the meeting of September 15, 2020.

The September meeting minutes were approved.

II. PUBLIC HEARINGS – NEW BUSINESS

A) Petition of **Kelly Dobben-Annis, Owner**, for property located at **160 Rockland Street** wherein relief is needed from the Zoning Ordinance to construct a 12' x 14' deck which requires the following: 1) A Variance from Section 10.521 to allow 30.5% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Map 129 Lot 01-01 and lies within the General Residence A (GRA) District.

The Board voted to **grant** this request as advertised and presented.

B) Petition of the **Amanda Telford Revocable Trust, Owner**, for property located at **322 Lincoln Avenue** wherein relief is needed from the Zoning Ordinance to demolish an existing structure and construct a new structure which requires the following: 1) Variances from Section 10.521 to allow a) 35.5% building coverage where 25% is the maximum allowed; b) a 3'6" right side yard where 10' is required; and c) a 13' rear yard where 20' 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 130 Lot 26 and lies within the General Residence A (GRA) District.

The Board voted to **grant** this request as advertised and presented.

C) Petition of **Andrea Ardito & Brad Lebo, Owners**, for property located at **121 Northwest Street** wherein relief is needed from the Zoning Ordinance to construct an attached screened porch which requires the following: 1) A Variance from Section 10.521 to allow a 13.5' rear yard where 20' is required. 2) A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 122 Lot 1 and lies within the General Residence A (GRA) District.

The Board voted to **grant** this request as advertised and presented.

D) Petition of **PNF Trust of 2013 and 282 Middle Street, LLC, Owners**, for properties located at **266, 270 & 278 State Street & 84 Pleasant Street**, wherein relief is needed from the Zoning Ordinance to merge four lots into one as part of a redevelopment project including a four-story addition onto the existing building at 84 Pleasant Street which requires the following: Variances from Section 10.5A41.10C to allow a) an entrance spacing greater than 50' where 50' is the maximum allowed; b) 100% building coverage where 90% is the maximum allowed; c) 0% open space where 10% is the minimum required; d) a 4-story, 45' tall building where 2-3 stories or a short 4th and 45' is the maximum allowed; e) less than 70% shopfront façade glazing where 70% is the minimum required and less than 20% other façade types where 20% is the minimum required; and f) to allow more than 20% of the ground floor use to be residential where 20% is the maximum allowed. Said properties are shown on Assessor Map 107 Lots 77, 78, 79 & 80 and lie within the Character District 4 (CD4) District.

The Board voted to **grant** the request with the following stipulation:

1. That Item F above regarding the amount of residential space on the first floor shall be approved only if there is a car lift/elevator installed in the building.

E) Petition of the **Elisabeth Blaisdell Revocable Trust, Owner**, for property located at **77 New Castle Avenue**, wherein relief is needed from the Zoning Ordinance to install a mini-split unit which requires the following: 1) A Variance from Section 10.515.14 to allow a 2' side yard setback where 10' is required. Said property is shown on Assessor Map 101 Lot 50 and lies within the General Residence B (GRB) District.

The Board voted to **grant** this request as advertised and presented.

F) Petition of **Gregory & Elizabeth LaCamera, Owners**, for property located at **200 McDonough Street**, wherein relief is needed from the Zoning Ordinance to demolish the existing structure and construct a new single family dwelling which requires the following: 1) Variance from Section 10.521 to allow: a) a lot area and lot area per dwelling unit of 2,588 square feet where 3,500 is required for each; b) 39.5% building coverage where 35% 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 144 Lot 29 and lies within the General Residence C (GRC) District.

The Board voted to **grant** this request as advertised and presented.

Due to timing, the Board decided to continue this meeting on Tuesday, October 27, 2020 and postponed the remaining agenda items until that date.

G) Petition of the **Woodbury Avenue Cooperative, Inc., Owner**, for property located at **1338 Woodbury Avenue**, wherein relief is needed from the Zoning Ordinance to demolish the existing structures and replace them with 6 new mobile home units which requires the following: 1) A Variance from Section 10.521 to allow a lot area per dwelling unit of 3,480 square feet where 7,500 square feet per dwelling is required. 2) A Variance from Section 10.334 to allow a lawful nonconforming use to be extended, enlarged or changed except in conformity with the Ordinance. Said property is shown on Assessor Map 237 Lot 70 and lies within the Mixed Residential Business (MRB) District.

The Board voted to **postpone** this request to the 10/27/2020 BOA meeting.

H) Petition of **Bacman Enterprises, Inc., Owner**, for property located at **140 Edmond Avenue**, wherein relief is needed from the Zoning Ordinance to redesign previously approved parking which requires the following 1) Variance from Section 10.1113.20 to allow off-street parking spaces to be located in the required front yard or between a principal building and the street. 2) Variance from Section 10.1114.32(a) to allow vehicles to enter and leave a parking area by backing out into or from a public street or way. 3) Variance from Section 10.1114.32(b) to allow vehicles to enter and leave each parking space without requiring the moving of any other vehicle. Said property is shown on Assessor Map 220 Lot 81 and lies within the Single Residence B (SRB) District.

The Board voted to **postpone** this request to the 10/27/2020 BOA meeting.

I) Petition of **Karen & Rick Rosania, Owners**, for property located at **32 Boss Avenue**, wherein relief is needed from the Zoning Ordinance to add a second story to an existing dwelling and enclose rear deck which requires the following: 1) A Variance from Section 10.521 to allow a 14' front yard where 30' is required. 2) A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 153 Lot 5 and lies within the Single Residence B (SRB) District.

The Board voted to **postpone** this request to the 10/27/2020 BOA meeting.

J) Petition of **Lori Sarsfield, Owner**, for property located at **56 Clinton Street**, wherein relief is needed from the Zoning Ordinance for the addition of attached one 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 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 158 Lot 6 and lies within the General Residence A (GRA) District.

The Board voted to **postpone** this request to the 10/27/2020 BOA meeting.

K) Petition of **Matthew & Sarah Currid, Owners**, for property located at **542 State Street**, wherein relief is needed from the Zoning Ordinance to convert a single-family dwelling into a two-family with new 10' x 18' two-story deck which requires the following: 1) A Variance from Section 10.521 to allow a lot area per dwelling unit of 2,175 square feet where 7,500 square feet per dwelling is required. Said property is shown on Assessor Map 127 Lot 18 and lies within the Mixed Residential Office (MRO) District.

The Board voted to **postpone** this request to the 10/27/2020 BOA meeting.

III. OTHER BUSINESS

There was no other business brought before the Board.

IV. ADJOURNMENT

The meeting adjourned at 10:16 pm.