

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

7:00 P.M.

CITY COUNCIL CHAMBERS

**FEBRUARY 24, 2004
(Reconvened from
February 17, 2004)**

AGENDA

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**PLEASE NOTE: There is a request to table petitions #10 through #12 until the  
March 16, 2004, Board of Adjustment Meeting.**  
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I. PUBLIC HEARINGS

- 7) Petition of **GRN Realty Trust, Glenn and Robin Normandeau, owners**, for property located at **11 & 15 Pickering Street** wherein the following are requested: 1) a Variance from Article II, Section 10-208 to allow two dwelling units in a new building in a district where dwelling units are not allowed, and 2) a Variance from Article III, Section 10-304(A) to allow a 1,820 irregular shaped two story building with: a) a 5' front yard where 30' is the minimum required, and b) a 20' right side yard where 30' is the minimum required. Said property is shown on Assessor Plan 102 as Lot 24 and lies within the Waterfront Business district. Case # 2-7
- 8) Petition of **2400 Lafayette Road LLC, owner, "Wash Me Now", applicant**, for property located at **2400 Lafayette Road** wherein a Special Exception as allowed in Article II, Section 10-208(36) is requested to allow 4,350± sf car wash in a district where such use is allowed by Special Exception. Said property is shown on Assessor Plan 273 as Lot 6 and lies within the General Business district. Case # 2-8
- 9) Petition of **Forum Development , LLC, owner**, for property located at **Stoncroft Apartments off Lang Road** wherein the following are requested: 1) a Variance from Article III, Section 10-302(A) to allow the construction of a 35.5' x 48' (1,630.5 sf) one story building with basement with a 10' right side yard where 25' is the minimum required, and 2) a Variance from Article II, Section 10-206 to allow said building to be used for a real estate management office in a district where such use is not allowed. Said property is shown on Assessor Plan 286 as Lot 24 and lies within the Garden Apartment and Mobile Home district. Case # 2-9
- 10) Petition of **The Childrens Museum of Portsmouth, owner**, for property located at **295 Woodbury Ave and abutting lot on Woodbury Avenue; and The Hyder Irrevocable Trust of 1993, owner, for property located at 677 and 659 Dennett Street** wherein a Variance from Article II, Section 10-206 is requested to allow the Childrens Museum and 1,000 sf of office space for the Hyder Children's Foundation to be located in a district where such uses are not allowed. Said property is shown on Assessor Plan 161 as Lots 31 & 32 and Assessor Plan 175 as Lots 6 & 6A and lies within the General Residence A district. Case # 2-10
- 11) Petition of **Lafayette Plaza LLC, owner**, for property located **2454 Lafayette Road** wherein the following are requested: 1) a Special Exception as allowed in Article II, Section 10-

208(36) is requested to allow 2,400± sf car wash in a district where such use is allowed by Special Exception, and 2) a Variance from Article III, Section 10-304(A) to allow a 75' front yard where 105' is the minimum required. Said property is shown on Assessor Plan 273 as Lot 3 and lies within the General Business district. Case # 2-11

12) Petition of **Robert J. Chaffee and Barbara A. Trimble, owners** for property located at **32 Miller Avenue** wherein the following are requested: 1) a Variance from Article III, Section 10-303(A) to allow the a 4,000± sf L-shaped building for four units on a 32,939 sf lot having an existing dwelling unit for a total of five dwelling units with 6,587.8 sf of lot area per dwelling where 7,500 sf of lot area is required per dwelling unit, and 2) a Variance from Article II, Section 10-207 to allow five dwelling units on a lot where the maximum allowed is four dwelling units. Said property is shown on Assessor Plan 136 as Lot 18 and lies within the Mixed Residential Office district. Case # 2-12

13) Petition of **Robert Marchewka and Jennifer Crompton, owners**, for property located at **327 Sagamore Avenue** wherein a Variance from Article III, Section 10-302(A) is requested to allow an irregular shaped 205± sf deck with a 2.5±' rear yard where 30' is the minimum required. Said property is shown on Assessor Plan 222 as Lot 27 and lies within the General Residence A district. Case # 2-13

IV. ADJOURNMENT