

LEGAL NOTICE
BOARD OF ADJUSTMENT
PORTSMOUTH, NEW HAMPSHIRE

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold Public Hearings on applications **1) through 5) on Tuesday, June 21, 2005 and 6) through 11) on Tuesday, June 28, 2005 at 7:00 P.M.** in the City Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

- 1) Petition of Myles Bratter, owner, for property located at 159 McDonough Street wherein a Variance from Article III, Section 10-302(A) is requested to allow a left side yard of 0' where 10' is required and building coverage of approximately 56.5% where a maximum of 35% is allowed. Notwithstanding the above, an Administrative Appeal is made seeking to overturn the Administrative Decision to deny the issuance of the applicant's building permit. Said property is shown on Assessor Plan 144 as Lot 46 and lies within the Apartment district. Case # 6-1
- 2) Petition of Sheila Curtin Cail Revocable Trust 2002, Sheila C. Cail Trustee, owner, for property located at 579 Sagamore Avenue Unit 122 wherein a Variance from Article III, Section 10-301(A)(7)(a) is requested to allow a 13' x 13' one story addition 97.3' ± from mean high tide line (after the demolition of the existing 9' x 9' sunroom) where 100' from salt water marsh wetlands or mean high water line of Sagamore Creek is required. Said property is shown on Assessor Plan 223 as Lot 30 and lies within the Single Residence A district. Case # 6-2
- 3) Petition of Mark Greenwood and Janet A. Greenwood, owners, for property located at 475 Dennett Street wherein a Variance from Article III, Section 10-302(A) is requested to allow a 5' x 11' front entry porch with: a) a 12' ± front yard where 15' is required, and b) creating 25.4% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 160 as Lot 28 and lies within the General Residence A district. Case # 6-3
- 4) Petition of David A. Perrault, owner, Nancy Grigor and Gale G. Brown Jr. applicants, for property located at 300 Court Street wherein a Variance from Article III, Section 10-303(A) is requested to allow: a) two previously approved dwelling units to be relocated within the building having one unit on the 1st floor and basement and the second unit on the 2nd floor, b) an irregular shaped 154.5 sf 1st floor deck with a 9' ± rear yard and a 2nd floor 46 sf irregular shaped balcony with a 13' ± rear yard where 15' is the minimum required in each instance, and c) 42.5% building coverage where 40% is the maximum allowed. Said property is shown on Assessor Plan 108 as Lot 12 and lies within the Mixed Residential Office and Historic A districts. Case # 6-4
- 5) Petition of Patrick M. Seymour, owner, for property located at 46 Mangrove Street wherein a Variance from Article IV, Section 10-402(B) is requested to allow a 14' x 30' one story detached garage creating 28% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 218 as Lot 8 and lies within the Single Residence B district. Case # 6-5
- 6) Petition of Steven S. Scott and Karin M. Scott, owners, for property located at 377 Richards Avenue wherein a Variance from Article III, Section 10-302(A) is requested to allow a) a 2.5' x 7' one story left side addition with a 5.8' ± left side yard where 10' is the minimum required, and b) a 566 sf irregular shaped 2 story addition with a 7' ± left side yard where 10' is the minimum required. Said property is shown on Assessor Plan 112 as Lot 16 and lies within the General Residence A district. Case # 6-6
- 7) Petition of Robert A. Hefler Revocable Trust & Shirley A. Hefler Revocable Trust, owners, for property located at 161 Essex Avenue wherein a Variance from Article II, Section 10-206 is requested to allow the construction of a 26' x 44' attached garage with 2nd floor living space including a bedroom, bath, and family room with wetbar in addition to the existing single family dwelling. Said property is shown on Assessor Plan 233 as Lot 62 and lies within the Single Residence B district. Case # 6-7
- 8) Petition of Sheila Johnson Revocable Living Trust, owner, and Everett Page, applicant, for property located at 996 Maplewood Avenue wherein Variances from Article II, Section 10-206 and Article III, Section 10-301(A)(2) are requested to allow six dwelling units (a 4 unit building and a 2 unit building) in a district where only one dwelling per lot is allowed. Said property is shown on Assessor Plan 219 as Lot 4 and lies within the Single Residence B district. Case # 6-8

9) Petition of Bradley M. Lown and Christyn B. Sieve, owners, for property located at 45 Brackett Road wherein a Variance from Article IV, Section 10-402(B) is requested to allow a 10' x 14' one story shed with a 4'± rear yard where 10' is the minimum required. Said property is shown on Assessor Plan 206 as Lot 12 and lies within the Single Residence B district. Case # 6-9

10) Petition of Sunbridge Clipper Home of Portsmouth, owner, and David Ross, Administrator, applicant, for property located at 188 Jones Avenue wherein a Special Exception as allowed in Article II, Section 10-206(18) is requested to allow the number of beds to increase from 92 to 102 within the existing facility. Said property is shown on Assessor Plan 221 as Lot 8 and lies within the Single Residence B district. Case # 6-10

11) Petition of Jason J. Kyrousis and Julie Howard, owners, for property located at 420 Lafayette Road wherein a Variance from Article IV Section 10-401(A)(1)(c) is requested to allow one of the two dwelling units to be re-located to the lower level of the proposed addition. Said property is shown on Assessor Plan 231 as Lot 3 and lies within the Single Residence B district. Case # 6-11

Lucy E. Tillman, Chief Planner