

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

7:00 P.M.

CITY COUNCIL CHAMBERS

MARCH 18, 2003

AGENDA

I. APPROVAL OF MINUTES

Meeting of February 18, 2003.

II. OLD BUSINESS

A. Request for One Year Extension of Time for Millennium Borthwick, LLC, for property located **Off Borthwick Avenue**. Said land is shown on Assessor Plan 259, Lot 14-1, and lies within the Industrial zone.

B. Request for Re-Hearing for Brora, LLC, requested by Thomas M. Keane, Esq., for property located **off Portsmouth Boulevard**. Said land is shown on Assessor Plan 213, Lot 2 and lies within the Office Research/Mariner's Village Overlay District.

C. Petition of Dunya Kutchev Revocable Trust, Joan Gittlein, Trustee, owner, Kris Rick Realty Trust, applicant, for property located at **6 Sagamore Grove Road** wherein Variances from Article II, Section 10-208 and Article IV, Section 10-401(A)(1)(b) are requested to allow the addition of a 20' x 40' front dormer to create 2nd floor bedroom space for the existing dwelling and a 12' x 22' one story garage addition to an existing garage in a district where residential uses are not allowed. Said property is shown on Assessor Plan 201 as Lot 5 and lies within the Waterfront Business district. Case # 2-7.

D. Petition of Alan J. Watson, owner, David R. Lemeux, applicant, for property located at **43 Cornwall Street** wherein a Variance from Article III, Section 10-302(A) is requested to allow the construction of a 32' x 80' 3 1/2 story building for 4 dwelling units after the demolition of the existing building with 2,102.5 sf of lot area per dwelling unit where 3,500 sf of lot area per dwelling unit is required. Said property is shown on Assessor Plan 138 as Lot 42 and lies within the Apartment district. Case # 2-5.

III. PUBLIC HEARINGS

1) Petition of **Franklin C. Grossman Trust, owner, John H. Grossman, applicant**, for property located at **170 Mechanic Street** wherein a Variance from Article III, Section 10-302(A) is requested to allow a 3' x 5' one story addition to the rear of the existing dwelling with a 8' rear yard where 25' is the minimum required. Said property is shown on Assessor Plan 102 as Lot 7 and lies within the General Residence B and Historic A districts. Case # 3-1.

- 2) Petition of **Mary Ellen Burke, owner**, for property located at **101 Crescent Way** wherein a Variance from Article III, Section 10-302(A) is requested to allow a 6' x 8' addition to an existing accessory building with a 20' right side yard where 10' is the minimum required. Said property is shown on Assessor Plan 212 as Lot 150 and lies within the General Residence B district. Case # 3-2.
- 3) Petition of **Bethel Assembly of God, owner**, for property located at **200 Chase Drive** wherein the following are requested: 1) a Variance from Article II, Section 10-206(1) to allow a second dwelling unit over a proposed detached garage in a district where only one single family dwelling is allowed on a lot, 2) a Variance from Article II, Section 10-206(16) to allow two rectories for two ministers for one church in a district where such use is allowed for one rectory by Special Exception; and, 3) a Variance from Article III, Section 10-301(A)(2) to allow two free-standing dwelling units on a lot in a district where only one single family dwelling is allowed on a lot. Said property is shown on Assessor Plan 210 as Lot 2 and lies within the Single Residence B district. Case # 3-3.
- 4) Petition of **Fredrick and Mary Ann Watson, owners**, for property located at **1 Clark Drive** wherein Variances from Article II, Section 10-206 and Article III, Section 10-301(A)(2) are requested to allow a second detached single family dwelling to be built on the lot which currently has an existing single family dwelling in a district where only one single family dwelling is allowed on a lot. Said property is shown on Assessor Plan 209 as Lot 33 and lies within the Single Residence B district. Case # 3-4.
- 5) Petition of **Bruce N. and Lisa Marie Schlieper, owners**, for property located at **163 Rockingham Avenue** wherein a Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) an 8' x 12' one story addition with a basement and a 6' x 12' porch with a 7'± front yard where 30' is the minimum required, and, b) a 485 sf one story addition with a basement with a 19'± front yard where 30' is the minimum required. Said property is shown on Assessor Plan 220 as Lot 85 and lies within the Single Residence B district. Case # 3-5.
- 6) Petition of **Beth P. and Marc C. Griffin, owners**, for property located at **239 Broad Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) a 17' x 22'4" two story addition with a basement with a 7" left side yard where 10' is the minimum required, b) a 3'6" x 9'6" rear deck with a 6'± left side yard where 10' is the minimum required, c) a 3'6" x 9' front deck with a 3' x 6' cantilevered second floor addition above the deck with a 6'± left side yard where 10' is the minimum required; and, d) an irregular shaped 199.5 sf two story addition with a basement with a 9'3" right side yard where 10' is the minimum required Said property is shown on Assessor Plan 131 as Lot 15 and lies within the General Residence A district. Case # 3-7.

IV. ADJOURNMENT

Members of the public and abutters should be aware that after the board renders its decision tonight, that a later request could be made to reconsider the decision and/or appeal the decision to the Rockingham County Superior Court. Please note that an abutter/aggrieved party may file a Motion to Reconsider if they are dissatisfied with the Board's decision. If you have any interest in finding out whether a Motion to Reconsider has been filed, you should contact the Planning Department thirty (30) days after the BOA decision is rendered. Thereafter, depending on the outcome of the reconsideration request, you are also invited to make inquiries at the Legal Department to determine whether an Appeal to the Superior Court has been filed.