

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

SCHOOL DEPARTMENT CONFERENCE ROOM

7:00 P.M.

January 15, 2013

AGENDA

I. NEW BUSINESS

- A) Election of Officers

II. APPROVAL OF MINUTES

- A) December 18, 2012

III. OLD BUSINESS

- A) Request for One-Year Extension of Variances granted February 21, 2012 for property located at 28-30 Dearborn Street.
- B) 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. *(This petition was postponed from the December 18, 2012 meeting)*
- C) 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 10.430 and 10.440 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. *(This petition was postponed from the December 18, 2012 meeting)*

(over)

IV. PUBLIC HEARINGS

- 1) Case #1-1
 Petitioner: Northern N. E. Conference
 Property: 861 Middle Road
 Assessor Plan 232, Lot 120
 Zoning District: Single Residence B
 Description: Expansion of religious assembly use.
 Requests: 1. A Special Exception under Section 10.440, Use #3.11 to allow the existing religious assembly use to be conducted in an additional building.
 2. A Variance under Section 10.1112.30 to allow 58 off-street parking spaces where 63 parking spaces are required.

- 2) Case # 1-2
 Petitioners: Peter E. & Vanessa P. McElroy
 Property: 106 Spring Street
 Assessor Plan 133, Lot 15
 Zoning District: General Residence A
 Description: Install a 4'± x 2'± generator in the left side yard.
 Requests: 1. A dimensional Variance from Section 10.571 and Section 10.521 to allow a left side yard setback of 5.5'± where 10' is the minimum setback required for an accessory structure.

- 3) Case # 1-3
 Petitioners: John Ahlgren & Bessie J. Palmisciano
 Property: Langdon Street (no number assigned)
 Assessor Plan 138, Lot 48
 Zoning District: Mixed Residential Business
 Description: Construct a single family home on each of three lots created by the proposed sub-division of one existing lot.
 Requests:
 1. Lot 1 (corner of Langdon and McDonough Streets)
 Dimensional Variances from Section 10.521 to allow the following:
 - a. A lot area of 5,022± s.f. where 7,500 s.f. is the minimum required.
 - b. A lot depth of 78.47'± where 80' is the minimum required.
 - c. Continuous street frontage of 63.35'± where 100' is the minimum required.
 - d. A 5'± right side yard setback where 10' is the minimum required.

 2. Lot 2
 Dimensional Variances from Section 10.521 to allow the following:
 - a. A lot area of 5,301± s.f. where 7,500 s.f. is the minimum required.
 - b. A lot depth of 77.39'± where 80' is the minimum required.
 - c. Continuous street frontage of 68.50'± where 100' is the minimum required.

3. Lot 3

Dimensional Variances from Section 10.521 to allow the following:

- a. A lot area of 4,965± s.f. where 7,500 s.f. is the minimum required.
- b. A lot depth of 76.84'± where 80' is the minimum required.
- c. Continuous street frontage of 43.24'± where 100' is the minimum required.
- d. A 5'± left side yard setback where 10' is the minimum required.

4) Case # 1-4

Petitioner: 973 Partners LLC, owner, Portsmouth Music and Arts Center, applicant

Property: 973 Islington Street

Assessor Plan 172, Lot 5

Zoning District: Business

Description: Establish a music and art studio.

Requests: 1. A Variance from Section 10.1112.30 to allow 18 off-street parking spaces to be provided where 60 parking spaces are required.

2. A Special Exception under Section 10.440, Use #4.42 to allow a music & art studio for instruction in a district where the use is only allowed by Special Exception.

5) Case # 1-5

Petitioners: Cheri & William Kane

Property: 35 Summit Avenue

Assessor Plan 230, Lot 15

Zoning District: Single Residence B

Description: Reconfigure front steps.

Requests: 1. A dimensional Variance from Section 10.521 to allow a front yard setback of 14'± where 22'± is required after front yard averaging under Section 10.516.10.

6) Case # 1-6

Petitioners: Gary S. & Janice M. Colby

Property: 308 Pleasant Street

Assessor Plan 109, Lot 18

Zoning District: General Residence B

Description: Expand existing rear deck.

Requests: 1. A dimensional Variance from Section 10.521 to allow a building coverage of 35%± where 33.5%± exists and 30% is the maximum allowed.

V. OTHER BUSINESS

VI. 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.