

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

7:00 P.M

**CONFERENCE ROOM B
IN SEYBOLDT BUILDING**

**MAY 16, 2006 (For Old
Business and items 1)
through 6), to be reconvened
May 23, 2006) for items 7)
through 14)**

PLEASE NOTE: CHANGE IN LOCATION FOR MAY 16, 2006 AND MAY 23, 2006 MEETINGS

AGENDA

I. OLD BUSINESS

- A) Approval of Minutes – January 24, 2006 & March 28, 2006
- B) Petition of **Jonathan R. Dennett, owner**, for property located at **50 Brewster Street** wherein a Variance from Article IV, Section 10-402(B) is requested to allow an air condition compressor with an 18”± right side yard where 10’ is the minimum required. Said property is shown on Assessor Plan 138 as Lot 37 and lies within the Apartment district. Case # 4-1
- C) Motion for Rehearing on petition of **Hill-Hanover Group, LLC, owners**, for property located at **349 Hanover Street**.
- D) Motion for Rehearing on rehearing of petition of **Raymond A. Ramsey, owner** for property located off **Kearsarge Way**.
- E) Motion for Rehearing on petition of **Icon Realty, LLC, owners** for property located at **1303 Woodbury Avenue**.

II. PUBLIC HEARINGS

**THE FOLLOWING PETITIONS (#1 through #6) WILL BE HEARD ON TUESDAY,
MAY 16, 2006, at 7:00 P. M. IN CONFERENCE ROOM B**

- 1) Petition of **Steven J. and Suzanne V. Cook, owners**, for property located at **524 Islington Street** wherein the following are requested 1) a Variance from Article II, Section 10-207(14) to allow an existing four unit apartment building to be expanded to five dwelling units on the lot where the maximum allowed are four dwelling units, and 2) a Variance from Article IV, and Section 10-401(A)(1)(e) to allow the construction of a 10’ x 40’ two story addition in conjunction with the aforementioned conversion. Said property is shown on Assessor Plan 156 as Lot 3 and lies within the Mixed Residential Business district. Case # 5-1

- 2) Petition of **Doaks, LLC, owner**, for property located at **100 Portsmouth Boulevard** wherein a Variance from Article II, Section 10-212(G)(5) is requested to allow natural vegetation and new plantings to be provided along 560'± starting at Portsmouth Boulevard and following the side of the parking lot and along the back of the hotel to the fence at the top of the slope where an 8' solid board fence is required. Said property is shown on Assessor Plan 213 as Lot 2 and lies within the Office Research / Mariner's Village district. Case # 5-2
- 3) Petition of **Steven C. Webb and Karen Butz-Webb, owners**, of property located at **51 Gardner Street** and **Joseph D. and Joyce W. Ciancarelli, Trustees, owner** of property located at **45 Gardner Street** wherein a Variance from Article III, Section 10-302(A) is requested to allow a lot line revision between Lots 21 and 22 resulting in Lot 22 having the following: a) 1,346 sf of lot area where 5,000 sf is the minimum required, b) 34.15' of street frontage where 80' is the minimum required, c) a 1.1'± left side yard where 10' is the minimum required, d) 23%± open space where 25% is the minimum required; and, e) 54%+ building coverage where 30% is the maximum allowed. Said properties are shown on Assessor Plan 103 as Lots 21 & 22 and lie within the General Residence A and Historic A districts. Case # 5-2
- 4) Petition of **Golter Lobster Sales LLC, owner**, for property located **off Sagamore Avenue known as 929 Sagamore Avenue** wherein a Variance from Article III, Section 10-301(A)(9) is requested to allow access to the lot off a private right of way to construct a 26' x 32' two story barn for water related uses where access is required from a public street or an approved private street and access is provided from an existing right of way. Said property is shown on Assessor Plan 223 as Lot 28 and lies within the Waterfront Business district. Case # 5-4
- 5) Petition of **Elizabeth A. Pruyn, owner**, for property located at **41 Salter Street** wherein concurrence with previously granted Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(1)(c) is requested for 2'± right and 2'± left side yards based on the recently completed survey depicting the existing dwelling with a 0'± left side yard and a 4'± right side yard and where the previously approved plan had shown 2'± left side yard and a 2'± right side yard as both existing and proposed yards. The Board of Adjustment is being requested to advise whether the previously approved Variances should still be granted considering more accurate survey information. Said property is shown on Assessor Plan 102 as Lot 30 and lies within the Waterfront Business and Historic A districts. Case # 5-5
- 6) Petition of **A. Andrew Yager and Linda L. Hussey, owners**, for property located at **1707 Islington Street** wherein a Variance from Article III, Section 10-302(A) is requested to allow an irregular shaped 868± sf two story addition with a 4' ± left side yard where 10' is the minimum required. Said property is shown on Assessor Plan 241 as Lot 23 and lies within the Single Residence B district. Case # 5-6

