

**BOARD OF ADJUSTMENT MEETING
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

7:00 P.M.

December 21, 2021

ACTION SHEET

MEMBERS PRESENT: Chairman David Rheaume, Vice-Chairman Peter McDonell, Christopher Mulligan, Arthur Parrott, David MacDonald, Beth Margeson, Alternate Chase Hagaman, Alternate Phyllis Eldridge

MEMBERS EXCUSED: Jim Lee

ALSO PRESENT: Peter Stith, Planning Department

I. ELECTION OF OFFICERS

II. APPROVAL OF MINUTES

A) Approval of the minutes of the meeting of November 16, 2021.

*The Board voted to **approve** the minutes of the November 16, 2021 meeting as amended.*

III. OLD BUSINESS

A) **53 Green Street** – Request for Rehearing

*The Board voted to **grant** the request for a Rehearing.*

B) Request of **Richard E. Tully Revocable Trust and Madeline F. Tully Revocable Trust, (Owners)**, for the property located at **194 Madison Street** whereas relief is needed from the Zoning Ordinance to convert a single family dwelling into a two-family dwelling which requires the following: 1) A Variance from Section 10.521 to allow a lot area per dwelling unit of 1,219 square feet where 3,500 is required. Said property is shown on Assessor Map 146 Lot 17 and lies within the General Residence C (GRC) District. (LU-21-191)

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

- C)** Request of **Monarch Family Trust of 2018, (Owner)**, for the property located at **45 Miller Avenue** whereas relief is needed from the Zoning Ordinance for an addition of a covered front porch and conversion of existing balcony into enclosed bathroom which requires the following: 1) Variances from Section 10.521 to allow a) an 8' left side yard where 10' is required; and b) 28% building coverage where 25% is the maximum allowed. 2) A Variance from Section 10.321 to allow a nonconforming building or structure to be expanded, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on assessor Map 129 Lot 21 and lies within the General Residence A (GRA) district. (LU-21-195)

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

- D)** Request of **Artwill, LLC, (Owner)**, for the property located at **437 Lafayette Road** whereas relief is needed from the Zoning Ordinance for a proposed four (4) lot subdivision which requires the following: 1) Variances from Section 10.521 to allow a) 60.6' of continuous street frontage where 100' is required for proposed Lot 3; and b) 67.2' of continuous street frontage where 100' is required for proposed Lot 4, and c) A Variance from Section 10.521 to allow a 29.5' front yard where 30' is required. Said property is shown on Assessor Map 229 Lot 1 and lies within the Single Residence B (SRB) District. (LU-21-196)

*The Board voted to **postpone** to the January 12, 2022 meeting.*

IV. NEW BUSINESS

- A)** Request of **Clark J. Anthony (Owner)**, for the property located at **64 Haven Road** whereas relief is needed from the Zoning Ordinance to construct a 10' x 12' shed which requires the following: 1) A Variance from Section 10.573.20 to allow a 5' side yard where 10' is required; and 2) A Variance from Section 10.571 to allow an accessory structure to be located closer to the street than the principal building. Said property is shown on Assessor Map 206 Lot 30 and lies within the Single Residence B (SRB) District. (LU-21-200)

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

- B)** Request of **35 Pines, LLC (Owner)**, for the property located at **295 Maplewood Avenue** whereas relief is needed from the Zoning Variance to establish a barber shop which requires the following: 1) A Special Exception from Section 10.440 Use #7.20 to allow a barber shop where the use is allowed by special exception. Said property is shown on Assessor Map 141 Lot 35 and lies within the Character District 4-L2 (CD4-L2) and Historic District. (LU-21-211)

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

V. OTHER BUSINESS

- A)** Request of **GRN Realty Trust (Owner)**, and **Glenn Normandeau (Applicant)**, for the property located at **15 Pickering Avenue** requesting to remove the stipulation barring him from applying for future variances. Said property is shown on Assessor Map 102 Lot 24 and lies within the Historic District and Waterfront Business District (WB).

*The Board voted to **grant** the request to remove the stipulation.*

VI. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.