

PLANNING DEPARTMENT - BOARD OF ADJUSTMENT

ACTION SHEET

TO: John P. Bohenko, City Manager

FROM: Mary Koepenick, Planning Department

RE: Actions Taken by the Portsmouth **Board of Adjustment at its reconvened meeting on January 28, 2014** in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire

PRESENT: Chairman David Witham, Vice-Chairman Arthur Parrott, Susan Chamberlin, Charles LeMay, Christopher Mulligan, David Rheame, Alternate: Patrick Moretti

EXCUSED: Derek Durbin

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III. PUBLIC HEARINGS – NEW BUSINESS

7) Case # 1-7
Petitioners: Robin Bellantone, Karen Bouffard, George Dodge, Erica Dodge, Martha Fuller Clark, Clare Kittredge, Susan Lager, Paul Mannle, Dr. Barry F. McArdle, Natalie Roman-Nelson, Neill DePaoli, Doug Roberts, Jerry Hejtmanek, Debra Dumont, and Slattery & Dumont, LLC
Property: 111 Maplewood Avenue
Assessor Plan 124, Lot 8
Zoning District: Central Business A, Historic and Downtown Overlay
Description: Appeal Decisions of the Historic District Commission.
Requests: Appeal the decision of the Historic District Commission to grant a Certificate of Approval for this property.

Action:

The Board reviewed the proposal for the property applying the standards and criteria outlined for petitions before the Historic District Commission. The Board determined that the purpose and objectives of the Historic District were met by the petition for which the Commission approved issuance of a Certificate of Approval on August 7, 2013 and voted to uphold that Certificate of Approval.

Stipulations:

None.

Purpose and Objectives of the Historic District Ordinance:

The purpose and objectives are met for the following reasons:

- Preserving the integrity of the District – This part of the Historic District varies in character from antique houses to larger more functional buildings with little historic significance or architectural character. A lot of effort has been put into the design of the proposed building and there is no indication that it will not preserve the special character of the area.
- Maintain the special character of the District – Due to the distinctive character of this portion of the Historic District which includes more recent industrial buildings as well as historic houses, this new building will not harm the special character of the area.
- Assessment of the Historical Significance – The design has made an effort to incorporate and reflect some of the special features of the existing antique structures along Maplewood Ave.
- Complement and enhance the architectural and historic character – For the same reason as stated above, the proposed project will compliment the architectural and historic character of the district to the extent that is possible and as is appropriate for the lot on which it is located.
- Conservation and enhancement of property values – No evidence has been provided to the contrary to indicate that this property would not conserve or enhance the property values of this area.
- Promote the education, pleasure & welfare of the District to the city residents and visitors – The addition of stores and services will revitalize this area and will increase the ability of visitors and residents to visit and appreciate this part of the Historic District.

Review Criteria:

In addition to meeting the purpose and objectives of the Historic District Ordinance, the Certificate of Approval is granted for the following reasons:

- Consistent with special and defining character of surrounding properties – The special character of this portion of the Historic District varies from smaller structures from the 1800s to large industrial buildings. The project is sensitive to the general characteristics of the architecture of Portsmouth with the way the building is set back on the lot and because it has a few stories with a smaller roof area.
- Relation to historic and architectural value of existing structures – The building is substantially smaller than the zoning allows for this lot and it generally meets the this criteria as it will be designed and constructed as appropriate to the lot on which it will be situated.
- Compatibility of design with surrounding properties – There has been substantial review of the proposed exterior design elements, detailing, and materials and no indication that they are not complementary or compatible with the surroundings.
- Compatibility of innovative technologies with surrounding properties – There are a number of modern design details and these remain compatible with the character of the area.

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IV. PLANNING STAFF REPORT

No report was presented at this meeting

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V. OTHER BUSINESS

No other business was presented at this meeting.

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VI. ADJOURNMENT

It was moved, seconded and passed to adjourn the meeting at 10:30 p.m.

Respectfully submitted,

Mary E. Koepenick, Secretary