

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

7:00 P.M

CITY COUNCIL CHAMBERS

OCTOBER 19, 2004

AGENDA

THE FOLLOWING PETITIONS WILL BE HEARD ON TUESDAY, OCTOBER 19, 2004 AT 7:00 PM
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I. OLD BUSINESS

A.) Petition of **Lawrence and Ruth Gray, owners**, for property located at **80 Curriers Cove** wherein a Variance from Article III, Section 10-301(7)(a) is requested for retroactive approvals for the following where the minimum setback from salt water marsh wetlands / mean high water line is 100'. Item 1) Approval is sought for an existing second story deck with dimensions of 10' x 14' which differs from the plan submitted to the Board showing the second floor deck having dimensions of 8' x 14'. The second floor deck constructed by the Applicant's contractor has a curved front which results in the deck being 10' x 14', the maximum extent of the "bump out". The plan submitted shows this Item as being 74' from salt water marsh wetlands / mean high water line. Item 3) In June 2002 a building permit was issued to convert a screened porch and deck to living space. The screen porch converted to living space had a cropped corner to accommodate an existing tree. Subsequently the tree was removed and the cropped corner was extended and enclosed. The Application seeks approval for the enclosure of the corner. The plan submitted shows this Item as being 81' from salt water marsh wetlands / mean high water line. Item 4) In 2003 the Applicant received approvals to construct an 8' x 14' deck with a 4' x 4' platform and steps to the ground. Due to the geographical features on the ground, the steps and platform were configured in a manner different from plans submitted. The Applicant seeks approval of the platform and steps as they are presently configured in this Application. The plan submitted shows this Item as being 67' from salt water marsh wetlands / mean high water line. Item 5) During the renovation of the Applicants home, a new bow window was installed in the kitchen. The bow window makes no contact with the ground. The Applicants seek approval of this bow window. The plan submitted shows this Item as being 60' from salt water marsh wetlands / mean high water line. Said property is shown on Assessor Plan 204 as Lot 14 and lies within the Single Residence B district. Case # 9-2 (**This petition was tabled at the September meeting**)

B.) Petition of **Deborah C. and Harry D. Hobbs owner**, for property located at **489 Sagamore Avenue** wherein a Variance from Article III, Section 10-301(A)(2) is requested to allow a 24' x 24' one story with basement freestanding second dwelling on the lot in a district where all dwelling units are required to be in one building. Said property is shown on Assessor Plan 222 as Lot 25 and lies within the General Residence A district. Case # 9-9 (**This petition was tabled at the September meeting**)

C.) Petition of **150 Greenleaf Avenue Realty Trust, James G. Boyle Trustee, owner**, for property located at **150 Greenleaf Avenue** wherein an Appeal from an Administrative Decision is requested concerning the determination that parking of vehicles "For Sale" is "outdoor storage" as defined by Article I. (**This petition was tabled at the September meeting**)

Notwithstanding the above, if the Administrative Appeal is denied, a Variance from Article II, Section 10-208(35) is requested to allow the outdoor storage of vehicles upon existing pavement within 200' of a residential district where a 200' buffer to a residential district is required. Said property is shown on Assessor Plan 243 as Lot 67 and lies within the General Business district. Case # 9-10

II. PUBLIC HEARINGS

1) Petition of Roland and Patricia M. Bussierie, owners, for property located at 6 Suzanne Drive wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 3'6" x 16' addition to the existing deck to accommodate a 16' x 16' sun room to the rear of the existing single family dwelling with: a) a 27.5'± rear yard where 30' is the minimum required and b) 24.8% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 292 as Lot 84 and lies within the Single Residence B district. Case # 10-1

2) Petition of Parade Office LLC, owner, for property located at 100 High Street wherein a Special Exception as allowed in Article II, Section 10-208(51) is requested to allow 4' x 8' by 4' high PSNH electric supply switch cabinet where such installation requires a Special Exception. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B and Historic A districts. Case # 10-2

3) Petition of Robert J. Chaffee and Barbara A. Trimble, owners, for property located at 32 Miller Avenue wherein a Variance from Article II, Section 10-207(8) is requested to allow a relocation of the owners master suite to the second floor of a proposed attached two car garage. Said property is shown on Assessor Plan 136 as Lot 18 and lies within the Mixed Residential Office district. Case # 10-3 **(This petition has been re-advertised and will be heard at the October 26, 2004 BOA Meeting)**

<p style="text-align: center;">THE FOLLOWING PETITIONS (#5 - #9) WILL BE HEARD ON TUESDAY, OCTOBER 26, 2004 AT 7:00 PM</p>

4) Petition of Eric Weinrieb, owner, for property located at 1 Jackson Hill Street wherein the following are requested for the construction of a 28' x 32' two story single family dwelling: 1) Variance from Article III, Section 10-301(A)(2) to allow a freestanding second dwelling on the lot in a district where all dwelling units are required to be in one building, and 2) Variance from Article III, Section 10-302(A) to allow said building to have: a) a 14'± rear yard where 20' is the minimum required, and b) to have two dwelling units on a 11,650 sf lot where 15,000 sf would be required. Said property is shown on Assessor Plan 141 as Lot 30-2 and lies within the General Residence A and Historic A districts. Case # 10-4

5) Petition of Mark Philips Realty LLC, owner, and Jason R. Stiles, applicant, for property located at 111 Daniel Street wherein a Variance from Article III, Section 10-304(B) is requested to allow a 9.2'± x 13.4'± shed for a walk-in cooler 11' in height where the minimum height required is 20'. Said property is shown on Assessor Plan 107 as Lot 4 and lies within the Central Business B and Historic A districts. Case # 10-5

6) Petition of Sean M. and Suzanne M. Correll, owners, for property located at 492 Colonial Drive wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 14' x 36'3" one story addition with a basement to the rear of an existing single family dwelling with: a) an 8'11 1/2" ± left side yard where 10' is the minimum required, and b) 23% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 260 as Lot 60 and lies within the Single Residence B district. Case # 10-6

7) Petition of Wal-Mart Estate Business Trust, David Glass Managing Trustee, owner, for property located at 2460 Lafayette Road wherein a Variance from Article IX, Section 10-908 Table 14 is requested to allow: a) 1,011.74 sf of attached signage where 300 sf is the maximum allowed and b) 1,051.49 sf of aggregate signage where 500 sf is the maximum allowed. Said property is shown on Assessor Plan 285 as Lots 16-2 and 16-1 (to be combined) and lie within the General Business district. Case # 10-7

9) Petition of Rebecca and Athanasius Jordanou, owners, for property located at 15 Van Buren Avenue wherein a Variance from Article III, Section 10-302(A) is requested to allow a 22'x 22' one story attached garage with: a) a 12'+ rear yard where 30' is the minimum required, and b) 22.5% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 250 as Lot 52 and lies within the Single Residence B district. Case # 10-8

II. ADJOURNMENT