

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 thru #4 on Tuesday, April 18, 2006 at 7:00 P.M. and applications #5 thru #8 on Tuesday, April 25, 2006 at 7:30 P.M. in the City Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

- 1) Petition of Jonathan R. Dennett, owner, for property located at 50 Brewster Street wherein a Variance from Article IV, Section 10-402(B) is requested to allow an air condition compressor with an 18"± right side yard where 10' is the minimum required. Said property is shown on Assessor Plan 138 as Lot 37 and lies within the Apartment district. Case # 4-1

- 2) Petition of Michael and Amy Quigley, owners, for property located at 40 Mt. Vernon Street wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) a 15'6" x 27'6" 2 story addition with a 1'± right side yard, b) a 5' x 7' cellar bulkhead with a 1'± right side yard; and, c) a 10' x 22'6" deck with a 6' right side yard where 10' is the minimum required for all additions. Said property is shown on Assessor Plan 111 as Lot 28 and lies within the General Residence B and Historic A districts. Case # 4-3

- 3) Petition of Norman B. Olsen and Tasha D. Kostantacos, owners, for property located at 70 New Castle Avenue Street wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) the construction of a 23'8" x 26' 2 story addition after the demolition of the existing 23'8" x 26' 1 1/2 story addition with a 3'9"± right side yard where 10' is the minimum required and a 15'2"± rear yard where 30' is the minimum required, and b) an irregular shaped 294 sf deck within the required 30' rear yard; and c) 23.9% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 101 as Lot 31 and lies within the Single Residence B and Historic A districts. Case # 4-4

- 4) Petition of Steven J. and Suzanne V. Cook, owners, for property located at 524 Islington Street wherein Variances from Article II, Section 10-206 and Article IV, and Section 10-401(A) are requested to allow construction of a 10' x 40' two story addition and conversion of an existing 4 dwelling unit building to a five dwelling unit building on an 8,998 sf lot where such conversion is allowed only with no footprint expansion and expansion of a non-conforming structure. Said property is shown on Assessor Plan 156 as Lot 3 and lies within the Mixed Residential Business district. Case # 4-5

THE FOLLOWING PETITIONS WILL BE HEARD ON APRIL 25, 2006 AT 7:30 PM.

- 5) Petition of Society for the Protection of Forests, owners, for property located at 400 Little Harbour Road wherein the following are requested: 1) a Special Exception as allowed in Article II, Section 10-206(29) to allow the following: a) a live in caretaker, b) periodic events, and c) office space for the property owner, and 2) a Variance from Article II, Section 10-206 to allow 3,500± sf of offices for a marine research facility in a former apartment, associated educational programs, and with other existing residential apartments to remain. Said property is shown on Assessor Plan 203 as Lot 8 and lies within the Rural district. Case # 4-6

- 6) Petition of Mark H Wentworth Home for Chronic Invalids, owners, for property located at 346 Pleasant Street wherein the following are requested: 1) Variances from Article II, Section 10-206(18) and Article IV, Section 10-401(1)(c) to allow the expansion of the footprint of the existing nursing home, 2) Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(1)(c) to allow: a) 46.7±% building coverage where 30% is the maximum allowed, and b) a building height of 35' 10"± where 35' is the maximum allowed; and, 3) a Variance from Article XII, Section 10-1201(3) to allow parking spaces to back out onto Melcher

Street. Said property is shown on Assessor Plan 109 as Lots 10, 7, 8 and 16 and all lying within the General Residence B and Historic A districts. Case # 4-7

7) Petition of Mark H. Wentworth Home for Chronic Invalids, owners, for property located at 337 Pleasant Street wherein a Variance from Article II, Section 10-206 is requested to allow the existing apartment building to be used for staff office space during the construction and renovations to the Mark H. Wentworth Home located at 346 Pleasant Street. Said property is shown on Assessor Plan 103 as Lot 62 and lies within the General Residence B and Historic A districts. Case # 4-8

8) Petition of Mark H. Wentworth Home for Chronic Invalids, owners, for property off Pleasant Street wherein a Variance from Article II, Section 10-206 is requested to allow the vacant lots to be used to locate construction trailers in conjunction with the construction and renovations to the Mark H. Wentworth Home located at 346 Pleasant Street. Said property is shown on Assessor Plan 103 as Lots 63 and 64 and lying within the General Residence B and Historic A districts. Case # 4-9

Lucy E. Tillman, Chief Planner