

**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 2021-01, 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.**

**MARCH 16, 2021**

**ACTION SHEET**

**MEMBERS PRESENT:** Chairman David Rheaume, Vice-Chairman Peter McDonell, Jim Lee, David MacDonald, Arthur Parrott and Alternate Phyllis Eldridge

**MEMBERS ABSENT:** John Formella, Christopher Mulligan and Alternate Chase Hagaman

**ALSO PRESENT:** Peter Stith, Planning Department

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**I. APPROVAL OF MINUTES**

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

The minutes from the February meeting were approved.

**II. OLD BUSINESS**

A) Petition of **Andrew & Katy DiPasquale, Owners**, for property located at **80 Fields Road** whereas relief is needed from the Zoning Ordinance to remove an existing shed and construct a new 12' x 16' shed which requires the following: 1) A Variance from Section 10.521 to allow a) a 3 foot rear yard where 9 feet is required; b) a 3 foot left side yard where 9 feet is required; and c) to allow 20.5% building coverage where 20% is the maximum allowed. 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 171 Lot 8 and lies within the Single Residence B (SRB) District.

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

B) **WITHDRAWN** Petition of the **Elizabeth Larson Trust of 2012, Owner**, for property located at **668 Middle Street (off Chevrolet Avenue)** whereas relief is needed from the Zoning Ordinance to subdivide one lot into two lots and construct 4, 2-family structures on proposed Lot 2 which requires the following: 1) A Variance from Section 10.513 to allow 5 free-standing dwellings on a lot where only one is permitted. 2) A Variance from Section 10.521 to allow a lot area per dwelling unit of 4,517 square feet where 7,500 square feet per dwelling unit is required. Said property is shown on Assessor Map 147 Lot 18 and lies within the General Residence A (GRA) District. **WITHDRAWN**

The Board **accepted withdrawal** of this application.

### III. PUBLIC HEARING – NEW BUSINESS

A) Petition of **Richard & Susan Shea, Owners**, for property located at **412 Colonial Drive** whereas relief is needed from the Zoning Ordinance to construct an attached 18' x 24' garage with new entry which requires the following: 1) A Variance from Section 10.521 to allow a) a 7 foot left side yard where 10 feet is required, and b) a 20 foot front 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 260 Lot 54 and lies within the Single Residence B (SRB) District.

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

B) **WITHDRAWN** Petition of **The Prendergast Family Revocable Trust of 2012, Owner**, for property located at **70 Sheffield Road** whereas relief is needed from the Zoning Ordinance to construct an 8' x 22' farmers porch which requires the following: 1) A Variance from Section 10.521 to allow a) a 19 foot front yard where 30 feet is required and b) to allow 25% building coverage where 20% is the maximum allowed. 3) 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 233 Lot 46 and lies within the Single Residence B (SRB) District. **WITHDRAWN**

The Board **accepted withdrawal** of this application.

C) Petition of **Peter MacDonald, Owner** for property located at **58 Taft Road** whereas relief is needed from the Zoning Ordinance to construct a 12' x 16' rear addition with attached deck which requires the following: 1) A Variance from Section 10.521 to allow 24% building coverage where 20% is the maximum allowed. 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 251 Lot 12 and lies within the Single Residence B (SRB) District.

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

D) Petition of **Joel & Jessica Harris, Owners**, for property located at **2 Monroe Street** whereas relief is needed from the Zoning Ordinance to demolish the existing garage and construct new 1 1/2 story garage which requires the following: 1) A Variance from Section 10.521 to allow 26.5% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Map 152 Lot 8 and lies within the General Residence A (GRA) District.

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

#### **IV. OTHER BUSINESS**

There was no other business discussed.

#### **V. ADJOURNMENT**

The meeting adjourned at 8:32 pm.