THE FOLLOWING PETITIONS (#7 through #14) WILL BE HEARD ON TUESDAY,
MAY 23, 2006, at 7:00 P. M. IN CONFERENCE ROOM B

- 7) Petition of **Robert M. Granham Revocable Trust and Karen J. Granham Revocable Trust, owners**, for property located at **664 Lincoln Avenue** wherein the following are requested for the construction of a 16' x 20' detached garage: 1) a Variance from Article IV, Section 10-402(B) to allow a 3'± right side yard where 10' is the minimum required, and 2) a Variance from Article III, Section 10-302(A) to allow 32.4%± building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 148 as Lot 19 and lies within the General Residence A district. Case # 5-7

- 8) Petition of **Louie A. Prince, owner**, for property located at **302 Bartlett Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) a 6' x 31'10" front porch with a 6'6"± front yard plus steps where 15' is the minimum required, and b) 26.8%± building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 162 as Lot 52 and lies within the General Residence A district. Case # 5-8
- 9) Petition of **Brams Family Revocable Trust, owners, John and Shannon Brams, Trustees**, for property located at **28 Sherburne 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 24' x 31' two story addition to the rear of the existing single family dwelling with a 6'5"± right side yard where 10' is the minimum required, and b) 28.6%± building coverage where 25% building coverage is the maximum allowed. Said property is shown on Assessor Plan 113 as Lot 12 and lies within the General Residence A district. Case # 5-9
- 10) Petition of **Jerome and Georgiana Stellmach, owners**, for property located at **70 Sims Avenue** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 12' x 12' deck with a 3'± right side yard where 10' is the minimum required. Said property is shown on Assessor Plan 233 as Lot 76 and lies within the Single Residence B district. Case # 5-10
- 11) Petition of **Leila Blair and Jeffrey L. Demers, owners**, for property located at **80 Haven Road** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 22' x 38' attached garage with living space above with a 14'± front yard where 30' is the minimum required. Said property is shown on Assessor Plan 206 as Lot 29 and lies within the Single Residence B district. Case # 5-11
- 12) Petition of **Lewis B. and Dorothy W. Sykes, owners**, for property located at **1047 Banfield Road** wherein a Variance from Article II, Section 10-206(11) is requested to allow a 780 sf woodworking / furniture repair and refinishing business as a Home Occupation I within a 1,260± sf (30' x 42') one story proposed addition to an existing single family dwelling. Said property is shown on Assessor Plan 283 as Lot 40 and lies within the Single Residence A district. Case # 5-12
- 13) Petition of **Strawbery Banke, Inc., owner**, for property located **off Marcy Street** wherein a Variance from Article XII, Section 10-1201(A)(2) is requested to allow a reconfiguration and expansion of the existing parking lot off Marcy Street with an 18' wide two way travel aisle / new entrance where a 24' travel aisle is the minimum required. Said property is shown on Assessor Plan 104 as Lot 7 and lies within the Mixed Residential Office and Historic A districts. Case # 5-13
- 14) Petition of **C and B Family Trust, Barry M. and Claire F. Siegel Trustees, owner**, for property located at **332 South Street** wherein a Variance from Article III, Section 10-302(A) is requested to allow an 8' x 12' shed and an 8' x 10' shed creating 29.9% building coverage where 20% building coverage is the maximum allowed. Said property is shown on Assessor Plan 111 as Lot 12 and lies within the Single Residence B and Historic A districts. Case # 5-14

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.