

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 P.M.**

**April 19, 2011**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A) February 15, 2011
- B) March 15, 2011

**II. PLANNING DEPARTMENT REPORTS**

**III. PUBLIC HEARINGS**

- 1) Case # 4-1  
Petitioners: James & Patricia Katkin  
Property: 1400 Woodbury Avenue Assessor Map 238, Lot 5  
Zoning district: Single Residence B  
Description: To expand from a Family Day Care Facility for up to 6 children to a Group Day Care Facility for up to 12 children.  
Request: Special Exception under Section 10.440, Use # 7.12, to allow a Group Day Care Facility for up to 12 children.
  
- 2) Case # 4-2  
Petitioner: Bellwood Associates LTD Partnership C/O Festival Fun Park Properties  
Property: 2300 Lafayette Road Assessor Map 273, Lot 7  
Zoning district: Gateway  
Description: To construct a new building entrance and turnstile into the park.  
Requests: Variance from Section 10.331 to allow the expansion of a nonconforming use.
  
- 3) Case # 4-3  
Petitioner: Ross J.& Jody H. Gittell  
Property: 404 South Street Assessor Map 111, Lot 16  
Zoning district: Single Residence B  
Description: To remove the existing mud room and replace with new decking.  
Request: Variance from Section 10.521 to permit a side yard setback of 5' where 10' is required.

4) Case # 4-4

Petitioners: Heritage Storage Center Inc., owner, and Glass Operating, LLC, applicant

Property: 70 Heritage Avenue Assessor Map 285, Lot 11-B

Zoning district: Industrial

Description: To allow Motor Vehicle Repair/automotive glass replacement as a special exception use.

Request: Special Exception under Section 10.440, Use #11.20, to permit Motor Vehicle Repair in the Industrial district.

5) Case # 4-5

Petitioners: Brian M. & Susan M. Regan

Property: 28-30 Dearborn Street Assessor Map 140, Lot 1

Zoning district: General Residence A

Description: To divide an existing nonconforming lot containing two two-family dwellings into two lots, each containing one two-family dwelling, where both lots will have less than the required minimum lot area per dwelling unit and minimum street frontage; one lot will have less than the required minimum lot area; and one lot will have less than the required side yard.

Requests: Variances from Section 10.521:

Lot 1 To permit a lot with 3,940 s.f. of lot area per dwelling unit where 7,500 s.f. is required.

To permit 55.15' of continuous street frontage where 100' is required.

To permit a side yard setback of 3.7' where 10' is required.

Lot 1-1 To permit a lot with 6,432 s.f. of lot area where 7,500 s.f. is required.

To permit a lot with 3,216 s.f. of lot area per dwelling unit where 7,500 s.f. per unit is required.

To permit 95' of continuous street frontage where 100' is required.

6) Case # 4-6

Petitioner: RA, SJ and BN Goodman

Property: 930 Interstate By-Pass Assessor Map 142, Lot 16

Zoning district: Business

Description: To use the building for an automotive inspection station, automotive repair and commercial office space.

Request: Special Exception under Section 10.440, Use # 11.20, to permit motor vehicle repair (including motor vehicle inspection station).

Variance from Section 10.581 to allow vehicle repair on a lot with 0.333 acre where 2 acres is required.

Variance from Section 10.592.20 to allow vehicle repair less than 200 feet from a Residential district.

Variance from Section 10.843.21 to permit the outdoor storage of vehicles within 20' of the street right-of-way where 40' is required.

Variance from Section 10.1112.30 to allow 9 parking spaces where 10 are 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.