

**BOARD OF ADJUSTMENT MEETING
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

7:00 P.M.

October 15, 2024

ACTION SHEET

MEMBERS PRESENT: Phyllis Eldridge, Chair; Beth Margeson, Vice Chair; David Rheaume; Thomas Rossi; Paul Mannle; Jeffrey Mattson; Thomas Nies

MEMBERS EXCUSED: Jody Record, Alternate

ALSO PRESENT: Stefanie Casella, Planning Department

I. APPROVAL OF MINUTES

A. Approval of the September 17, 2024 meeting minutes.

The Board voted to approve the September 17, 2024 minutes as amended.

Motion: T. Rossi; ***Second:*** P. Mannle

B. Approval of the September 24, 2024 work session minutes.

The Board voted to approve the September 24, 2024 minutes as presented.

Motion: J. Mattson; ***Second:*** T. Nies (T. Rossi abstained from the vote)

II. NEW BUSINESS

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)

*The Board voted to **postpone** to the October 22, 2024 meeting.*

Motion: T. Rossi; ***Second:*** T. Nies

- 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)

*The Board voted to **grant** the request as presented and advertised.*

***Motion:** T. Nies; **Second:** P. Mannle (D. Rheume recused from the discussion and vote)*

- 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)

*The Board voted to **grant** the request as presented and advertised.*

***Motion:** J. Mattson; **Second:** D. Rheume*

- 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)

*The Board voted to **grant** the request as presented and advertised.*

***Motion:** D. Rheume; **Second:** J. Mattson*

- 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 Board voted to **deny** the request because it fails to prove the proposal is not contrary to the public interest (10.233.21) and observes the spirit of the ordinance (10.233.22).*

***Motion:** B. Margeson; **Second:** P. Mannle*