

**RECONVENED MEETING
BOARD OF ADJUSTMENT
EILEEN DONDERO FOLEY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

7:00 P.M.

**February 25, 2014,
Reconvened From
February 19, 2014**

AGENDA

I. APPROVAL OF MINUTES

- A) November 20, 2012
- B) February 19, 2013
- C) March 19, 2013

II. PUBLIC HEARINGS - OLD BUSINESS

No Old Business.

III. PUBLIC HEARINGS – NEW BUSINESS

- 2) Case # 2-A
Petitioner: Kim Ham Iozzo (Nelsen)
Property: 610 Middle Road
Assessor Plan 232, Lot 33
Zoning District: Single Residence B
Description: Part-time aesthetics services offered in a portion of a residence.
Requests: The Variances and Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
 - 1. A Special Exception under Section 10.440, Use #19.22 to allow a Home Occupation 2 in this district.

- 3) Case # 2-2
Petitioners: GRN Realty Trust,, owner, and The Chandler’s Loft, applicant
Property: 15 Pickering Avenue (7 Pickering Avenue)
Assessor Plan 102, Lot 24
Zoning District: Waterfront Business
Description: Seasonal private functions in 30’± x 15’± outdoor seating area.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance under Section 10.440 to allow outdoor space to be used for private functions from May to October in a district where such a use is not allowed.

4) Case # 2-3

Petitioners: Brady J. Byrd & Brian L. Neste

Property: 184 Walker Bungalow Road

Assessor Plan 223, Lot 19

Zoning District: Single Residence B

Description: Second story addition, deck and canopies.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.321 to allow a lawful nonconforming building to be extended or reconstructed without conforming to the requirements of the Ordinance.
2. Variances from Section 10.521 to allow the following:
 - (a) A front yard setback of 25'± where 30' is required.
 - (b) A rear yard setback of 20.8'± where 30' is required.

5) Case # 2-4

Petitioners: Kara Lynn Cole & Alistair James Ferguson Cole

Property: 40 Mill Pond Way

Assessor Plan 143, Lot 6

Zoning District: General Residence A

Description: Remove existing two story detached nonconforming structure and build an attached 20'± x 36'± two story garage, 11'± x 24'± connector, and 3'± x 9'± one story balcony

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.321 to allow a lawful nonconforming building or structure to be extended or reconstructed without conforming to the requirements of the Ordinance.
2. A Variance from Section 10.521 to allow building coverage of 30.9%± where 25% is the maximum allowed.

6) Case # 2-5

Petitioner: Searay Realty LLC, owner and Public Service Company of New Hampshire, applicant

Property: 445 US Route One By-Pass

Assessor Plan 234, Lot 3

Zoning District: Office Research

Description: Construct electrical substation.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance under Section 10.440, Use #15.12 to allow construction of an electrical station providing community-wide or regional service.

2. Variances from Section 10.531 to allow the following:
 - (a) A left side yard setback of 46' where 75' is required.
 - (b) A rear yard setback of 31' where 50' is required.

IV. OTHER BUSINESS

Proposed Revisions to Board of Adjustment Application Form and Rules and Regulations.

V. 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.