

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

7:00 P.M.

DECEMBER 15, 2015

REVISED AGENDA

I. APPROVAL OF MINUTES

- A) November 17, 2015
- B) November 24, 2015

II. PUBLIC HEARINGS - OLD BUSINESS

A) Case # 11-3

Petitioner: Douglas F. Fabbricatore

Property: 536 Marcy Street

Assessor Plan 101, Lot 56

Zoning District: General Residence B

Description: Construct second 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 building or structure to be extended, enlarged or structurally altered except in conformance with the Ordinance.
2. A Variance from Section 10.521 to allow a 0'± left side yard setback where 10' is required. *(This petition was postponed from the November 17, 2015 meeting.)*

B) Case # 11-8

Petitioner: Tammy Gewehr

Property: 13 McDonough Street

Assessor Plan 138, Lot 49

Zoning District: Mixed Residential Business

Description: Provide less than the required off-street parking for a Bed and Breakfast.

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

1. [REDACTED] ng spaces to [REDACTED] use.
2. A Variance from Section 10.1114.32 to allow off-street parking spaces that do not comply with the vehicular circulation requirements of the Ordinance. *(This petition was postponed from the November 24, 2015 meeting.)*

C) Case # 11-14

Petitioners: Christopher L. & Anna D. Shultz

Property: 140 Orchard Street

Assessor Plan 149, Lot 38

Zoning District: General Residence A

Description: Rebuild barn in existing footprint and add separate dwelling unit.

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 reconstructed except in conformance with the Ordinance.
2. A Variance from Section 10.513 to allow a second free-standing dwelling on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow 4,218.75. ± s.f per dwelling unit where 7,500 s.f. is required.
4. A Variance from Section 10.573.20 to allow a rear yard setback of 10'± where 14.8' is required.
5. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four are required. *(This petition was postponed from the November 24, 2015 meeting.)*

D) Case # 11-15

Petitioners: Ryan & Jennifer Smith


Property: 100 Peverly Hill Road

Assessor Plan 243, Lot 51

Zoning District: Single Residence B

Description: Allow two residential dwelling units and a two story deck 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 building or structure to be extended, enlarged or structurally altered except in
2.  here only a
3. A Variance from Section 10.521 to allow a 4791.6± s.f. lot area per dwelling unit where 15,000 is required.
4. A Variance from Section 10.516.40 to allow a 21'± front yard setback where 24' is required for an unenclosed deck. *(This petition was tabled with a request for additional information at the November 24, 2015 meeting.)*

III. PUBLIC HEARINGS – NEW BUSINESS

1) Case #12-1

Petitioner: Judith L. Hiller & John B. Wilkens

Property: 18 Manning Street

Assessor Plan 103, Lot 67

Zoning District: General Residence B

Description: Appeal decision of the Historic District Commission

Request: Appeal the decision of the Historic District Commission to deny a Certificate of Approval for the use of full screens on windows instead of half screens.

- 2) Case #12-2
Petitioners: Abbie J. & Lee M. Frank
Property: 169 Madison Street
Assessor Plan 145, Lot 53
Zoning District: General Residence C
Description: Replace rear deck & porch with 18'± x 24'± two- 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 building to be extended, enlarged or structurally altered except in conformity with the Ordinance.
 2. A Variance from Section 10.521 to allow a left side yard setback of 0'± where 10' is required.
 3. A Variance from Section 10.521 to allow 42.45%± building coverage where 35% is the maximum allowed.
- 3) Case #12-3
Petitioner: Pamela Gould
Property: 209 Clinton Street
Assessor Plan 159, Lot 27
Zoning District: General Residence A
Description: Construct a 10'6"± x 30'± single story rear 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 building to be extended, enlarged or structurally altered except in conformity with the Ordinance.
 2. A Variance from Section 10.521 to allow a left side yard setback of 9'± where 10' is required.
 3. A Variance from Section 10.521 to allow 27.5% building coverage where 25% is the maximum allowed.

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.