

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

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

7:00 P.M.

March 19, 2013

AGENDA

I. APPROVAL OF MINUTES

A) January 15, 2013

II. OLD BUSINESS

A) 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 continued from the January 15, 2013 and February 19, 2013 meetings.)*

III. PUBLIC HEARINGS

1) Case # 3-1

Petitioners: Clyde P. and Kimberly Argereow

Property: 428 Pleasant Street

Assessor Plan 102, Lot 55

Zoning District: General Residence B

Description: Demolish rear additions and construct new 3-story addition. Rebuild front stairs.

Requests: 1. A Variance from Section 10.321 to allow a lawful nonconforming building to be reconstructed in a manner that is not in conformity with the Zoning Ordinance.

2. A Variance from Section 10.521 to allow a 0'± front yard setback where 5' is required.

3. A Variance from Section 10.521 to allow a 5'± left side yard setback where 10' is required.

(over)

4. A Variance from Section 10.521 to allow a 2.9'± right side yard setback where 10' is required.
 5. A Variance from Section 10.1114.32(a) to allow vehicles entering and leaving each parking space to pass over any other parking space or require the moving of any other vehicle.
- 2) Case # 3-2
Petitioners: Kelly L. Michaud Mee & Jeffrey J. Mee
Property: 146 Leslie Drive
Assessor Plan 209, Lot 59
Zoning District: Single Residence B
Description: Construct rear addition and deck..
Requests: 1. A Variance from Section 10.521 to allow 26.5%± building coverage where 20% is the maximum allowed.
- 3) Case # 3-3
Petitioners: Beth L. and Marco A. Gross-Santos
Property: 79 Lois Street
Assessor Plan 232, Lot 14
Zoning District: Single Residence B
Description: Proposed sub-division of an existing lot into two lots, one fronting on Lois Street and containing an existing structure and one fronting on Marjorie Street on which a new home is proposed to be constructed.
Requests: Variances from Section 10.521 to allow the following:
- 79 Lois Street Lot:**
1. A lot area of 12,768 s.f.± where 15,000 s.f. is required.
 2. A lot area per dwelling unit of 12,768 s.f.± where 15,000 s.f. is required.
 3. Lot depth of 80'± where 100' is required.
 4. A rear yard setback of 25'± where 30' is required.
- Lot fronting on Marjorie Street, number to be assigned if subdivided:**
1. A lot area of 9,600 s.f.± where 15,000 s.f. is required.
 2. A lot area per dwelling unit of 9,600 s.f.± where 15,000 s.f. is required.
 3. Lot depth of 80'± where 100' is required.
 4. A rear yard setback of 14'± where 30' is required.
 5. A front yard setback of 15'± where 30' is required.

IV. 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.