

LEGAL NOTICE
BOARD OF ADJUSTMENT
PORTSMOUTH, NEW HAMPSHIRE

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold Public Hearings on the following applications #1 - #5 on Tuesday, July 17, 2001 at 7:00 P.M.; however, due to the length of the Agenda, applications #6 - #11 will be heard on the following Tuesday July 24, 2001 in the City Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

1) Petition of Lenore Weiss Bronson, owner, for property located at 828 Woodbury Avenue wherein the following are requested: 1) a Variance from Article II, Section 10-302 to allow three dwelling units on the lot in a district where only one dwelling unit is allowed per lot, 2) a Variance from Article XII, Section 10-1204 Table 15 to allow 4 parking spaces to be provided where 5 parking spaces are required; and, 3) a Variance from Article XII, Section 10-1201(A)(3)(a)(3&4) to allow the parking to back out onto the street without providing travel ways and to allow one space to park behind another space. Said property is shown on Assessor Plan 236 as Lot 11 and lies within the Single Residence B district.

2) Petition of Raymond A. Ramsey, owner, for property located off Kearsarge Way wherein the following are requested for the construction of a 100 unit four story hotel: 1) a Variance from Article III, Section 10-304(A) Table 10 to allow the 63' x 231' four story building with a: a) 51' front yard where 70' is the minimum required, b) a 16' left side yard where 30' is the minimum required; and 3) a 30' rear yard where 50' is the minimum required, 2) a Variance from Article III, Section 10-304(c)(2) to allow the building to be located 83' from property zoned residentially where 100' is the minimum required, 3) a Variance from Article XII, Section 10-1201(A)(3)(e)(1) to allow off-street parking to be located 15' from property zoned residentially where 100' is the minimum required; and, 4) a Variance from Article XII, Section 10-1201(A)(3)(e)(2) to allow off-street parking, maneuvering space and traffic aisles 15' from the front property line where said use is required to be at least 40' from the front property line. Said property is shown on Assessor Plan 218 as Lots 22, 24, 25, 26, 27, 28, 29, 33, 34, 38, 39 (to be combined) and lies within the General Business district.

3) Petition of Gary B. Dodds, owner, for property located at 525 Maplewood Avenue wherein a Variance from Article II, Section 10-206 is requested to convert the nine apartments in the main building into fourteen rooms for a Bed and Breakfast Inn. Said property is shown on Assessor Plan 209 as Lot 85 and lies within the General Residence A district.

4) Petition of Rodney A. Rodriguez, owner, for property located at 94 Lois Street wherein a Variance from Article III, Section 10-302(A) is requested to allow a 14' x 18' deck with a 6' rear yard where 30' is the minimum required. Said property is shown on Assessor Plan 232 as Lot 10 and lies within the Single Residence B district.

5) Petition of Powell Realty Trust, owner, and, Jesse Stufflebeam, applicant, for property located at 3510 Lafayette Road wherein a Variance from Article II, Section 10-206 is requested to allow a day care facility for up to 150 children with 30 employees. Said property is shown on Assessor Plan 297 as Lot 8 and lies within the Single Residence A district.

6) Petition of John Iafolla Co. Inc., owner, and Chris Bothwell d/b/a Automotion Towing, applicant, for property located off Banfield Road wherein a Special Exception as allowed in Article II, Section 10-209(38) is requested to allow the storage of cars, trucks and equipment for a towing/recovery business. Said property is shown on Assessor Plan 254 as Lot 3 and lies within the Industrial district.

7) Petition of Nancy Oeser, owner, for property located at 33 Humphrey's Court wherein a Variance from Article III, Section 10-302(A) is requested to allow the construction of an 8'6" x 18' porch after the demolition of the existing porch creating a building coverage of 37.3% where 30% building coverage is the maximum allowed. Said property is shown on Assessor Plan 101 as Lot 41 and lies within the General Residence B and Historic A districts.

8) Petition of Kenneth Smith, owners, for property located at 298 Myrtle Avenue wherein a Variance from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) is requested to allow: a) a 19'6" x 26' two story addition with a 14'4" front yard, b) a 10'6" x 8'6" one story addition with a 3'6" front yard; and c) a 3'6" x 8'5" entry deck with a 0' front yard where 30' is the minimum required in all instances. Said property is shown on Assessor Plan 220 as Lot 101 and lies within the Single Residence B district.

9) Petition of Chris and Nancy McMaster, owners, for property located at 109 Diamond Avenue wherein a Variance from Article III, Section 10-302(A) is requested to allow: a) a 16' x 24' 1 story with basement addition with a 20' rear yard where 30' is the minimum required, b) the 12' x 24' portion of a proposed deck to have a 22.5' rear yard where 30' is the minimum required; and c) an overall 1,595 sf increase in the footprint creating a building coverage of 29.5 %. Said property is shown on Assessor Plan 220 as Lot 30 and lies within the Single Residence B district.

10) Petition of Richards Avenue Group LLC, owner, Me & Ollies d/b/a Max & Elis General Store, applicant, for property located at 303 Richards Avenue wherein a Special Exception as allowed in Article IV, Section 10-401(A)(1)(d) is requested to allow the previously approved expanded food preparation for takeout including a grill, stove, and exhaust system to be changed to a takeout of prepared food (food prep off site), ice-cream, coffee and associate food assembled onsite and encompassing additional square footage within the store. Said property is shown on Assessor Plan 130 as Lot 56 and lies within the General Residence A district.

11) Petition of US Property Investment Fund Inc., owner, for property located at 1 Harbour Place wherein an Appeal from an Administrative Decision is requested concerning the requirement of a Special Exception as allowed in Article II, Section 10-208(21) to allowing outside events including outside entertainment on the dock and plaza.

Notwithstanding the above, if the appeal is denied, a Special Exception as allowed in Article II, Section 10-208(21) to allow outside events including outside entertainment on the dock and plaza. Said property is shown on Assessor Plan 105 as Lot 2 and lies within the Central Business A and Historic A districts.

Lucy E. Tillman
Planner I