

**LEGAL NOTICE
BOARD OF ADJUSTMENT
PORTSMOUTH, NEW HAMPSHIRE**

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold Public Hearings on Petitions #1 through #9 on Tuesday, May 18, 2004. Petitions #10 through #14 will be heard on Tuesday, May 25, 2004. Both meetings will begin at 7:00 P.M. in the City Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

- 1) Petition of Lafayette Plaza LLC, owner, for property located at 2454 Lafayette Road wherein a Special Exception as allowed in Article II, Section 10-208(36) is requested to allow a 3 bay car wash (recycled water) in a 2,400 sf building in a district where such use is allowed by Special Exception. Said property is shown on Assessor Plan 273 as Lot 3 and lies within the General Business district. Case # 4-12
- 2) Petition of Vincent M. Yosua, owner, for property located at 30 Spinney Road wherein a Variance from Article IV, Section 10-402(B) is requested to allow an 8' x 10' deck adjacent to an above ground pool with a 3'± left side yard where 10' is the minimum required. Said property is shown on Assessor Plan 171 as Lot 2 and lies within the Single Residence B district. Case # 5-1
- 3) Petition of William F. Cowgill, Margaret S. Cowgill & Thomas M. Cowgill, owners, for property located at 88-90 Wibird Street wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 10' x 16' deck with: a) a 7'± right side yard where 10' is the minimum required, and b) 29.4% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 148 as Lot 58 and lies within the General Residence A district. Case # 5-2
- 4) Petition of Clear Channel Broadcasting Inc., owner, for property located at 815 Lafayette Road wherein a Special Exception as allowed in Article II, Section 10-10-208(51) is requested to replace 5 existing panel antennae with 12 panel antennae at the height of 165' on the existing 490' antenna. Said property is shown on Assessor Plan 245 as Lot 3 and lies within the General Business district. Case # 5-3
- 5) Petition of Joseph R. Gobbi Jr., owner, for property located at 27 Elm Court wherein Variances from Article III, Section 10-304(A) and Article IV, 10-401(A)(2)(c) are requested to allow a 12' x 18' two story addition with: a) a 3'± rear yard where 15' is the minimum required, and b) a 13' right side yard where 15' is the minimum required and 2) a Variance from Article IV, Section 10-401(A)(1)(b)&(c) to allow the expansion of a single family dwelling in a district where such use is not allowed. Said property is shown on Assessor Plan 164 as Lot 9 and lies within the Business district. Case # 5-4
- 6) Petition of Robert J. Chaffee and Barbara A. Trimble, owners, for property located at 32 Miller Avenue wherein a Special Exception as allowed in Article II, Section 10-207(8) is requested to allow the expansion of an existing Bed & Breakfast into the 2nd floor of a proposed

attached garage. Said property is shown on Assessor Plan 136 as Lot 18 and lies within the Mixed Residential Office district. Case # 5-5

7) Petition of Craig A. Hood and Amy N. Brnger, owners, for property located at 139 Clinton Street wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 16' x 21' one story addition with a 4' right side yard where 10' is the minimum required. Said property is shown on Assessor Plan 162 as Lot 42 and lies within the General Residence A district. Case # 5-6

8) Petition of Sharan R. Gross Revocable Trust, owner, for property located at 201 Cate Street wherein a Variance from Article IX, Section 10-908 is requested to allow a 40 sf attached sign for a hair salon in a district where commercial signs are not allowed. Said property is shown on Assessor Plan 163 as Lot 32 and lies within the General Residence A district. Case # 5-7

9) Petition of Stacey L. Bussing, owner, and Lee Gove, option holder, for property located at 51 Morning Street wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow an irregular shaped 276 sf two story building after demolition of the existing 276 sf addition with 38.2% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 163 as Lot 16 and lies within the General Residence A district. Case # 5-8

<p>THE FOLLOWING PETITIONS WILL BE HEARD ON TUESDAY, MAY 25, 2004</p>

10) Petition of Orville N. Guptill Revocable Trust, owners, for property located at 27 Thaxter Road wherein Variances from Article III, Sections 10-301(A)(4) and 10-302(A) are requested to allow the separation of two lots in common ownership with lot 52 having 10,475 sf and lot 39 having 12,580 sf in a district where the minimum lot area is 15,000 sf. Said property is shown on Assessor Plan 166 as Lots 52 & 39 and lie within the Single Residence B district. Case # 5-8A

11) Petition of Chris Grant, owner, for property located at 41 South Mill Street wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 5' x 11' deck with: a) a 15' rear yard where 25' is the minimum required, b) a 5' left side yard where 10' is the minimum required; and, c) 49.1% building coverage where 30% is the maximum allowed. Said property is shown on Assessor Plan 102 as Lot 18 and lies within the General Residence B and Historic A districts. Case # 5-9

12) Petition of Leslie Bouvrer, owner, V. Stephen Piro, applicant, for property located at 368 Greenside Avenue wherein the following are requested: 1) a Special Exception as allowed in Article II, Section 10-206(12) to allow a Home Occupation II for a 256 sf psychotherapy office for the applicant, and 2) a Variance from Article XII, Section 10-1201(A)(2)&(3) to allow the required parking space to be provided in the existing driveway. Said property is shown on Assessor Plan 261 as Lot 4-1 and lies within the Single Residence B district. Case # 5-10

13) Petition of Henry S. Dutkowski, owner, for property located at 806 US Route One By-Pass wherein a Variance from Article XII, Section 10-1204 Table 15 is requested to allow 37 parking spaces to be provided where 58 parking spaces are required. Said property is shown on Assessor Plan 161 as Lot 43 and lies within the Business district. Case # 5-11

14) Petition of Smith, Smith & Ward LLC, owners, for property located at 1338 Woodbury Avenue wherein a Variance from Article IV, Section 10-401(A) is requested to allow a replacement of an unsafe trailer with a newer 8' x 35' trailer in an pre-existing non-conforming trailer park. Said property is shown on Assessor Plan 237 as Lot 70 and lies within the Mixed Residential Business district. Case # 5-12

Lucy E. Tillman, Planner I