

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

7:00 P.M

CITY COUNCIL CHAMBERS

**February 20, 2007 for Old Business and
Petitions 1) & 2), to be reconvened
February 27, 2007 to be re-scheduled to
March 6, 2007 for Petitions 3) thru 8)**

REVISED AGENDA

I. OLD BUSINESS

A) Approval of Minutes – January 16, 2007

B) 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 2nd floor(1,150 sf) to be used for storage as accessory to the first floor medical supply business. Said property is shown on Assessor Plan 140 as Lot 7 and lies within the Mixed Residential Office district. Case # 1-4 *This item was tabled at the January 16, 2007 meeting.*

II. PUBLIC HEARINGS

THE FOLLOWING PETITIONS (#1 and #2) WILL BE HEARD ON TUESDAY, FEBRUARY 20, 2007
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1) Appeal from a Decision of the Historic District Commission’s Decision of December 6, 2006 denying a Certificate of Appropriateness concerning the Petition of **7 Islington Street, LLC**, owner, for property located at **7 Islington Street** wherein permission was requested to allow demolition of an existing structure (southern wing of building, garage building, house structure, and commercial building), new construction of an existing structure (new 3-4 story mixed use building), and exterior renovations to an existing structure (renovate exterior, replace windows, add exterior stair and canopy) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 51, Plan 126 as Lot 49, and Plan 126 as Lot 52 and lies within the Mixed Residential Office, Central Business B, Historic A, and Downtown Overlay Districts. Case # 2-1

2) 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) a 17.36 sf freestanding sign 15’ from the front property line where 20’ from the front property line is the minimum required setback, b) 49.02 sf sf free-standing signage where 37.5 sf is the maximum allowed, and c) 77.95 sf of aggregate signage where 37.5 sf is the maximum allowed. Said property is shown on Assessor Plan 215 as Lot 11 and lies within the General Business district. Case # 2-2

THE FOLLOWING PETITIONS (#3 thru #8) are re-scheduled to TUESDAY, March 6, 2007
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3) Petition of **Frederick and Christine Harrington, owners**, for property located at **2 Truman Place** wherein the following Variances are requested from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) to allow a 9’ x 12’ sun room on a previously approved deck with a 20’± rear yard where 30’ is

the minimum required. Said property is shown on Assessor Plan 250 as Lot 58 and lies within the Single Residence B district. Case # 2-3

4) Petition of **Charles L. Thayer Revocable Trust, Charles L. Thayer, Trustee, owner, Jerry Thayer, applicant**, for property located at **21 Richmond Street** wherein a Variance from Article III, Section 10-303(A) is requested to allow a 36' x 25' two and a half story single family dwelling to be built after the demolition of the existing home with: (a) a 7.27'± right side yard where 10' is the minimum required, b) a 5'± rear yard where 15' is the minimum required, and c) a total lot area of 4,302± s.f. where 7,500 s.f. is the minimum lot area required. Said property is shown on Assessor Plan 108 as Lot 16-2 and lies within the Mixed Residential Office and Historic A districts. Case # 2-4

5) Petition of **Jeannette E. Hopkins Trust, Jeannette E Hopkins Trustee, owner**, 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 172 sf one story irregular shaped addition with an 8'9"± 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 # 2-5

6) Petition of **Stephen F. and Anne B. Collins, owners**, for property located at **230 Park Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 5'4" x 11'9" front porch replacing existing 5'4" x 11'9" entry deck with: a) a 9'± front yard where 15' is the minimum required, and b) 31.2%± building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 149 as Lot 49 and lies within the General Residence A district. Case #2-6

7) Petition of **Geoffrey M. Spitzer, owner**, for property located at **4 Jenkins Avenue** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow the following: a) a 6' x 32'6" one story addition to the front of the house with 5' x 6' steps having a 7'6"± front yard where 30' is the minimum required, b) a new 32'6" x 36' roof having a full dormer in the rear and a partial dormer in the front creating living space on the second floor with a 7'6"± front yard and a 9'± rear yard where 30' is required for both the front and rear yards, c) a 9'6" x 9'6" addition for a storage shed with a sunroom above to the right side of the existing house having a 13'6"± front yard and a 29'6" rear yard where 30' is the minimum required for both the front and rear yard; and, d) 23.4%± building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 230 as Lot 8 and lies within the Single Residence B district. Case # 2-7

8) Petition of **Tylene A and Alain R. Jousse, owners**, for property located at **197 Dennett Street** wherein the following are requested: 1) Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) to construct a 13'4" x 16' x 1' two story addition with: a) a 5'10"± right side yard where 10' is the minimum required, and b) a 15'2"± rear yard where 20' is the minimum required, 2) a Variance from Article III, Section 10-302(A) to allow a second dwelling unit on a 4,335.7 sf lot where 15,000 sf would be required for two dwelling units; and, 3) a Variance from Article XII, Section 10-1204 Table 15 to allow one onsite parking space to be provided where 3 parking spaces are required. Said property is shown on Assessor Plan 142 as Lot 8 and lies within the General Residence A district. Case # 2-8

III. ADJOURNMENT.

Informational Items To The Members of The Board of Adjustment:

Notice of Decision rendered January 24, 2007 by the Supreme Court of New Hampshire in the matter of
Community Resources For Justice, Inc. v. City of Manchester

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.