

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

CONFERENCE ROOM B

7:00 P.M.

May 17, 2011

AGENDA

I. APPROVAL OF MINUTES

A) March 15, 2011

II. PLANNING DEPARTMENT REPORTS

III. OLD BUSINESS

A) 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.

(This petition was postponed from the April 19, 2011 meeting.)

IV. PUBLIC HEARINGS

- 1) Case # 5-1
 Petitioner: Brian M. Regan
 Property: 28-30 Dearborn Street Assessor Plan 140, Lot 1
 Zoning district: General Residence A
 Description: To appeal decision of Code Official to allow a Variance application by one co-owner of the property without authorization from the second co-owner.
 Request: Appeal from an Administrative Decision under Section 10.234.20

- 2) Case # 5-2
 Petitioners: Ryan J & Molly Shaw Wilson
 Property: 1360 South Street Assessor Plan 168, Lot 4
 Zoning district: General Residence A
 Description: To operate a pediatric occupational therapy business.
 Requests: Special Exception under Section 10.440 Use# 19.22 to allow a Home Occupation 2.

- 3) Case # 5-3
 Petitioner: Laurie Ann McCray 2005 Rev. Trust, Laurie Ann McCray, Trustee
 Property: 15 Haven Road Assessor Plan 111, Lot 17
 Zoning district: Single Residence B
 Description: To create a mudroom by expanding and enclosing existing porch.
 Requests: Variance from Section 10.321 to allow the expansion of a nonconforming structure. Variance from Section 10.521 to permit a building coverage of 25%± where 20% is the maximum allowed.
 Variance from Section 10.521 to permit a rear yard setback of 4'± where 30' is required.

- 4) Case # 5-4
 Petitioners: Stephen R. & Elisabeth C. Rakaseder
 Property: 93 Thaxter Road Assessor Plan 166, Lot 43
 Zoning district: Single Residence B
 Description: To build a two-story addition to the right rear corner of the existing structure.
 Requests: Variance from Section 10.321 to allow the expansion of a nonconforming structure.
 Variance from Section 10.521 to permit a building coverage of 27%± where 20% is the maximum allowed.

- 5) Case # 5-5
 Petitioners: Earl A. Picard, Jr. & Linda J. Picard
 Property: 375 Ocean Road Assessor Plan 292, Lot 220
 Zoning district: Single Residence B
 Description: To add a 12' x 22' rear deck.
 Requests: Variance from Section 10.521 to permit a rear yard setback of 21'± where 30' is required.

- 6) Case # 5-6
Petitioners: John L. & Jean M. Shields
Property: 308 Pleasant Street Assessor Plan 109, Lot 18
Zoning district: General Residence B
Description: To replace existing deck and stairs to the left rear of existing structure.
Requests: Variance from Section 10.521 to permit a left side yard setback of 4'± where 10' is required.
- 7) Case # 5-7
Petitioners: T Beyar Realty LLC, Owner, William Lodwyk, Applicant
Property: 141 Banfield Road Assessor Plan 254, Lot 2
Zoning district: Industrial
Description: To operate a custom race car fabrication/retrofit facility.
Requests: Special Exception under Section 10.440, Use #11.20 to allow a motor vehicle service use.

V. OTHER BUSINESS

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.