

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

7:00 P.M

CITY COUNCIL CHAMBERS

AUGUST 16, 2005

REVISED AGENDA

I. OLD BUSINESS.

A) Approval of Minutes:

August 25, 2004	November 23, 2004
October 19, 2004	December 14, 2004
October 26, 2004	April 26, 2004
November 16, 2004	July 26, 2005

B) **140 Edmond Avenue.** Review engineered site plan, as stipulated in the May 17, 2005 meeting of the Board of Adjustment.

II. PUBLIC HEARINGS:

- 1) Petition of **Durgin Square Shopping Center / DSP Endicott Partners c/o C W Group, owner**, for property located at **1600 Woodbury Ave** wherein a Variance from Article IX, Section 10-906(A)(1)(a) is requested to allow the relocation of the existing 150 sf freestanding Primary Entrance Sign to the new entrance with a 5' right side yard where 25' is the minimum required. Said property is shown on Assessor Plan 238 as Lot 16 and lies within the General Business district. Case # 8-1
- 2) Petition of **Jonathon P. and Cheryl G. Booth, owners**, for property located at **19 South School Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 6' x 16' two story addition with a 4'6"± left side yard where 10' is the minimum required. Said property is shown on Assessor Plan 101 as Lot 73 and lies within the General Residence B and Historic A districts. Case # 8-2
- 3) Petition of **Daniel C. Bogannam, owner**, for property located at **71 Baycliff Road** wherein the following are requested: 1) Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) to allow a 14' x 14' two story addition to the existing building with a 22'5"± front yard and a 3'± rear yard where 30' is the minimum required in both instances, and 2) an Equitable Waiver as allowed in NH RSA 674:33-a (Equitable Waiver of Dimensional Requirement) to allow the existing garage/deck with a 2'± left side yard where a Variance for 8' was previously granted based on an earlier survey. Said property is shown on Assessor Plan 207 as Lot 46 and lies within the Single Residence B district. Case # 8-3
- 4) Petition of **Theresa N. Pesarik, owner**, for property located at **214 Elwyn Avenue** wherein the following are requested for the construction of a 15' x 28' garage with loft: 1) a Variance from Article IV, Section 10-402(B) to allow a 3' left side yard at the front left corner and a 6' left side yard at the rear corner where 11' is the minimum required, and 2) a Variance from Article III, Section 10-302(A) to allow 29.1% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 112 as Lot 26 and lies within the General Residence B district. Case # 8-4

- 5) Petition of **Dennett Prospect Realty Investments LLC, owner**, for property located at **69 Prospect Street** and **Dennett Prospect Realty Investments LLC, owner**, for property located at **73 Prospect Street** wherein the following are requested: 1) Variances from Article III, Section 10-301(A)(2), Article III and Article IV, Section 10-401(A)(1)(b & c) to allow two of the six dwelling units (on lot 28) to be relocated into a separate building (on lot 29) with both lots being combined and the building on lot 29 being expanded to accommodate the dwelling units, and 2) Variances from Article XII, Section 10-1201(A)(3)(a)(3&4) to allow 8 parking spaces to back out onto the street and 6 of the 8 spaces to be double stacked. Said property is shown on Assessor Plan 142 as Lots 28 & 29 (to be combined) and lies within the General Residence A and Historic A districts. Case # 8-5
- 6) Petition of **Cynthia Caldwell, owner**, for property located at **147 Martha Terrace** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) a 24' x 24' attached garage with a 10'4"± left side yard where 20' is the minimum required and a 27' 3/4"± rear yard where 40' is the minimum required, b) a 14' x 20' deck with a 27' 6"± rear yard where 40' is the minimum required; and, c) 19.9% building coverage for all where 10% is the maximum allowed. Said property is shown on Assessor Plan 283 as Lot 8 and lies within the Single Residence A district. Case # 8-6
- 7) Petition of **Murat and Sandra Ergin, owners**, for property located at **251 Walker Bungalow Road** wherein Variances from Article III, Section 10-302(A) and Article XV, Section 10-1503(A)(D)(2) are requested to allow a 10' x 44' front porch with an 18.5' front yard where 30' is the minimum required. Said property is shown on Assessor Plan 202 as Lot 13-2 and lies within the Single Residence B district. Case # 8-7
- 8) Petition of **Adam H. and Francis Price, owners**, for property located at **127 Martha Terrace** wherein the following are requested: 1) a Variance from Article III, Section 10-302(A) to allow a 22' x 60' addition to the right side of the existing single family dwelling with: a) a 7' right side yard where 20' is the minimum required and b) a 6' x 28' covered connecting breezeway creating a total for both additions of 19% building coverage where 10% is the maximum allowed, and 2) Variance from Article II, Section 10-206 to allow two attached dwelling units on a lot where only one dwelling unit per lot is allowed. Said property is shown on Assessor Plan 283 as Lot 7 and lies within the Single Residence A district. Case # 8-8
- 9) Petition of **Harold and Elizabeth Cummings, owners**, for property located at **39-41 Newcastle Avenue** wherein a Variance from Article III, Section 10-301(A)(2) is requested to allow conversion of an existing garage into a 4th dwelling unit in a district where all dwelling units shall be in one building. Said property is shown on Assessor Plan 101 as Lot 36 and lies within the General Residence B and Historic A districts. Case # 8-9

III. ADJOURNMENT.

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you wish to attend a meeting and need assistance, please contact the Human Resources Department at 610-7274 one week prior to the meeting.