

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, February 21, 2006 at 7:00 P.M. in the City Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

- 1) Petition of Nicholas and Elda R. Ciani, owners, for property located at 60 Mill Pond Way wherein a Variance from Article III, Section 10-302(A) is requested to allow an irregular shaped 2 story addition to the rear of an existing single family dwelling with a 14'9 7/8"± rear yard where 20' is the minimum required. Said property is shown on Assessor Plan 143 as Lot 7-3 and lies within the General Residence A district. Case # 2-1
- 2) Petition of Michael P. Rainboth and Annemarie Howe, owners, for property located at 122 Newcastle Avenue wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) a 312 sf irregular shaped two story addition with a 4'± right side yard where 10' is the minimum required, b) a 14 sf one story bay addition with a 9'8"± front yard where 30' is the minimum required; and, c) an 8' x 16' shed and a 146 sf irregular shaped open deck with all said additions creating 23.9% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 101 as Lot 27 and lies within the Single Residence B and Historic A districts. Case # 2-2
- 3) Petition of Duane A Date Jr., owner, for property located at 61 Colonial Drive wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow an 11'6" x 12' one story addition creating 23.3% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 260 as Lot 90 and lies within the Single Residence B district. Case # 2-3
- 4) Petition of Spiro Davis, owner, for property located at 25 Woodworth Avenue wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow an 8' x 19' two story addition with a 17'± front yard where 30' is the minimum required. Said property is shown on Assessor Plan 232 as Lot 71 and lies within the Single Residence B district. Case # 2-4
- 5) Petition of Carolyn Chase, owner, for property located at 1000 Islington Street wherein a Variance from Article III, Section 10-302(A) is requested to allow 1,010 sf dwelling unit on the 2<sup>nd</sup> floor of the existing building on a lot having 11,064± sf of lot area in a district where 15,000 sf is required. Said property is shown on Assessor Plan 171 as Lot 10 and lies within the Single Residence B district. Case # 2-5
- 6) Petition of Benoit R. and Andrea M. St.Jean, owners, for property located at 54 Humphreys Court wherein Variances from Article IV, Section 10-402(B) and Article III, Section 10-302(A) are requested to allow an irregular shaped 380 sf one story detached garage with: a) an 11"± left side yard and a 1'± rear yard where 10' is the minimum required, and b) 33.1%± building coverage where 30% is the maximum allowed. Said property is shown on Assessor Plan 101 as Lot 46 and lies within the General Residence B and Historic A districts. Case # 2-6
- 7) Petition of Nash Family Investment Properties, owner, Smuttynose Brewing Company, applicant, for property located at 225 Heritage Avenue wherein Variances from Article XII, Section 10-1201(2) and Section 10-1201(3)(f)(1) are requested to allow: a) a 19' one way travel aisle for 90 degree angled parking spaces where 24' is the minimum required, and b) off-street parking 69'± from property zoned residentially where 100' is the minimum required. Said property is shown on Assessor Plan 284 as Lot 1 and lies within the Industrial district. Case # 2-7
- 8) Petition of Advent Christian Church, owner, Nextel Communications, applicant, for property located at 634 State Street wherein a Special Exception as allowed in Article II, Section 10-206(25) is requested to allow a 38" wide x 95" long by 87" high generator including diesel tank on a 5' x 10' concrete pad to service a previously approved Nextel antennae at the church. Said property is shown on Assessor Plan 127 as Lot 23 and lies within the Apartment district. Case # 2-8

Lucy E. Tillman, Chief Planner