

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

**7:00 P.M.**

**MAY 19, 2015**

**AGENDA**

**I. APPROVAL OF MINUTES**

A) April 21, 2015

**II. OLD BUSINESS**

A) Case # 4-2

Petitioner: 233 Vaughan Street LLC

Property: 233 Vaughan Street

Assessor Plan 124, Lot 14

Zoning District: Central Business A

Description: Install a bathroom in space designated for mechanical equipment.

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

1. A Variance from Section 10.531 to allow a structure height of 59'9"± for the habitable space of the building where 50' is the maximum allowed.  
*This petition was postponed from the April meeting and the request has been amended by a revision to the proposed height.*

**III. PUBLIC HEARINGS – NEW BUSINESS**

1) Case # 5-1

Petitioner: Strawberry Banke Inc.

Property: 14 Hancock Street (Strawberry Banke)

Assessor Plan 104, Lot 7

Zoning District: Mixed Residential Office

Description: Keep up to twelve chickens.

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

1. A Variance from Section 10.440, Use #17.20 to allow the keeping of farm animals in a district where it is not allowed.

- 2) Case # 5-2
  - Petitioners: John K. & Joan F. Burnap
  - Property: 50 South School Street #2
  - Assessor Plan 101, Lot 60-2
  - Zoning District: General Residence B
  - Description: Replace an 18'± x 12'± deck in existing footprint.
  - 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 structure to be reconstructed or structurally altered without conforming to the requirements of the Ordinance.
    2. Variances from Section 10.521 to allow the following:
      - a) A rear yard setback of 11'± where 25' is required.
      - b) 43.5%% building coverage where 30% is the maximum allowed.
  
- 3) Case # 5-3
  - Petitioners: Richard T. and Jennifer J. Mathes
  - Property: 69 Sunset Road
  - Assessor Plan 153, Lot 15
  - Zoning District: Single Residence B
  - Description: Replace existing shed with an 8'± x 10'± structure in same location.
  - Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
    1. A Variance from Section 10.521 to allow 25.9%± building coverage where 20% is the maximum allowed.
  
- 4) Case # 5-4
  - Petitioners: Stephen P. Brady & David Schmoyer
  - Property: 51 Richards Avenue
  - Assessor Plan 128, Lot 4
  - Zoning District: General Residence A
  - Description: Enclose existing 9'8" ± x 18'6" ± deck,
  - 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 structure to be extended, reconstructed, or structurally altered without conforming to the requirements of the Ordinance.
    2. Variances from Section 10.521 to allow a 6'± right side yard setback where 10' is required.
  
- 5) Case # 5-5
  - Petitioner: Gerald R., Dolores A., & Gerald R., Jr. Irrevocable Trust, Brown, Gerald, Dolores, Gerald Jr., Trustees
  - Property: 174 Leslie Drive
  - Assessor Plan 209, Lot 57
  - Zoning District: Single Residence B

Description: Construct a 15'± x 22'± attached garage.

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

1. Variances from Section 10.521 to allow the following:
  - a) A 5.5'± right side yard setback where 10' is required.
  - b) 21.8%± building coverage where 20% is the maximum allowed.

6) Case # 5-6

Petitioners: James A. & Elizabeth E. Hewitt

Property: 726 Middle Road

Assessor Plan 232, Lot 47

Zoning District: Single Residence B

Description: Reconstruct 20' x 30' barn in existing footprint.

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

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

**IV. OTHER BUSINESS**

**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.