

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 P.M.

March 15, 2011

AGENDA

I. APPROVAL OF MINUTES

- A) December 21, 2010
- B) January 25, 2010

II. PLANNING DEPARTMENT REPORTS

- A) Rules & Regulations – Adopted Revision

III. PUBLIC HEARINGS

- 1) Case # 3-1
Petitioners: Matthew J. & Sarah E. Curtin
Property: 28 Kensington Road Assessor Map 152, Lot 25
Zoning district: Single Residence B
Description: To construct a new front porch and entryway.
Requests: Variance from Section 10.521 to permit a building coverage of 22.6% where 20% is allowed.
 Variance from Section 10.521 to permit a front yard of 15'5" where 30' is required.
 Variance from Section 10.321 to allow the expansion of a nonconforming structure.

- 2) Case # 3-2
Petitioner: Eliza Hobson
Property: 106 Spring Street Assessor Map 133, Lot 15
Zoning district: General Residence A
Description: To reconstruct a portion of the structure on the left side of the home.
Requests: Variance from Section 10.521 to permit a 4'± side yard where 10' is required.
 Variance from Section 10.321 to allow the expansion of a nonconforming structure.

- 3) Case # 3-3
 Petitioner: Portsmouth Housing Authority
 Property: 40 Wedgwood Road Assessor Map 239, Lot 12
 Zoning district: Garden Apartment/Mobile Home GA/MH
 Description: To construct a 208 s.f. office addition to the front of the existing structure.
 Request: Variance from Section 10.521 to permit a 16' front yard where 30' is required.
 Variance from Section 10.321 to allow the expansion of a nonconforming structure.

- 4) Case # 3-4
 Petitioners: Michael Delacruz c/o the Franklin Block-CDB, owner, Bryan Trudel, applicant
 Property: 148 Fleet Street (63 Congress Street) Assessor Map 117, Lot 5
 Zoning district: Central Business B
 Description: To construct a sign projecting over the sidewalk.
 Request: Variance from Section 10.1253.50 to allow a projecting sign to project more than one-third the width of the sidewalk.

- 5) Case # 3-5
 Petitioners: Brady J. Byrd & Brian L. Neste
 Property: 184 Walker Bungalow Road Assessor Map 223, Lot 19
 Zoning district: Single Residence B
 Description: To construct several additions to the structure.
 Request: Variance from Section 10.321 to allow the expansion of a nonconforming structure.
 Variance from Section 10.521 to allow a 20'± rear yard where 30' is required.
 Variance from Section 10.521 to allow a 5'± front yard where 30' is required.

- 6) Case # 3-6
 Petitioners: Johnathan and Megan Parker
 Property: 31 Sherburne Avenue Assessor Map 113, Lot 15
 Zoning district: General Residence A
 Description: To construct a vertical expansion of the residential structure.
 Requests: Variance from Section 10.521 to permit a rear yard of 15.3' where 20' is required.
 Variance from Section 10.321 to allow the expansion of a nonconforming structure.

- 7) Case # 3-7
 Petitioner: Stephen and Karin Barndollar
 Property: 120 Ridges Court Assessor Map 207, Lot 61
 Zoning district: Single Residence B
 Description: To construct a free-standing solar panel array.
 Request: Variance from Section 10.521 to permit a structure with a 5' front yard where 30' is required.

IV. OTHER BUSINESS

V. 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.

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