

**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 on **Tuesday, December 17, 2002 at 7:00 P.M.** in the City Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

- 1) Petition of **Jeffrey M. Ouellette, owner**, for property located at **550 Cutts Avenue** wherein a Variance from Article III, Section 10-302(A) is requested to allow a 24 foot x 24 foot one story garage creating 23.3% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 210 as Lot 23 and lies within the Single Residence B district. Case # 12-1
- 2) Petition of **Shannon Realty Trust, owner**, for property located at **85 Heritage Avenue** wherein a Special Exception is allowed in from Article II, Section 10-209 Table 5 (13) to allow the sale of used cars. Said property is shown on Assessor Plan 285 as Lot 5 and lies within the Industrial district. Case # 12-2
- 3) Petition of **Tyroch Realty Management Incorporated, owner**, for property located at **480 State Street** to build a four unit residential structure wherein the following are requested: 1) a Variance from Article III, Section 10-303(A), Table 9, is requested to allow four (4) residential dwelling units on a lot containing 7,477 square feet, where 7,500 square feet of lot area per dwelling unit is required, 2) a Variance from Article III Section 10-303 (A), Table 9, to allow a 3.3 foot front yard setback, where 5 feet is required, 3) a Variance from Article III Section 10-303 (A), Table 9, to allow a 4 foot left side yard and 8.2 foot right side yard setback, where 10 foot side yard is required, 4) a Variance from Article III, Section 10-303 (A), Table 9, to allow a 5.7 foot rear yard setback where 15 feet is required, 5) a Variance from Article XII, Section 10-1201 (A)(2) to allow a 22 foot maneuvering isle where 24 feet is required, 6) a Variance from Article XII, Section 10-1201 (A)(3)(c)(2) to allow a 1 foot front yard buffer with no landscaping where 10 feet with landscaping is the minimum required, and, 7) a Variance from Article XII, Section 10-1204 Table 15 to allow 5 parking spaces, where 6 parking spaces are required. Said property is shown on Assessor Plan 127 as Lot 14 and lies within the Mixed Residential Office district. Case # 12-3
- 4) Petition of **Kenneth Smith and Deborah Bouchard-Smith, owners**, for property located at **298 Myrtle Avenue** wherein the following correction is requested from a previous approval: a Variance from Article III, Section 10-302(A) Table 8, is requested to allow a 13.6 foot front yard setback where 30 feet is required. Said property is shown on Assessor Plan 220 as Lot 101 and lies within the Single Residence B district. Case # 12-4
- 5) Petition of **James G. Bolduc and Joanne M. Stella, owners**, for property located at **25 Ridges Court** wherein the following are requested to construct a deck: 1) A Variance from Article III, Section 10-302 (A) is requested to allow a structure coverage of 24.6% on a lot where 20% is the maximum allowed, 2) A Variance from Article III, Section 10-302 (A) is requested to allow a left side yard setback of 8 feet and right side yard setback of 9 feet where 10 feet is the minimum side yard requirement. Said property is shown on Assessor Plan 207 as Lot 57 and lies within the Single Residence B district. Case # 12-5
- 6) Petition of **Guthrie Swartz, owner**, for property located at **33 Johnson Court** wherein a Variance from Article III , Section 10-302(A) Table 8 is requested for a proposed addition to a residential home to allow a rear yard setback of 23 feet where 25 feet is required. Said property is shown on Assessor Plan 110 as Lot 12 and lies within the General Residence B district. Case # 12-6

David M. Holden
Planning Director