

REGULAR MEETING
BOARD OF ADJUSTMENT
PORTSMOUTH, NEW HAMPSHIRE

CITY COUNCIL CHAMBERS

7:00 P.M

October 17, 2006

AGENDA

I. OLD BUSINESS

A) Approval of Minutes

- | | | |
|----------------------|----------------------|---------------------|
| - March 22, 2005 | - April 19, 2005 | - June 21, 2005 |
| - June 28, 2005 | - September 27, 2005 | - December 20, 2005 |
| - September 19, 2006 | - September 26, 2006 | |

B) Petition of **Michael De La Cruz, owner**, for property located at **63 Congress Street a/k/a 75 Congress Street Franklin Block** wherein a Variance from Article XII, Section 10-1201(A)(2) is requested to allow a 10' two accessway to a below grade parking garage where 24' is the minimum required. Said property is shown on Assessor Plan 149 as Lot 6 and lies within the General Business B, Downtown Overlay and Historic A districts. Case # 7-5 *This item was tabled at the August 15, 2006 meeting.*

C) Petition of **Abigail Khan-Cooper, owner**, for property located at **227 Park Street** wherein a Variance from Article II Section 10-206 is requested to allow outdoor display and sales of artwork where such use is not allowed within the Single Residence A district. Case # 8-9 *This item was tabled at the August 22, 2006 meeting.*

D) Petition of **Lawrence N. & Ruth S. Gray, owners**, for property located at **80 Currier's Cove** wherein a Variance from Article III, Section 10-301(A)(7) is requested to allow 190 sf enclosed living space (9.5' x 20') within 100' of the edge of the salt water marsh/wetlands. Said property is shown on Assessor Plan 204 as Lot 14 and lies within the Single Residence A district. Case # 9-6

II. PUBLIC HEARINGS

1) Petition of **Ralph M. Guerra Irrevocable Trust, Mary Lou Guerra Irrevocable Trust, Ralph Guerra and Mary L. Grego, owners**, for property located at **24 Taft Road** 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' one story rear addition creating 23.8±% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 268 as Lot 89 and lies within the Single Residence B district. Case # 10-1

2) Petition of **Richard T. and Jennifer J. Matthes, owners**, for property located at **69 Sunset Road** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 13'3" x 10' one story addition with steps and a 23' x 10' deck with steps creating

26.8%± building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 153 as Lot 15 and lies within the Single Residence B district. Case # 10-2

3) Petition of **Mark C. and Julie Gagne, owners**, for property located at **1105 South Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 6’8” x 11’10” one story porch creating 27.1%± building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 150 as Lot 21 and lies within the General Residence A district. Case # 10-3

4) Petition of **Michael B. Travis, owner**, for property located at **66 Benson Street** wherein Variances from Article II, Section 10-206(2) and Article IV, Section 10-401(A)(1)(b) are requested to allow a duplex **REMOVED FROM AGENDA BY DEPARTMENT** dwellings on **REMOVED FROM AGENDA BY DEPARTMENT** ing units on a 13,270 sf lot where 15,000 sf is the minimum lot area required for one dwelling unit on a lot in the Single Residence B district. Said property is shown on Assessor Plan 233 as Lot 73 and lies within the Single Residence B district. Case # 10-4

5) Petition of **Temple of Israel, owner**, for property located at **200 State Street, 170 State Street and off Court Street** wherein a Variance from Article XII, Section 10-1201(A)(3)(a)(4) is requested to allow 13 existing non-conforming parking spaces to be located on site with vehicles backing into Court Street where backing out onto the street is not allowed. Said property is shown on Assessor Plan 107 as Lots 65, 66, and 75 (to be combined) and lies within the Central Business B, Downtown Overlay and Historic A districts. Case # 10-5

6) Petition of **Gerald W. Sutherland Jr. and Debra Sutherland, owners**, for property located at **252 Holly Lane** 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’ two story addition with a 23’± front yard where 30’ is the minimum required. Said property is shown on Assessor Plan 261 as Lot 46 and lies within the Single Residence B district. Case # 10-6

7) Petition of **Ellen M Hepp Revocable Trust, owner, Ellen M, Hepp Trustee**, for property located at **28 Ridges Court** 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 16’ x 26’ two story rear addition with a 5.8’± right side yard where 10’ is the minimum required, and 2) Variances from Article IV, Section 10-402(B) and Article IV, Section 10-401(A)(2)(c) to allow the height of the existing garage to be raised to 11’6”± with a 2’± left side yard where 10’ is the minimum required. Said property is shown on Assessor Plan 207 as Lot 67 and lies within the Single Residence B district. Case # 10-7

8) Petition of **Anne Elizabeth and Alan Gregg Weston, owners**, for property located at **43 Pray Street** wherein Variances from Article III, Section 10-303(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) a 5’ x 13’ one story addition with a 3’± right side yard where 30’ is the minimum required, b) a 5’ diameter spiral stair with a 4’ .6”± right side yard where 30’ is the minimum required, c) a 5’ x 15’10” first floor deck with stairs with a 5’ right side yard where 30’ is the minimum required and 10’ rear yard where 20’ is the minimum required, d) a 5’ x 11’ second floor deck with a 5’ right side yard where 30’ is the minimum required and a 10’ rear yard where 20’ is the minimum required; and e) 53.6%± building coverage where 30% is the minimum required. Said property is shown on Assessor Plan 102 as Lot 39 and lies within the Waterfront Business and Historic A districts. Case # 10-8

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.