

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

7:00 P.M.

**JUNE 20, 2017
To Be Reconvened
June 27, 2017**

AGENDA

I. APPROVAL OF MINUTES

A) May 16, 2017

II. OLD BUSINESS

A) Request for Rehearing for property located at Off Moffat Street.

III. PUBLIC HEARINGS – NEW BUSINESS

1) Case 6-1

Petitioners: Sandra S. & David J. Mikolaities
Property: 19 Kent Street
Assessor Plan: Map 113, Lot 43
Zoning District: General Residence A (GRA)
Description: Keep three to five (3-5) chickens, no roosters, in a coop.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:
1. A Variance under Section 10.440, Use #17.20 to allow the keeping of farm animals in a district where the use is not allowed.

2) Case 6-2

Petitioners: Vicki C. & Chase Robinson
Property: 86-88 Orchard Street
Assessor Plan: Map 149, Lot 32
Zoning District: General Residence A (GRA)
Description: Remove decks and add new screened porch.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:
1. A Variance under Section 10.521 to allow 27.27%± building coverage where 25% is the maximum allowed.

2. A Variance from Section 10.321 to allow a nonconforming building to be reconstructed or enlarged without conforming to the requirements of the ordinance.

3) Case 6-3

Petitioners: James & Sandra Pantelakos
Property: 5 Meadow Road
Assessor Plan: Map 236, Lot 79
Zoning District: Single Residence B (SRB)
Description: Replace existing exterior stairs with two new decks.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:
1. A Variance from Section 10.521 to allow 23.94%± building coverage where 20% maximum is allowed.

4) Case 6-4

Petitioner: Melissa A. Raffoni Revocable Trust of 2011, Melissa Raffoni, Trustee
Property: 606 State Street
Assessor Plan: Map 127, Lot 21
Zoning District: General Residence C (GRC)
Description: Construct a spiral staircase to access a roof deck.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:
1. A Variance from Section 10.521 to allow a 3.5'± rear yard setback where 20' is required.
2. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, enlarged or structurally altered except in conformity with the Ordinance.

5) Case 6-5

Petitioners: Ten Walker Street Realty, LLC, Elissa R. Arbogast and Benjamin S. Morse
Property: 73 Prospect Street
Assessor Plan: Map 142, Lot 28
Zoning District: General Residence A (GRA), Historic District
Description: Subdivide lot into one lot with a 4-unit building and one with a 2-unit building.
Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:
Proposed Lot A:
1. Variances from Section 10.521 to allow the following: a) a lot area per dwelling unit of 3,788± s.f. where 7,500 s.f. is required and b) to allow 93'± continuous street frontage where 100' is required.
2. A Variance from Section 10.1114.32 to allow vehicles to enter or leave a parking space by passing over any other parking space or requiring the moving of any other vehicle.
Proposed Lot B:

1. Variances from Section 10.521 to allow the following: a) a lot area of 2,364± s.f. and a lot area per dwelling unit of 1,182± s.f. where 7,500 s.f. is required for each; b) 54'± continuous street frontage where 100' is required; c) a lot depth of 52'± where 70' is required; d) a primary front yard of 5'11" ± where 15' is required; e) a 4"± right side yard and a 1'± left side yard where 10' is required for each; f) a 4' rear yard where 30' is required; g) 43.0%± building coverage where 25% is the maximum allowed; and h) 13%± open space where a minimum of 30% is required.
2. A Variance from Section 10.1112.30 to allow 2 off-street parking spaces where 4 off-street parking spaces are required.

6) Case 6-6

Petitioner: Charles R Traver, Jr
 Property: 100 Colonial Drive
 Assessor Plan: Map 260, Lot 156
 Zoning District: Single Residence B (SRB)
 Description: Add second floor master suite and reconstruct garage and workshop.
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:

1. A Variance from Section 10.521 to allow the following: a) a 28'± primary front yard setback where 30' is required; b) a 3'± right side yard and a 9' left yard where 10' is required for each.
2. A Variance from Section 10.321 to allow a nonconforming building to be reconstructed or enlarged without conforming to the requirements of the ordinance.

7) Case 6-7

Petitioners: Jesse M. & Sarah L. Lynch
 Property: 19 Sunset Road
 Assessor Plan: Map 153, Lot 19
 Zoning District: Single Residence B (SRB)
 Description: Replace existing garage with larger garage.
 Requests: Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance including:

1. Variances from Section 10.521 to allow the following: a) a 10.975'± primary front yard where 30' is required; b) a 3.6'± rear yard where 30' is required; c) 20.30%± building coverage where 20% is the maximum allowed;
2. A Variance from Section 10.571 to allow an accessory building or structure to be located in a required front yard or closer to the street than the principal building.
3. A Variance from Section 10573.20 to allow an accessory building or structure more than 10' in height or 100 s.f. in area to be closer to any property line than the height of the structure.
4. A Variance from Section 10.321 to allow a lawful nonconforming building or structure to reconstructed or enlarged without conforming to the ordinance.