

**6:30 P.M. NON-MEETING WITH COUNSEL IN PLANNING DEPARTMENT  
CONFERENCE ROOM**

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

**7:00 P.M**

**CITY COUNCIL CHAMBERS**

**JANUARY 16, 2007**

**REVISED AGENDA**

**I. NEW BUSINESS**

Election of Officers

**II. OLD BUSINESS**

A) Approval of Minutes – December 19, 2006

B) Appeal from Decision of the Historic District Commission regarding property located at **7 Islington Street.**

**III. PUBLIC HEARINGS**

1) Petition of **Jeannette E. Hopkins Trust, owner, Jeannette E. Hopkins, Trustee**, for property located at **39 Pray Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 203 sf irregular shaped one story addition to the rear of an existing single family dwelling (after demolition of an existing ell) with a 2'4"± right side yard where 10' is the minimum required. Said property is shown on Assessor Plan 102 as Lot 38 and lies within the General Residence B and Historic A districts. Case # 1-1

2) Petition of **Eugene LaCroce Jr. and Kimberly LaCroce, owners**, for property located at **68 Brackett Road** 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 40' two story single family dwelling to be built on an existing foundation after the demolition of the existing home with a 26'± front yard where 30' is the minimum required, a 9'± left side yard where 10' is the minimum required and an 8'± right side yard where 10' is the minimum required, b) 6' x 7' front landing including steps with a 19'± front yard where 30' is the minimum required, c) 4' x 9' entry porch including steps with a 28'± front yard where 30' is the minimum required and a 4'± right side yard where 10' is the minimum required; and, d) all structures creating 22.67% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 206 as Lot 21 and lies within the Single Residence B district. Case # 1-2

3) Petition of **Theodore W. Weesner and Janet L. Schofield, owners**, for property located at **36 Kent Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 364 sf deck with: a) a 2’2”± right side yard where 10’ is the minimum required and b) 32.7% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 113 as Lot 38 and lies within the General Residence A district. Case # 1-3

4) Petition of **Wayne D. Moore, Murry Hill Properties Inc, owner**, for property located at **304 Maplewood Avenue** wherein Variances from Article II, Section 10-207 and Article IV, Section 10-401(A)(1)(b) are requested to allow the 2<sup>nd</sup> floor (1150 sq ft) to be used for storage as accessory to the first floor medical supply business. Said property is shown on Assessor Plan 114 as Lot 7 and lies within the Mixed Residential Office district. Case # 1-4

5) Petition of **Portsmouth Farms LLC, owner, and Starbucks Coffee Co, applicant**, for property located at **1855 Woodbury Avenue** wherein a Variance from Article IX, Section 10-908 is requested to allow the following: a) 7.25’ of front yarding since 15’ from the front property line where 20’ is the minimum required and b) a rear yarding of 15’ where 25’ is the maximum allowed. Said property is shown on Assessor Plan 215 as Lot 11 and lies within the General Business district. Case # 1-5

6) Petition of **Dorothy Katz M 19 Trust, owner**, for property located at **880 Islington Street** wherein the following are requested: 1) a Variance from Article XII, Section 10-1204 to allow 10 parking spaces to be provided where 14 parking spaces are required for a proposed retail furniture store with related storage and 7 parking spaces are required for the existing office space and, 2) a Variance from Article XII, Section 10-1201(A)(3)(a)(4) to allow the existing ten parking spaces to back out onto Islington Street where parking is required to egress a site in a forward direction. Said property is shown on Assessor Plan 166 as Lot 51 and lies within the Business district. Case # 1-6

**IV. 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.