

**BOARD OF ADJUSTMENT
PORTSMOUTH, NEW HAMPSHIRE**

Remote Meeting Via Zoom Conference Call

Register in advance for this meeting:

https://zoom.us/webinar/register/WN_MhfIQTVRvWvxISkrPFIVg

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) 610-7216.

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 2020-24, 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.

JANUARY 19, 2021

AGENDA

I. APPROVAL OF MINUTES

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

II. OLD BUSINESS

A) Extension Request. The request of **Stephen Bucklin, Owner**, for property located at **322 Islington Street** for an extension of the approval issued on February 26, 2019 to move an existing carriage house to a new foundation and add a one-story connector to the existing house wherein the following variances are required: a) from Section 10.5A41.10A to allow a 1 foot rear yard where five feet is required, b) from Section 10.5A41.10A to allow a two foot left side yard where five feet is the minimum required; and c) 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 145, Lot 3 and lies within the Character District 4-L2 (CD4-L2) District.

B) Rehearing Request. The request of **Jessica Kaiser and John Andrew McMahon, Owners**, for property located at **30 Spring Street** for a rehearing of the Board's November 17, 2020 decision.

C) Rehearing Request. The request of **150 Greenleaf Avenue Realty Trust, Owner**, for property located at **150 Greenleaf Avenue** for a rehearing of the Board's December 15, 2020 decision.

D) Rehearing Request. The request of **Gregory & Amanda Morneault, Owners**, for property located at **137 Northwest Street** for a rehearing of the Board's November 24, 2020 decision.

III. PUBLIC HEARINGS – NEW BUSINESS

A) Petition of **PMC Realty Trust, Owner**, for property located at **500 Market Street, Unit 2B** whereas relief is needed from the Zoning Ordinance for a change of use from Professional Office to Medical Office which requires the following: 1) A Special Exception from Section 10.440 Use #6.20 to allow a medical office where the use is allowed by special exception. Said property is shown on Assessor Map 120 Lot 2-2B and lies within the (CD4-L1) District.

B) Petition of **Brett & Stefanie Berger, Owners**, for property located at **71 Brackett Road** whereas relief is needed from the Zoning Ordinance to remove existing deck and construct a 15' x 15' rear addition with new 15' x 45' deck which requires the following: 1) A Variance from Section 10.521 to allow a 10 foot rear yard where 30 feet 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 206 Lot 14 and lies within the Single Residence B (SRB) District.

C) Petition of **685 State Street, LLC, Owner**, for property located at **685 State Street** whereas relief is needed from the Zoning Ordinance to add a fifth dwelling unit to an existing four unit building which requires the following: 1) A Special Exception from Section 10.440 Use #1.63 to allow a building existing on January 1, 1980 with less than the required lot area per dwelling unit to be converted into five units. Said property is shown on Assessor Map 137 Lot 11 and lies within the General Residence C (GRC) District.

D) Petition of **Cherie Holmes & Yvonne Goldsberry, Owners**, for property located at **45 Richmond Street** whereas relief is needed from the Zoning Ordinance to remove existing garage and rear addition and construct a new garage and 2-story addition which requires the following: 1) Variances from Section 10.521 to allow: a) a 0.5 foot front yard where 5 feet is required; b) a 4.5 foot rear yard where 15 feet is required; and c) a 4 foot right side yard where 10 feet 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 108 Lot 18 and lies within the Mixed Residential Office (MRO) District.

E) Petition of **Karona, LLC, Owner**, for property located at **36 Artwill Avenue** whereas relief is needed from the Zoning Ordinance to convert an existing garage into a Detached Accessory Dwelling Unit which requires the following: 1) A Variance from Section 10.521 to allow 0 feet of street frontage where 100 feet is required. Said property is shown on Assessor Map 229 Lot 4 and lies within the Single Residence B (SRB) District.

IV. OTHER BUSINESS

V. ADJOURNMENT