

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

Remote Meeting Via Zoom Conference Call

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. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or phone (603) 610-7296.

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 2020-5, 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.

AUGUST 18, 2020

ACTION SHEET

MEMBERS PRESENT: Chairman David Rheume, Vice-Chairman Jeremiah Johnson, Jim Lee, Christopher Mulligan, Arthur Parrott, Alternate Phyllis Eldridge, Alternate Chase Hagaman

MEMBERS EXCUSED: Peter McDonnell and John Formella

ALSO PRESENT: Peter Stith, Planning Department

I. APPROVAL OF MINUTES

A) Approval of the minutes of the meeting of July 21, 2020.

The July minutes were approved.

II. PUBLIC HEARINGS – NEW BUSINESS

A) Petition of **Lockwood & Ingrid Barr, Owners, and James Martin, Applicant**, for property located at **421 Pleasant Street** wherein relief is needed from the Zoning Ordinance to replace existing 7' tall fence with new 6' tall fence which requires the following: 1) A Variance from Section 10.515.13 to allow a 6 foot tall fence within the front yard where a 4 foot tall fence is the maximum allowed. Said property is shown on Assessor Map 102 Lot 69 and lies within the General Residence B (GRB) District.

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

B) Petition of the **Olson-George Revocable Trust, Owner**, for property located at **51 Park Street** wherein relief is needed from the Zoning Ordinance to install an AC unit which requires the

following: 1) A Variance from Section 10.515.14 to allow a 2.5 foot left side yard where 10 feet is required. Said property is shown on Assessor Map 148 Lot 47 and lies within the General Residence A (GRA) District.

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

C) Petition of **Jason & Katie Jenkins, Owners**, for property located at **35 Mark Street** wherein relief is needed from the Zoning Ordinance to install an HVAC unit as part of garage renovation which requires the following: 1) A Variance from Section 10.515.14 to allow a 4' setback where 10' is required. Said property is shown on Assessor Map 116 Lot 50 and lies within the Character District 4-L1 (CD4-L1) District.

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

- That the applicant be given a range of plus or minus eight inches from the requested relief of four feet.

D) Petition of **Yeaton Flats, LLC, Owner**, for property located at **171 Austin Street** wherein relief is needed from the Zoning Ordinance to demolish existing three-story rear porch and construct new three-story porch which requires the following: 1) A Variance from Section 10.521 to allow a 7 foot right side yard where 10 feet 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 145 Lot 92 and lies within the General Residence C (GRC) District.

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

E) Petition of **Gregory & Elizabeth LaCamera, Owners**, for property located at **34 Rock Street** wherein relief is needed from the Zoning Ordinance to replace existing bulkhead with full height door access and attached shed which requires the following: 1) Variances from Section 10.521 to allow a) a 2 foot right side yard where 10 feet is required; b) a 4 foot rear yard where 20 feet is required; and c) 59% 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 138 Lot 18 and lies within the General Residence C (GRC) District.

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

F) Petition of **Jonathan & Amy Steinberg, Owners**, for property located at **353 Miller Avenue** wherein relief is needed from the Zoning Ordinance to replace 8' x 6' deck with new 12' x 10' deck which requires the following: 1) A Variance from Section 10.521 to allow 28.5% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Map 131 Lot 32 and lies within the General Residence A (GRA) District.

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

G) Petition of the **Robin Husslage Revocable Living Trust, Owner**, for property located at **27 Rock Street** wherein relief is needed from the Zoning Ordinance for conversion of a single-family

dwelling to a two family which requires the following: 1) A Special Exception from Section 10.440 #1.61 to allow the conversion of a building existing on January 1, 1980, with less than the required minimum lot area per dwelling unit, into 2 dwelling units where the use is allowed by special exception. Said property is shown on Assessor Map 138 Lot 2 and lies within the General Residence C (GRC) District.

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

H) Petition of **Christoph Wienands & April Guille, Owners**, for property located at **307 Wibird Street** wherein relief is needed from the Zoning Ordinance for installation of AC unit which requires the following: 1) A Variance from Section 10.515.14 to allow a 7 foot left side yard where 10 feet is required. Said property is shown on Assessor Map 132 Lot 12 and lies within the General Residence A (GRA) District.

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

I) Petition of **Andrew Lane, Owner**, for property located at **245 Thaxter Road** wherein relief is needed from the Zoning Ordinance to construct a 16' x 24' two-story addition which requires the following: 1) Variances from Section 10.521 to allow a) a 19.5 foot front yard where 30 feet is required; and b) 20.5% building coverage where 20% is the maximum allowed. 2) A Variance from Section 10.321 to allow a non-conforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 165 Lot 3 and lies within the Single Residence B (SRB) District.

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

J) Petition of the **Brown Family Revocable Trust, Owner**, for property located at **14 Alder Way** wherein relief is needed from the Zoning Ordinance to construct a 12 x 14 screen house which requires the following: 1) Variances from Section 10.521 to allow a) an 8 foot right side yard where 9.5 feet is required for an accessory structure; and b) 29% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Map 142 Lot 18 and lies within the General Residence A (GRA) District.

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

III. OTHER BUSINESS

There was no other business review by the Board.

IV. ADJOURNMENT

The meeting adjourned at 9:45 pm.