

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

7:00 P.M

CITY COUNCIL CHAMBERS

FEBRUARY 21, 2006

REVISED AGENDA

I. OLD BUSINESS

A) Approval of Minutes

November 15, 2005

B) Request for One-Year Extension of Variance granted March 22, 2005 for property located at **176 Sherburne Road.**

C) Petition of **Mark H. Wentworth Home for Chronic Invalids, owner**, for property located at **346 Pleasant Street** wherein Variances from Article II, Section 10-206(18), Article III, Section 10-302(A) and Article IV, Section 10-401(A)(1)(c) are requested to allow two additions to the existing nursing home/assisted care facility: a) construction of a glass side entrance portico and replacement with a 404 sf (15' x 23' plus 4' x 13' 6") ADA compliant entranceway, b) construction of an 875.6 sf (8' x 75' plus 7' 6" x 36' 8") one story additions to the garden level nursing care area; and c) 47% building coverage where 30% is the maximum allowed. Said property is shown on Assessor Plan 109 as Lot 10 and lies within the General Residence B and Historic A districts. Case # 1-2

D) Request to Appeal the Decision of the Historic District Commission on February 1, 2006 for property located at **99 Bow Street.**

II. NEW BUSINESS

1) Petition of **Nicholas and Elda R. Ciani, owners**, for property located at **60 Mill Pond Way** wherein a Variance from Article III, Section 10-302(A) is requested to allow an irregular shaped 2 story addition to the rear of an existing single family dwelling with a 14'9 7/8"± rear yard where 20' is the minimum required. Said property is shown on Assessor Plan 143 as Lot 7-3 and lies within the General Residence A district. Case # 2-1

2) Petition of **Michael P. Rainboth and Annemarie Howe, owners**, for property located at **122 Newcastle Avenue** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) a 312 sf irregular shaped two story addition with a 4'± right side yard where 10' is the minimum required, b) a 14 sf one story bay addition with a 9'8"± front yard where 30' is the minimum required; and, c) an 8' x 16' shed and a 146 sf irregular shaped open deck with all said additions creating 23.9% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 101 as Lot 27 and lies within the Single Residence B and Historic A districts. Case # 2-2

3) Petition of **Duane A Date Jr., owner**, for property located at **61 Colonial Drive** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow an 11'6" x 12' one story addition creating 23.3% building coverage where 20% is the maximum

allowed. Said property is shown on Assessor Plan 260 as Lot 90 and lies within the Single Residence B district. Case # 2-3

4) Petition of **Spiro Davis, owner**, for property located at **25 Woodworth Avenue** 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 19' two story addition with a 17'± front yard where 30' is the minimum required. Said property is shown on Assessor Plan 232 as Lot 71 and lies within the Single Residence B district. Case # 2-4

5) Petition of **Carolyn Chase, owner**, for property located at **1000 Islington Street** wherein a Variance from Article III, Section 10-302(A) is requested to allow 1,010 sf dwelling unit on the 2nd floor of the existing building on a lot having 11,064± sf of lot area in a district where 15,000 sf is required. Said property is shown on Assessor Plan 171 as Lot 10 and lies within the Single Residence B district. Case # 2-5

6) Petition of **Benoit R. and Andrea M. St.Jean, owners**, for property located at **54 Humphreys Court** wherein Variances from Article IV, Section 10-402(B) and Article III, Section 10-302(A) are requested to allow an irregular shaped 380 sf one story detached garage with: a) an 11'± left side yard and a 1'± rear yard where 10' is the minimum required, and b) 33.1%± building coverage where 30% is the maximum allowed. Said property is shown on Assessor Plan 101 as Lot 46 and lies within the General Residence B and Historic A districts. Case # 2-6

7) Petition of **Nash Family Investment Properties, owner, Smuttynose Brewing Company, applicant**, for property located at **225 Heritage Avenue** wherein Variances from Article XII, Section 10-1201(2) and Section 10-1201(3)(f)(1) are requested to allow: a) a 19' one way travel aisle for 90 degree angled parking spaces where 24' is the minimum required, and b) off-street parking 69'± from property zoned residentially where 100' is the minimum required. Said property is shown on Assessor Plan 284 as Lot 1 and lies within the Industrial district. Case # 2-7

8) Petition of **Advent Christian Church, owner, Nextel Communications, applicant**, for property located at **634 State Street** wherein a Special Exception as allowed in Article II, Section 10-206(25) is requested to allow a 38" wide x 95" long by 87" high generator including diesel tank on a 5' x 10' concrete pad to service a previously approved Nextel antennae at the church. Said property is shown on Assessor Plan 127 as Lot 23 and lies within the Apartment district. Case # 2-8

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.