

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

7:00 P.M.

CITY COUNCIL CHAMBERS

NOVEMBER 16, 2004

AMENDED AGENDA

I. OLD BUSINESS

A) 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

B) Request for a one-year extension of time for **Michael Clark, owner**, of property located at **325 Little Harbour Road**. A Special Exception was granted on January 20, 2004. Said land is shown on Assessor Plan 205 as Lot 2 and lies within a Rural District.

II. PUBLIC HEARINGS

1) Petition of **Bruce D. Campbell, owner** for property located at **245-249 Lincoln Avenue** wherein the following Variances are requested from Article IV, Section 10-401(A)(2)(c) and Section 10-402(B) to allow: a) a 6' x 12' 2nd story deck and stairs on the left side of the garage with an 8'± rear yard where 11.25' is the minimum required as a result of raising the roof to 15' at the midpoint and adding a dormer, and b) 48.9±% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 130 as Lot 46 and lies within the General Residence A district. Case # 11-1

2) Petition of **Robert McDowell, owner**, for property located at **379 Newcastle Avenue** wherein a Variance from Article IV, Section 10-402(B) is requested to allow a 10'8" x 16' one story garage with an 8'± front yard where 30' is the minimum required. Said property is shown on Assessor Plan 207 as Lot 4 and lies within the Single Residence B and Historic A districts. Case # 11-2

3) Petition of **Patricia A. Horvath, owner**, for property located at **69 Middle Road** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow an 8' x 8' deck with 3' x 7' stairs creating 20.9% building coverage where 20% is the maximum allowed.. Said property is shown on Assessor Plan 152 as Lot 10 and lies within the Single Residence B district. Case # 11-3

4) Petition of **Brian D'Amour and Justine Whitney, owners**, for property located at **107 Pearson Street** wherein a Variance from Article III, Section 10-302(A) is requested to allow a 20' x 26' one story addition with a 20' front yard where 30' is the minimum required. Said property is shown on Assessor Plan 232 as Lot 101 and lies within the Single Residence B district. Case # 11-4

- 5) Petition of **Wal-Mart Estate Business Trust, David Glass Managing Trustee, owner**, for property located at **2460 Lafayette Road** wherein a Variance from Article XII, Section 10-1203(A)(2) is requested to allow 12 loading areas to be provided where 19 are required. Said property is shown on Assessor Plan 285 as Lots 16-1 and 16-2 (to be combined) and lie within the General Business district. Case # 11-5
- 6) Petition of **Jeffrey F. and Deborah S. Purtell, owners**, for property located at **31 Pleasant Point Drive** wherein a Variance from Article III, Section 10-302(A) is requested to allow: a) a 26' x 60' two story single family dwelling on an existing foundation after the removal of all of or portions of the existing single family dwelling with a 25.3'± front yard where 30' is the minimum required and a right side yard less than 10' where 10' is the minimum required, b) and attached 326 sf front porch with a 6.1± right side yard where 10' is the minimum required, c) a 12' x 16' addition replacing existing porch with an 11.5'± rear yard where 30' is the minimum required; and, d) a 24' x 26' garage and connector (720 sf) with living space above creating 23.7% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 207 as Lot 27 and lies within the Single Residence B district. Case # 11-6
- 7) Petition of **909 Islington Street LLC, owner, Geoffrey K. Crosby, d/b/a Construct Design LLC, applicant**, for property located at **909 Islington Street** wherein a Variance from Article II, Section 10-208 is requested to allow 2,300+ sf of the building to be used for the manufacture of counter tops and associated wood, metal and concrete items in a district where manufacturing is not allowed. Said property is shown on Assessor Plan 172 as Lot 7 and lies within the Business district. Case # 11-7
- 8) Petition of **Mark B. Kim and Chong Jou Kim, owners**, for property located at **3002 Lafayette Road** and **TDSG Real Estate LLC and Alberto F. and Grace M. Jentimane owners of 2992 Lafayette Road** wherein a Variance from Article XII, Section 10-1201(A)(2) is requested to allow a portion of the 24' travel way to be located on Lot 14 to access the rear of Lot 13. Said property is shown on Assessor Plan 292 as Lots 13 & 14 and lies within the Mixed Residential Business district. Case # 11-8
- 9) Petition of **Whispering Pines Estate Inc., owner**, for property located at **936 South Street** wherein a Special Exception as allowed in Article II, Section 10-206(18) is requested to allow an expansion of the number of patient rooms to 18 by converting the existing sunroom into two private rooms with ½ baths. Said property is shown on Assessor Plan 221 as Lot 88 and lies within the Single Residence B district. Case # 11-9
- 10) Petition of **Sotirois and Parask Georgopoulos, owners**, for property located at **8 Central Avenue** wherein a Variance from Article III, Section 10-302(A) is requested to allow the construction of a second attached dwelling unit on a 14,449 sf lot (7,245 sf per dwelling unit) where the minimum lot area required is 15,000 sf (7,500 sf per dwelling unit). Said property is shown on Assessor Plan 209 as Lots 17 & 18 (combined) and lies within the General Residence A district. Case # 11-10

III. ADJOURNMENT