

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**7:00 P.M.**

**December 18, 2012**

**REVISED AGENDA**

**I. PUBLIC HEARINGS**

- 1) Case # 12-1  
Petitioners: Catherine I. and Carl F. Aichele  
Property: 425 Union Street  
Assessor Plan 134, Lot 10  
Zoning District: General Residence A  
Description: Construct third floor dormer.  
Requests: 1. A Variance from Section 10.321 and Section 10.324 to allow an upward extension on a lawful nonconforming building in a manner that is not in conformity with the Zoning Ordinance.
  
- 2) Case # 12-2  
Petitioners: Jeffrey C. and Christine M. Randall  
Property: 80 Diamond Drive  
Assessor Plan 220, Lot 42  
Zoning District: Single Residence B  
Description: Construct a 20'± x 24'± addition.  
Requests: 1. A dimensional Variance from Section 10.521 to allow a building coverage of 21.3%± where 16.5%± currently exists and 20% is the maximum allowed.
  
- 3) Case # 12-3  
Petitioners: Donald W. and Patricia A. Lane  
Property: 333 New Castle Avenue  
Assessor Plan 207, Lot 2  
Zoning District: Single Residence B  
Description: Adjustment of the lot line between Lot 207/3 and Lot 207/2.  
Requests: 1. A dimensional Variance from Section 10.520 to allow Lot 207/2 to have a lot area of 12,895± square feet where 15,000 square feet is the minimum required.
  
- 4) Case # 12-4  
Petitioners: Timothy & Mary Ellen McNamara  
Property: 99 Orchard Street  
Assessor Plan 149, Lot 47  
Zoning District: General Residence A  
Description: Construct a dormer on the right side of the house.  
Requests: 1. A Variance from Section 10.324 to allow a nonconforming addition to a lawful nonconforming building.  
2. A dimensional Variance from Section 10.521 to allow an upward extension of a structure with a nonconforming right yard setback of 0'± where 10' is the minimum required.

(over)

- 5) Case # 12-5  
Petitioner: Matthew Hatem  
Property: 1 Ash Street  
Assessor Plan 149, Lot 34  
Zoning District: General Residence A  
Description: Replace existing porch with 2 story bedroom addition and carport.  
Requests: 1. A Variance from Section 10.324 to allow a nonconforming alteration to a lawful nonconforming building.  
2. A Variance from Section 10.520 to allow alterations to the building coverage where 28.2%± exists and 25% is the maximum allowed.
- 6) Case # 12-6  
Petitioner: Justin D. Setchell  
Property: Fairview Avenue off Maplewood Avenue  
Assessor Plan 220, Lot 66  
Zoning District: Single Residence B  
Description: Construct a new single-family home.  
Requests: 1. A dimensional Variance from Section 10.521 to allow a rear yard of 10'± where 30' is the minimum required.  
2. A dimensional Variance from Section 10.521 to allow a lot area of 6,000 ± square feet where 15,000 square feet is the minimum required.  
3. A dimensional Variance from Section 10.521 to allow a lot depth of 60'± where 100' is the minimum required.
- 7) Case # 12-7  
Petitioner: Boxer Family Trust 2010, Stuart D. & Paula A. Boxer  
Property: 601 Islington Street  
Assessor Plan 164, Lot 7  
Zoning District: Business  
Description: Change of use and modification of parking.  
Requests: 1. A Variance from Section 10.1112.30 to allow 20 parking spaces where 60 spaces are required.
- 8) Case # 12-8  
Petitioner: Heidi N. Archibald Revocable Trust, Heidi N. Archibald, Trustee  
Property: 175 Gosport Road  
Assessor Plan 224, Lot 1  
Zoning District: Single Residence A  
Description: Construct a second single-family home on a lot with an existing single-family home.  
Requests: 1. A Variance from Sections 10.413, 10.414, 10.415, and 10.416 to allow a two-family use where the use is not allowed.  
2. A Variance from Section 10.513 to allow two (2) residential dwelling units on one lot where only one (1) dwelling unit is allowed.

**II. OTHER BUSINESS**

**III. ADJOURNMENT**

**NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED**

If you need assistance to attend a meeting, please contact the Human Resources Department at 610-7274.