

I. **ROLL CALL**

II. **MINUTES**

III. **CHAIRMAN REPORT**

IV. **OLD BUSINESS**

- IV.I. 1. Eric Offenbergl (Applicant) Representing 1127 RE Investment LLC (Owner) For Property Located At 1172 West Main Road; Being Tax Assessor's Map 44 Lot 3 (Zoned Light Industrial, I-L). The Applicant Seeks A Special Use Permit (Article VI, Section C (1)) To Alter Existing Buildings Devoted To A Non-Conforming Use. The Applicant Is Also Seeking Dimensional Variances For Structures Located In The Setbacks (Article IV, Section B, C(5)).

Documents:

[1172WESTMAIN.REINVESTMENTS.PDF](#)  
[TWIN LANTERN ZONING APP.PDF](#)

V. **NEW BUSINESS**

- V.I. 1. Benjamin Chin (Applicant And Owner) For Property Located At 21 Mount View Road; Being Tax Assessor's Map 1 Lot 3 (Zoned Residential, R-10). The Applicant Seeks A Special Use Permit (Article VII, Section A(1)(C)) And Dimensional Variances (Article IV, Section B; Article VI, Section A(4)) To Construct A Front Portch On A Substandard Lot Of Record.

Documents:

[ZONING BOARD APPLICATION - BEN CHIN.PDF](#)  
[ZONING BOARD LETTER - BEN CHIN.PDF](#)  
[21 MTV SEPTIC TANK.PDF](#)  
[21MTVIEW - ABUTTERS.PDF](#)  
[21MTVIEWRD 02871 - PERMITSET.PDF](#)

- V.II. 2. Richard P. D'Addario Representing Byron G. Ehrhart (Applicant And Owner) For Property Located At 1134 West Main Road; Being Tax Assessor's Map 44 Lot 18 (Zoned Light Industrial, I-L). The Applicant Seeks Dimensional Variances (Article IV, Section B) To Construct An Accessory Garage Building And A Special Use Permit (Article VII, Section A(1)(D)) For An Alteration To A Non-Conforming Use.

Documents:

[EHRHART.ZBR APPLICATION.PDF](#)

- V.III. 3. JPS Construction And Design (Applicant) For Breakwater Properties (Owner) For Property Located At 1046, 1048, And 1050 West Main Road; Being Tax Assessor's Map 58 Lot 2 (Zoned Commercial, C). The Applicant Seeks A Dimensional Variance (Article IV, Section B) For Maximum Percent Lot Coverage And Special Use Permits (Article V, Section E(14.3), Section G(4) And Section G(7)) To Construct An Additional Structure For Storage And Light Carpentry That Is More Than 30% Over The Size Of The Existing Buildings.

Documents:

[18000.11\\_1050 EAST MAIN ROAD\\_ZONING PLANNING](#)

[APPLICATION\\_05.02.2023.PDF](#)

- V.IV. 4. Cort Chappell (Applicant) Representing John And Denise Weishaupt (Owners) For Property Located At 0 Park Avenue; Being Tax Assessor's Map 21 Lot 55 (Zoned Residential, R-10). The Applicant Seeks Dimensional Variances (Article III, Section D (2) ; Article IV, Section B ; Article VI, Section A(4)) To Build A New Single Family Residence On A Substandard Lot Of Record Not Fronting On A Public Street.

Documents:

[WEISHAUPT.0PARKAVE.PDF](#)

- V.V. 5. Marco Di Mattino (Owner) Representing Anna D's Café (Applicant) For Property Located At 954 East Main Road; Being Tax Assessor's Map 57 Lot 4B (Zoned Residential, R-20). The Applicant Seeks A Special Use Permit (Article V, Section C(5)) To Hold A Farmer's Market On The Property During The Summer Months.

Documents:

[ANNADS.ZBR APPLICATION.PDF](#)  
[ANNADS1.JPG](#)  
[ANNADS3.JPG](#)  
[ANNADS4.JPG](#)  
[ANNADS5.JPG](#)  
[ANNADS2.JPG](#)

- V.VI. 6. Art Shenberger (Applicant) For Town Of Portsmouth (Owner) For Property Located At 0 Hedley Street; Being Tax Assessor's Map 38 Lot 7A (Zoned Light Industrial, I-L). The Appliant Seeks A Special Use Permit (Article VII, Section E) To Erect An Antenna Over 35'.

Documents:

[ZBRAPPLICATION.HEDLY.PDF](#)

- V.VII. 7. Art Shenberger (Applicant) For Prudence Island Water District (Owner) For Property Located At 024 Homestead Avenue; Being Tax Assessor's Map 38 Lot 7A (Zoned Residential, R-60). The Appliant Seeks A Special Use Permit (Article VII, Section E) To Erect An Antenna Over 35'.

Documents:

[ZBRAPPLICATION.024HOMESTEAD.PDF](#)

- V.VIII. 8. Art Shenberger (Applicant) For Bernard McKay (Owner) For Property Located At 0109 Beach Road; Being Tax Assessor's Map 74 Lot 5 (Zoned Residential, R-20). The Appliant Seeks A Special Use Permit (Article VII, Section E) And A Dimensional Variance (Article IV, Section B) To Erect An Antenna Over 35' Within The Rear Setback.

Documents:

[ZBRAPPLICATION.BEACH RD.PDF](#)

VI. **ADJOURN**

VII. **ZBR BUSINESS**

