

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 P.M.**

**DECEMBER 18, 2007**

**AGENDA**

**I. OLD BUSINESS**

- A) Approval of Minutes - November 20, 2007  
- November 27, 2007
  
- B) Petition of **HCA Health Services of NH, Inc., owner, Independent Wireless One Realty Corporation, and its affiliate, Sprint Spectrum, LP, applicants**, for property located at **333 Borthwick Avenue** wherein a Variance from Article II, Section 10-209 is requested to allow the installation of six additional panel antennas and related base station equipment on the Hospital roof. Said property is shown on Assessor Plan 240 as Lot 2-1 and lies within the Office Research district. Case # 11-4. *This petition was postponed from the November 20, 2007 meeting.*
  
- B) Motion for Rehearing regarding property at **150 Greenleaf Avenue.**
  
- C) Motion for Rehearing regarding property at **13 Salter Street.**

**II. PUBLIC HEARINGS**

- 1) Petition of **Benjamin N. Otis and Kristin A. Trapane Otis, owners**, for property located at **46 McNabb Court** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) a 10' x 20' two story rear addition with a 6'8"± right side setback, and 4' x 7'8" steps with a roof having a 9'4"± left side setback where 10' is the minimum side setback in each instance, b) a 6' x 18' covered porch with steps with a 4'± front setback for the porch and 3'± front setback for the steps where 15' is the minimum required, and a 7'8"± right side setback where 10' is the minimum required; and, c) 28.3% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 112 as Lot 59 and lies within the General Residence A district. Case # 12-1
  
- 2) Petition of **Peter Schwab, owner**, for property located at **270-272 South Street** wherein Variances from Article III, Section 10-301(A)(2) and Article IV, Section 10-401(A)(1)(b) are requested to expand an existing second free-standing dwelling unit into vacant first floor space in a district where only one dwelling unit on a lot is allowed. Said property is shown on Assessor Plan 111 as Lot 6 and lies within the Single Residence B district. Case # 12-2

3) Petition of **Evon Cooper, owner**, for property located at **287 Maplewood Avenue** wherein Variances from Article III, Section 10-303(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow an 11.9' x 13.8' one story rear addition with a 2.49' right side setback where 10' is the minimum required. Said property is shown on Assessor Plan 141 as Lot 36 and lies within the Mixed Residential Office district. Case # 12-3

### **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.