

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

7:00 P.M.

CITY COUNCIL CHAMBERS

OCTOBER 21, 2003

AGENDA

I. APPROVAL OF MINUTES

Approval of minutes from September 16, 2003 meeting.

II. OLD BUSINESS

A) 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

B) **Request for Re-Hearing for 21 Blossom Street**, requested by Sharon Cuddy Somers on behalf of Katheen Beauchamp. Said property is shown on Assessor Plan 110, Lot 3 and lies within the General Residence B and Historic District A.

III. PUBLIC HEARINGS

1) 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 6' 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

2) Petition of **Roni and Gilbert Hudson, owners**, for property located at **1641 Lafayette Road** wherein Variances from Article III, Section 10-301(A)(8) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 16' x 30' one story addition with a roof deck and an 8' x 46' L-shaped porch with stairs 40'10" from the front property line where 105' is the minimum front yard required. Said property is shown on Assessor Plan 251 as Lot 128 and lies within the Single Residence B district. Case # 10-1

3) Petition of **Dean A. Outhouse, owner**, for property located at **133 Orchard Street** wherein a Variance from Article IV, Section 10-402(B) is requested to allow a 12' x 28' one story garage/workshop with 0' right side yard where 10' is the minimum required. Said property is shown on Assessor Plan 149 as Lot 44 and lies within the General Residence A district. Case # 10-2

4) Petition of **Ellen S. Cohen, owner**, for property located at **124 Broad Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(1)(b) are requested to allow an 8' x 18' deck with: a) a 3' left side yard where 10' is the minimum required, and b) 36.5% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 134 as Lot 19 and lies within the General Residence A district. Case # 10-3

5) Petition of **Bethel Assembly of God, owner**, for property located at **200 Chase Drive** wherein Variances from Article II, Section 10-206(1) and Article IV, Section 10-401(A)(1)(b) are requested to allow a previously approved garage with a second floor apartment to be converted entirely to a single family dwelling by eliminating the garage on the first floor. Said property is shown on Assessor Plan 210 as Lot 2 and lies within the Single Residence B district. Case # 10-5

- 6) Petition of **The Morley Company, owner, and Dogs & Peoples, applicant** for property located at **909 Islington Street** wherein Variances from Article II, Section 10-208 and Article XII, Section 10-104 Table 15 are requested to allow a dog day care facility with up to 40 dogs and associated grooming facility with 5 grooming stations in 5,980 sf of an existing building and associated parking in a district where such use is not allowed. Said property is shown on Assessor Plan 172 as Lot 7 and lies within the Business district. Case # 10-6
- 7) Petition of **Paul Lane, owner**, for property located at **428 Hanover Street** wherein a Variance from Article III, Section 10-302(A) is requested to allow an existing 12' x 22' garage to be rebuilt with a) a 4' front yard where 5' is the minimum required, and b) a 0' right side yard where 10' is the minimum required v. Said property is shown on Assessor Plan 138 as Lot 7 and lies within the Apartment district. Case # 10-7
- 8) Petition of **Michael J. LaCroix, owner**, for property located at **151 High Street** wherein a Variance from Article II, Section 10-208 is requested to allow 200 sf of an existing garage to be used for a pet grooming business in a district where such use is not allowed. Said property is shown on Assessor Plan 118 as Lot 18 and lies within the Central Business B and Historic A districts. Case # 10-8
- 9) Petition of **Andrea L. Rogers, owner**, for property located at **610 Elwyn Road** wherein a Variance from Article III, Section 10-302(A) is requested to allow a 24' x 24' two story attached garage with a 10' right side yard where 20' is the minimum required. Said property is shown on Assessor Plan 225 as Lot 47 and lies within the Single Residence A district. Case # 10-9
- 10) Petition of **W.F. Becksted and W.F. Becksted Jr., owners**, for property located at **158 Cabot Street** wherein a Variance from Article XII, Sections 10-1201(A)(2) and 10-1201(3)(a)(1) are requested to allow a 10'6" wide accessway to 6 parking spaces where 24' is the minimum width required for accessways. Said property is shown on Assessor Plan 145 as Lot 80 and lies within the Apartment district. Case # 10-10
- 11) Petition of **Granite Bank, owner, Haymarket Square, LLC, applicant**, for property located at **93 Middle Street** wherein a Variance from Article XII, Section 10-1204 Table 15 is requested to allow 11 parking spaces to be provided where 17 parking spaces are required for 1,904 sf of the existing building to be used for business office and the remaining 1,904 sf to be used for a professional office. Said property is shown on Assessor Plan 116 as Lots 17 & 18 (to be combined) and lies within the Mixed Residential Office and Historic A districts. Case # 10-11
- 12) Petition of **Julianne M. and Ian D. Vogt, owners, Dr. Daniel P. Keenan applicant**, for property located at **545 Lafayette Road** wherein a Variance from Article II, Section 10-206 is requested to allow three dental operatories and associated dental offices for a dental practice in an existing 2,268 sf building with associated parking in a district where such use is not allowed. Said property is shown on Assessor Plan 229 as Lot 6 and lies within the Single Residence B district. Case # 10-13
- 13) Petition of **Michael R. Clark, owner**, for property located **off Little Harbor Road (Belle Isle)** wherein a Variance from Article III, Section 10-301(A)(7) is requested to allow the following construction: a) 159 sf of the proposed irregular shaped 4,930 sf 2 ½ story single family dwelling 86' from mean high water/ salt marsh wetlands, b) an attached 40' x 50' indoor pool building with a deck on an existing school building footprint 73.35' from mean high water/ salt marsh wetlands; and, c) an attached 16' x 40' outdoor pool 40' from mean high water/ salt marsh wetlands where all buildings/structures shall be 100' from the mean high water/ salt marsh wetlands. Said property is shown on Assessor Plan 205 as Lot 2 and lies within the Rural district. Case # 10-12

IV. ADJOURNMENT