

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

*Members of the public also have the option to join the meeting over Zoom  
(See below for more details)\**

**7:00 P.M.**

**October 15, 2024**

**AGENDA**

<b>PLEASE NOTE: ITEMS (II) F. THROUGH I. WILL BE HEARD AT THE OCTOBER 22, 2024 BOARD OF ADJUSTMENT MEETING</b>
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**I. APPROVAL OF MINUTES**

- A. Approval of the September 17, 2024 meeting minutes.
- B. Approval of the September 24, 2024 work session minutes.

**II. NEW BUSINESS**

**THE FOLLOWING ITEMS WILL BE HEARD ON TUESDAY, OCTOBER 15, 2024**

- A. **REQUEST TO POSTPONE** The request of **Timothy Huntly (Owner)**, for property located at **124 Raleigh Way** whereas relief is needed after the fact for the keeping of chickens which requires the following: 1) Variance from Section 10.440 Use #17.20 to allow the keeping of farm animals where it is not allowed. Said property is located on Assessor Map 212 Lot 49-1 and lies within the General Residence B (GRB) District. **REQUEST TO POSTPONE (LU-24-140)**
  
- B. The request of **Sharon Syrek (Owner)**, for property located at **47 Langdon Street** requesting relief to construct a sunroom on the rear of the existing structure which requires the following: 1) Variance from Section 10.521 to allow 43% building coverage where 35% is the maximum allowed. Said property is located on Assessor Map 138 Lot 29 and lies within the General Residence C (GRC) District. (LU-24-159)

- C. The request of **Garrett R. Merchant (Owner)**, for property located at **33 Harrison Avenue** requesting relief after the fact for the construction of a shed which requires the following: 1) Variance from Section 10.573.20 to allow a 3 foot rear yard and 5 foot right side yard where 9 feet is required for both; and 2) Variance from Section 10.521 to allow 22% building coverage where 20% is the maximum allowed. Said property is located on Assessor Map 251 Lot 16 and lies within the Single Residence B (SRB) District. (LU-24-179)
- D. The request of **Northeast Credit Union and Liberty Mutual Insurance Company (Owners)**, for property located at **0 and 100 Borthwick Avenue** requesting relief to perform a lot line adjustment which will expand the parking lot which is an existing non-conforming use on the lot which requires the following: 1) Variance from 10.440 to allow a surface parking lot as a principal use where it is not allowed. Said property is located on Assessor Map 259 Lot 15 and Map 240 Lot 3 and lies within the Office Research (OR) District. (LU-24-165)
- E. The request of **Kent and Jennifer Bonniwell (Owners)**, for property located at **332 Hanover Street** requesting relief to demolish the existing primary and accessory structure and construct a 2-living unit structure which requires the following: 1) Variance from Section 10.5A41.10A to allow: a) 2,167 square feet of lot area per dwelling unit where 3,000 square feet is required; b) a secondary front yard of 17 feet where 12 feet is the maximum; and c) a finished floor surface 6 feet above the sidewalk grade where 36 inches is maximum. Said property is located on Assessor Map 126 Lot 43 and lies within the Character District 4-L1 (CD4-L1). (LU-24-170)

**THE FOLLOWING ITEMS WILL BE HEARD ON TUESDAY, OCTOBER 22, 2024**

- F. The request of **Eric Benven and James Christopher Dozier (Owners)**, for property located at **49 Cass Street** whereas relief is needed to construct a two-story addition to the rear of the home which requires the following: 1) Variance from Section 10.521 to a) allow a 3 foot side setback where 10 feet is required; b) allow a 13.5 foot rear setback where 20 feet is required; and 2) Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 156 Lot 10 and lies within the General Residence C (GRC) District. (LU-24-145)
- G. The request of **Aranosian Oil Company INC (Owner)**, for property located at **1166 Greenland Road** requesting relief for the installation of a canopy sign and lightbars which require the following: 1) Variance from Section 10.1251.20 to allow a 44 square foot canopy sign where 20 square feet is allowed; and 2) Variance from Section 10.1252.40 to allow illumination of two existing gas pump canopies. Said property is located on Assessor Map 279 Lot 2 and lies within the Industrial (I) District. (LU-24-171)
- H. The request of **Andrew Powell and Nicole Ruane (Owners)**, for property located at **339 Miller Avenue** requesting relief to demolish the existing sunroom and construct a two-story addition to the rear of the home which requires the following: 1) Variance from Section 10.521

to allow a building coverage of 28.5% where 25% is allowed. Said property is located on Assessor Map 131 Lot 31 and lies within the General Residence A (GRA) District. (LU-24-175)

- I. The request of **Port Harbor Land LLC (Owner)**, for property located at **0 Deer Street** requesting relief to construct a parking garage associated with a previously approved mixed-use development which requires the following: 1) Variance from Section 10.1114.20 to a) allow a 75 degree angle of parking on the lower level where the parking design standards do not allow it; b) allow a 17.5' one-way drive aisle on the lower level where the parking design standards do not allow it; c) allow a parallel parking space on the upper level with a length of 19 feet where 20 feet is required; and d) allow a 10' one-way drive aisle on the upper level where 14' is required. Said property is located on Assessor Map 118 Lot 28 and lies within the Character District 5 (CD5), Historic and Downtown Overlay Districts. (LU-24-176)

### III. OTHER BUSINESS

### IV. ADJOURNMENT

*\*Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

[https://us06web.zoom.us/webinar/register/WN\\_tdY\\_mZuYQB0pmCLUOhhQsw](https://us06web.zoom.us/webinar/register/WN_tdY_mZuYQB0pmCLUOhhQsw)