

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 P.M.

June 17, 2008

AGENDA

I. OLD BUSINESS

- A) Approval of Minutes – May 20, 2008
May 27, 2008

II. PUBLIC HEARINGS

- 1) Petition of **Old Tex Mex, LLC, owner**, for property located at **3510 & 3518 Lafayette Road** wherein the following are requested: 1) a Variance from Article II, Section 10-206 to allow a proposed 60' x 72' addition with a 20' x 72' office mezzanine for use by trades contractors in a residential district where such use is not allowed, 2) a Variance from Article III, Section 10-301(A)(8) to allow the proposed addition with a 55'± front setback where 105' is the minimum required; 3) Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) to allow 16.8% building coverage where 10% is the maximum allowed, and b) 46.7% open space where 50% is the minimum required; and, 4) a Variance from Article XII, Section 10-1201(A)(3)(c) to allow off street parking and access way 20' from a residential property line where 50' is the minimum required. Said property is shown on Assessor Plan 297 as Lots 7 & 8 (to be combined) and lies within the Single Residence A district. Case # 6-1
- 2) Petition of **Michael J Pasternak and Judith A Pasternak, owners**, for property located at **663 State Street (663 State Street Condominium Association Unit 1)** wherein a Variance from Article III, Section 10-302(A) is requested to allow a 246 sf irregular shaped deck with a 1'± right setback where 10' is the minimum required. Said property is shown on Assessor Plan 137 as Lot 14 and lies within the Apartment district. Case # 6-2
- 3) Petition of **Evander F. Hawes III and Mary Lin Hannay, owners**, for property located at **415 Union Street** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 14'6" x 15'10" 2nd story addition over existing one story addition with a 2'6"± left side setback where 10' is the minimum required. Said property is shown on Assessor Plan 134 as Lot 9 and lies within the General Residence A district. Case # 6-3
- 4) Petition of **Six Hundred Six Realty Trust, C. J. Annis and D. I. Rolde, Trustees**, for property located at **606 Greenland Road** wherein a Special Exception as allowed in Article II, Section 10-206(22) is requested to allow 3 horses to be kept on the property in a district where such use is allowed by Special Exception. Said property is shown on Assessor Plan 258 as Lot 3-1 and lies within the Single Residence B district. Case # 6-4

5) Petition of **Matthew D. Beebe and Barbara R. Jenny, owners**, for property located at **81 Lincoln Avenue** wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to increase building coverage from 25% to 30.9%± building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 113 as Lot 35 and lies within the General Residence A district. Case # 6-5

6) Petition of **Guy B. Stearns, owner**, for property located at **16 Cabot Street** wherein Variances from Article III, Section 10-303(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 7' x 10' deck with steps on the 1st floor under an existing 2nd floor deck with a 2'± right side setback and an 8'± left side setback where 10' is the minimum required in each instance. Said property is shown on Assessor Plan 135 as Lot 46 and lies within the Mixed Residential Office district. Case # 6-6

7) Petition of **Ampet Inc., owner**, for property located at **921 Islington Street** wherein the following are requested: 1) a Variance from Article II, Section 10-208(24) to allow outdoor storage of automobile parts inside a proposed 6' stockade fence and 2) to amend a 17 January 01 BOA stipulation of approval to allow the hours of operation for automobile repairs to be 8 am to 6 pm Monday through Friday and 8 am to 5 pm on Saturday. Said property is shown on Assessor Plan 172 as Lot 10 and lies within the Business district. Case # 6-7

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