

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 P.M.

**January 25, 2011,
Postponed From
January 18, 2011**

AGENDA

I. APPROVAL OF MINUTES

- A) November 16, 2010
- B) Excerpt of Minutes – December 21, 2010 – 1150 Woodbury Avenue

II. PLANNING DEPARTMENT REPORTS

- A) Board of Adjustment Rules & Regulations – Proposed Revision

III. OLD BUSINESS

- A) Motion for Rehearing – 1150 Woodbury Avenue

IV. PUBLIC HEARINGS

- 1) Case # 1-1
Petitioner: SJW Ltd, Owner
Property: 25 Vaughan Mall Assessor Map 117, Lot 4
Zoning district: Central Business B
Description: To place a wall sign for a business not located on the ground floor.
Request: Variance from Section 10.1242 to permit a wall sign for a second floor
business where one is not permitted.

- 2) Case # 1-2
Petitioner: Dorothy Katz M91 TR, Owner, and Puddle Dock West Thrift Shop, Inc.,
Applicant
Property: 880 Islington Street Assessor Plan 166, Lot 51
Zoning district: Business

Description: To establish a retail business with less than the required number of parking spaces.
Request: Variance from Section 10.1112.30 to allow 10 parking spaces where 34 are required.

3) Case # 1-3

Petitioner: High Liner Foods Inc, Owner
Property: 1 High Liner Avenue Assessor Map 259, Lot 14
Zoning district: Industrial
Description: To expand the existing maintenance building by 4493 s.f. and expand the office space by 3200 s.f.
Request: Special Exception under Section 10.440, Use #14.32 to allow the expansion of a seafood processing facility in the Industrial district.

4) Case # 1-4

Petitioners: Michael's Realty Trust, Owner, and Lighthouse Manufacturing, LLC, Applicant
Property: 35 Mirona Road Assessor Map 252, Lot 3
Zoning district: Gateway
Description: To establish a light manufacturing use in the Gateway district.
Request: Special Exception under Section 10.440 Use #14.11 to permit a light manufacturing use as a special exception in the Gateway district.

5) Case # 1-5

Petitioners: 233 Vaughan Street LLC, Owner
Property: 233 Vaughan Street Assessor Map 124, Lot 14
Zoning district: Central Business A
Description: To construct a building exceeding the 50' maximum structure height allowed in the CBA district and exceeding the 40' maximum height allowance for portions of a building within 10' of a street right of way line in the CBA district.
Request: Variance from Section 10.531 to permit a structure designed for human occupancy (elevator penthouse and lobby) with a structure height of 62'5" where 50' is the maximum structure height allowed.
Variance from Section 10.531 to permit a structure designed for human occupancy (corridors, bathrooms and kitchens) with a structure height of 59'8" where 50' is the maximum structure height allowed.
Variance from Section 10.531 to permit a structure height of 52'8" (parapet and railing extending more than 2' above the roof surface) where 50' is the maximum structure height allowed.
Variance from Section 10.535.10 to allow a portion of a building within 10 feet of a street right of way line in the CBA district with a height of 52 feet where 40 feet is the maximum height allowed.

- 6) Case # 1-6
Petitioners: 295 Maplewood Avenue Condominiums, Owner, and Joseph Cunningham,
Applicant
Property: 295 Maplewood Avenue Assessor Map 141, Lot 35
Zoning district: General Residence A
Description: To construct a sign projecting over the sidewalk 42” where 31.6” is allowed.
Requests: Variance from Section 10.1253.50 to allow a projecting sign to project more
than one-third the width of the sidewalk.

V. OTHER BUSINESS

- A) Superior Court Decision, Witch Cove Marina Dev., LLC, et al v. City of Portsmouth
B) December 6, 2010 Amendment to the Zoning Ordinance Effective January 1, 2010,
Section 10.517, Roof Appurtenances and Other Rooftop Features.

VI. 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.