

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

**7:00 P.M.**

**JUNE 16, 2015**

**AGENDA**

**I. APPROVAL OF MINUTES**

A) May 19, 2015

**II. PUBLIC HEARINGS – NEW BUSINESS**

1) Case # 6-1

Petitioners: Zoe Copenhaver Daboul & Michael Edward Daboul

Property: 53 Humphreys Court

Assessor Plan 101, Lot 39

Zoning District: General Residence B

Description: Install 13"± x 38" ± condenser unit.

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 3'2" ± right side yard setback where 10' is required;
  - b) Building coverage of 44.3%± where 42.8% was previously approved and 30% is the maximum allowed;
  - c. Open space coverage of 35.7%± where 25% is the minimum required.

2) Case # 6-2

Petitioner: 599 Lafayette LLC

Property: 599 Lafayette Road

Assessor Plan 229, Lot 8

Zoning District: Gateway

Description: Install a transformer and generator. Construct an overhang over existing sidewalk.

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 left side yard setback of 15'± where 30' is required.

3) Case # 6-3

Petitioner: Mark D. Gray

Property: 140 Summer Street

Assessor Plan 137, Lot 2

Zoning District: General Residence C

Description: Construct 27'± long third floor dormer.

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 or structurally altered without conforming to the requirements of the Ordinance.
2. A Variance from Section 10.521 to allow a 3.5'± right side yard setback where 10' is required.

4) Case # 6-4

Petitioner: Lisa M. Zwalley Miller

Property: 683 State Street

Assessor Plan 137, Lot 12

Zoning District: General Residence C

Description: Approval of a seventh dwelling unit with related off-street parking.

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 #1.42 to allow seven dwelling units on the property where more than four units is allowed by Special Exception.
2. A Variance from Section 10.521 to allow a lot area per dwelling unit of 1,717 s.f. ± where 3,500 s.f. is required.
3. Variance(s) from Section 10.1114 to allow off-street parking that does not comply with the design requirements of the Zoning Ordinance.

5) Case # 6-5

Petitioners: William T. & Annelise Ellison

Property: 687 Middle Street

Assessor Plan 148, Lot 34

Zoning District: General Residence A

Description: Replace existing garage with a 24'± x 30'± structure.

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 0'± right side yard setback where 10' is required.

6) Case # 6-6

Petitioners: Michael Brandzel & Helen Long

Property: 39 Dearborn Street (Dearborn Lane)

Assessor Plan 140, Lot 3

Zoning District: General Residence A

Description: Construct a rear shed dormer and single story addition.

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 or structurally altered without conforming to the requirements of the Ordinance.
2. A Variance from Section 10.521 to allow a 3'± rear yard setback where 20' is required for a 14'± extension of a previously approved rear dormer and for a 6'± x 15'± single story addition.

- 7) Case # 6-7  
 Petitioner: Lonza Biologics, Inc.  
 Property: 101 International Drive  
 Assessor Plan 305, Lot 6  
 Zoning District: Airport Business Commercial  
 Description: Install two new generators and construct above ground storage tanks.  
 Requests: Review and recommend the following Variance from the Pease Development Authority Zoning Ordinance:
  - 1. A Variance from Section 308.02 (c) to allow above ground storage tanks (AST) exceeding 2,000 gallon capacity for two existing and two proposed generators.
  
- 8) Case # 6-8  
 Petitioners: Joseph & Lindsey B. Donohue  
 Property: 336 Union Street  
 Assessor Plan 134, Lot 58  
 Zoning District: General Residence A  
 Description: Convert single family dwelling to two dwelling units.  
 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 lot area per dwelling unit of 2,178 s.f. ± where 7,500 s.f. is required.
  - 2. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four off-street parking spaces are required.
  
- 9) Case # 6-9  
 Petitioner: Rhonda E. Stacy-Coyle Revocable Trust, Rhonda E. Stacy-Coyle, Trustee  
 Property: 36 Richards Avenue  
 Assessor Plan 136, Lot 14  
 Zoning District: Mixed Residential Office  
 Description: Construct a 2.5'± deep x 4'± wide rear gabled roof.  
 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 or structurally altered without conforming to the requirements of the Ordinance.
  - 2. A Variance from Section 10.521 to allow a 2.5'± rear yard setback where 15' is required.
  - 3. A Variance from Section 10.521 to allow 68.5%± building coverage where 40% is the maximum allowed.

**III. OTHER BUSINESS**

**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.