

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 P.M.

MARCH 20, 2007

REVISED AGENDA

I. OLD BUSINESS

- A) Approval of Minutes – February 20, 2007.
- B) Applicant filed Motion for Rehearing regarding property at **7 Islington Street**.
- C) 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.

This item was tabled at the March 6, 2007 meeting.

- D) 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. *This item was tabled at the March 6, 2007 meeting.*

II. PUBLIC HEARINGS

- 1) Petition of **Andrew J. Widen, owner**, for property located at **955 Sagamore Avenue** wherein a Variance from Article II, Section 10-208 is requested to allow the 2nd floor on an existing building to be converted into a dwelling unit in a district where such use is not allowed. Said property is shown on Assessor Plan 201 as Lot 1 and lies within the Waterfront Business district. Case # 3-1

- 2) Petition of **Jorgensen Family Trust, Nathan and Kristie Jorgensen Trustees, owner**, for property located at **112 Highland Street** 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 26' second story addition on an existing detached garage now being attached by constructing a connecting a 185 sf irregular shaped breezeway with: a) the garage having a 1'6"± right side yard where 10' is the minimum required, and b) a 2'± rear yard where 20' is the minimum required. Said property is shown on Assessor Plan 134 as Lot 25 and lies within the General Residence A district. Case # 3-2
- 3) Petition of **Premier Seacoast Holdings, owner**, for property located at **966 Islington Street** wherein the following are requested: 1) a Special Exception as allowed in Article IV, Section 10-401(A)(1)(d) to relocate an existing non-conforming dwelling unit on the 2nd floor to the 1st floor maintaining a total of four dwelling units on the property and eliminating the non-residential use in a district where only one dwelling unit is allowed on a lot in the Single Residence B district, and 2) a Variance from Article XII, Section 10-1201(A)(3)(a) to allow the existing 5 parking spaces as laid out and to back out onto the street. Said property is shown on Assessor Plan 171 as Lot 1 and lies within the Single Residence B district. Case # 3-3
- 4) Petition of **Christian Berling, owner**, for property located at **117 Ash Street** wherein Variances from Article II, Section 10-206(12) and Article XII, Section 10-1201(A)(3)(a) are requested to allow 100 square feet in a single family dwelling to be used by the owner to “tutor reading” and to allow the required parking space to back out of the driveway with the existing screening to remain. Said property is shown on Assessor Plan 150 as Lot 36 and lies within the General Residence A district. Case # 3-4
- 5) Petition of **Heritage and Lafayette LLC, owner**, for property located at **2800 Lafayette Road** requesting an Equitable Waiver as allowed in NH RSA 674:33-a (Equitable Waiver of Dimensional Requirement) to allow an existing 36,328+ sf building with: a) a 104.9' front yard where a 105' front yard is required in Article III, Section 10-301(A)(8), and b) a 29.6' left side yard where 30' is the minimum required in Article III, Section 10-304(A). Said property is shown on Assessor Plan 285 as Lot 2 and lies within the General Business district. Case # 3-5

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.