

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 P.M.

**June 28, 2011, Reconvened
From June 21, 2011**

AGENDA

I. APPROVAL OF MINUTES

- A) Board of Adjustment Meeting April 19, 2011.

II. PUBLIC HEARINGS

- 8) Case # 6-8

Petitioners: Alexander C. Garside & Nicole Outsen

Property: 212 Park Street

Assessor Plan 149, Lot 51

Zoning district: General Residence A

Description: To replace existing garage with a 12' x 20' garage, and to replace a two level rear deck with a 1-story, 325 s.f. addition, a 9' x 11.5' screened porch, and a 70 s.f. deck and stairs.

Request: Variance from Section 10.521 to allow a left side yard setback of 8.5' where 10' is required.

Variance from Section 10.521 to allow a right side yard setback of 4' where 10' is required.

Variance from Section 10.521 to allow building coverage of 27.4% where 25% is the maximum coverage allowed.

- 9) Case # 6-9

Petitioner: Karen L. Bouffard Revoc Trust 1998, Karen L. Bouffard, Trustee

Property: 87 Richards Avenue

Assessor Plan 128, Lot 8

Zoning district: General Residence A

Description: To replace existing right side porch and stairs with a 7' x 19' side porch and stairs to the front and rear of the porch. To add an 8' x 11' third floor dormer on the left side.

Requests: Variance from Section 10.321 to allow the expansion of a nonconforming structure.

Variance from Section 10.521 to allow a 1'± left side yard setback where 10' is required.

Variance from Section 10.521 to allow building coverage of 32.8% where 25% is the maximum coverage allowed.

10) Case # 6-10

Petitioner: Ricci Supply Company, Inc.

Property: 105 Bartlett Street

Assessor Plan 164, Lot 1

Zoning district: Office Research

Description: To demolish portions of existing building and replace with new building on same footprint.

Requests: Variance from Section 10.321 to allow a lawful nonconforming structure to be reconstructed in a district where it does not meet the dimensional requirements. Variance from Section 10.440, Use #8.31, Use #13.11 and Use #14.10 to allow non-marine-related retail and wholesale sales and light industry in a district where such uses are not allowed.

Variance from Section 10.532.10 to allow a 3'± front yard setback where 70' is required.

Variance from Section 10.532.10 to allow a 4'± left side yard setback where 50' is required.

Variance from Section 10.532.10 to allow a right side yard setback of 13'± where 50' is required.

Variance from Section 10.531 to allow building coverage of 37.6%± where 30% is the maximum allowed.

11) Case # 6-11

Petitioners: Stephen M. & Kathleen M. Brown

Property: 14 Alder Way

Assessor Plan 142, Lot 18

Zoning district: General Residence A

Description: To allow a 1½ story garage to remain within the front yard setback.

Request: Equitable Waiver as allowed in RSA 674:33-a to allow a previously constructed 1½ story garage with a 0.7'± front yard setback where 15' is required.

12) Case # 6-12

Petitioners: Sharan R. Gross Rev. Trust, Sharan R. Gross, Trustee

Property: 201 & 235 Cate Street

Assessor Plan 163, Lots 31 & 32

Zoning district: General Residence A

Description: To allow a lot line relocation that would result in a lot (Lot #31) containing two existing dwelling units with less than the required square footage per dwelling unit.

Request: Variance from Section 10.521 to allow a two-family use with less than the required lot area per dwelling unit.

13) Case # 6-13

Petitioners: Thomas A. Nies Revocable Trust, Thomas A & Denise M. Nies, Trustees

Property: 419 Richards Avenue

Assessor Plan 112, Lot 20

Zoning district: General Residence A

Description: To construct a 10'± x 18'4"± rear addition.

Requests: Variance from Section 10.321 to allow the expansion of a nonconforming structure.

Variance from Section 10.521 to allow a 6' left side yard setback where 10' is required.

- 14) Case # 6-14
Petitioner: Kevin Drohan & Heather Mangold
Property: 1240 Maplewood Avenue Assessor Plan 219, Lot 29
Zoning district: Single Residence B
Description: To create a second dwelling unit by adding a second story to the existing 18'8" x 19'4" garage.
Requests: Variance from Section 10.321 to allow the expansion of a nonconforming structure.
Variance from Section 10.440, Use #1.20 to allow a second dwelling unit on a lot where only a single family use is allowed.
Variance from Section 10.521 to allow a lot area of 3,942 s.f. per dwelling unit where 15,000 s.f. per dwelling unit is required.
Variance from Section 10.521 to allow a right side yard setback of 2'± where 10' is required.
Variance from Section 10.521 to allow a rear yard setback of 10'± where 30' is required.
- 15) Case # 6-15
Petitioner: Sureya M. Ennabe Rev. Liv. Trust, c/o C. N. Brown Company
Property: 800 Lafayette Road Assessor Plan 244, Lot 5
Zoning district: Gateway
Description: To construct two canopy signs.
Requests: Variance from Section 1251.2 to allow canopy signs of 43.5± s.f. and 23± s.f. where 20 s.f. is the maximum sign area allowed for each individual canopy sign.

III. OTHER BUSINESS

IV. 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.