

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

**7:00 P.M.**

**CITY COUNCIL CHAMBERS**

**SEPTEMBER 16, 2003**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A. Minutes from meeting of July 15, 2003;
- B. Minutes from meeting of July 15, 2003;
- C. Minutes from meeting of August 19, 2003;

**II. OLD BUSINESS**

A) Petition of **Patricia A. Butterworth, owner, Edward J. Rusher, applicant**, for property located at **61 Suzanne Drive** wherein a Special Exception as allowed in Article IV, Section 10-401(A)(1)(d) is requested to allow the former hair salon on the first floor to be converted to a chiropractic office with the apartment remaining on the second floor. Said property is shown on Assessor Plan 292 as Lot 30 and lies within the Single Residence B district. Case # 7-14

B) Petition of **Carl A. Deck, owner**, for property located at **151 Eastwood Drive** wherein a Variance from Article XV, Section 10-1502(D)(1)(c) is requested to allow a 6' x 22' addition to the existing garage within 50' of the side property line of the entire development where the external dimensional side yard requirement is 50'. Said property is shown on Assessor Plan 288 as Lot 3-14 and lies within the Single Residence B district. Case # 8-11

C) Petition of **John W. Gray Revocable Trust and Bradford A. Gray Revocable Trust, owners, Redlon & Johnson, applicant**, for property located at **126 Bridge Street** wherein a Variance from Article II, Section 10-208 is requested to allow the outdoor storage of materials and products at the rear of the existing building. Said property is shown on Assessor Plan 125 as Lot 16 and lies within the Central Business B and Historic A districts. Case # 8-12

**III. PUBLIC HEARINGS**

1) Petition of **James L. and Juliana Grant, owners**, for property located at **25 Wallis Road** wherein a Variance from Article III, Section 10-302(A) is requested to allow a 10' x 12' bathroom addition with a 28' rear yard where 30' is the minimum required. Said property is shown on Assessor Plan 292 as Lot 72 and lies within the Single Residence B district. Case # 9-1

2) Petition of **Robert C. & Debi L. Pekousky, owners**, for property located at **121 Aldrich Road** wherein a Variance from Article III, Section 10-302(A) is requested to allow the existing 98 sf irregular deck to be repaired and rebuilt and construct an additional 8' x 8' section both with an 8.5' right side yard where 10' is the minimum required. Said property is shown on Assessor Plan 153 as Lot 36 and lies within the Single Residence B district. Case # 9-2

3) Petition of **Michael R. Clark, owner**, for property known as **Belle Isle off Little Harbor Road** wherein the following are requested: 1) a Variance from Article III, Section 10-301(A)(7) to allow: a) a 6,536 sf 2 ½ story single family dwelling 50.7' from mean high water/wetlands, b) a 33' x 60' two story garage 41.19' from mean high water/wetlands; and c) a 40' x 52' two story pool building 73.35' from mean high water/wetlands where all buildings shall be at least 100' from mean high water/wetlands, and 2) a Special Exception as allowed in Article II, Section 10-206(22) to allow the keeping of up to five horses with

associated 60' x 120' two story indoor riding arena and 40' x 52' two story horse barn where such use is allowed by Special Exception. Said property is shown on Assessor Plan 205 as Lot 2 and lies within the Rural district. Case # 9-3

4) Petition of **Robert A. Ricci Sr. Rev. Trust, owner, Portsmouth Music and Arts Center, applicant**, for property located at **75 Albany Street** wherein a Variance from Article II, Section 10-207 is requested to allow the building and associated parking lot to be used for music and arts education in a district where such used is not allowed. Said property is shown on Assessor Plan 156 as Lot 26 and lies within the Mixed Residential Business district. Case # 9-4

5) Petition of **Lisa Hecker, owner**, for property located at **3 Marjorie Street** wherein a Variance from Article III, Section 10-302(A) is requested to allow 14' x 20'9" two story addition with a 27' front yard where 30' is the minimum required. Said property is shown on Assessor Plan 232 as Lot 30 and lies within the Single Residence B district. Case # 9-5

6) The Portsmouth Board of Adjustment, acting pursuant to NH RSA 12-G:13 and Chapter 300 of the Pease Development Authority Zoning Requirements, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: Petition of **Pioneer Aviation, LLC, owner, TF Moran Inc., applicant**, for property located at **125 Aviation Avenue** wherein a Variance from the Pease Development Authority Zoning Ordinance Part 303.04 is requested to allow 2,000 sf of existing business office space to be used for an engineering office in a district where such use is not allowed. Said property is shown on Assessor Plan 311 as Lot 4 and lies within the Industrial district. Case # 9-6

7) Petition of **Ocean National Bank, owner**, for property located at **325 State Street** wherein a Variance from Article III, Section 10-304(B) is requested to allow an 18' x 28.5' one story addition 15'8" in height with a 6'6" L-shaped canopy on two sides and a 30' x 34' drive-thru canopy in a district where all buildings and structures shall be at least 20' in height. Said property is shown on Assessor Plan 116 as Lots 1, 2 & 6 (to be combined) and lies within the Central Business B and Historic A districts. Case # 9-7

#### IV. ADJOURNMENT