

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

7:00 P.M.

JANUARY 17, 2017

AGENDA

I. APPROVAL OF MINUTES

A) November 22, 2016

B) December 20, 2016

II. PUBLIC HEARINGS – NEW BUSINESS

1) Case #1-1

Petitioners: Timothy P. Lieto and Maureen M. Lieto

Property: 27 Baycliff Road

Assessor Plan 207, Lot 49

Zoning District: Single Residence B

Description: Reconstruct single-family home with attached garage.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including Variances from Section 10.521 to allow the following:

1. A lot area of 7,749 s.f. where 15,000 s.f. is required;
2. A lot area per dwelling unit of 7,749 s.f. where 15,000 s.f. is required;
3. Continuous street frontage of 60' where 100' is required; and
4. Building coverage of 21% where 20% is the maximum allowed.

2) Case 1-2

Petitioners: 406 Highway 1 Bypass, LLC, owner, Primary Brewing Company, LLC, applicant

Property: 406 Route One By-Pass

Assessor Plan 172, Lot 2

Zoning District: Gateway

Description: A restaurant with a 250-500 occupant load and related parking.

- Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Special Exception under Section 10.440, Use #9.43 to allow a restaurant use with an occupant load of 250 to 500 in a district where the use is only allowed by Special Exception.

III. 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.