

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, October 17, 2006 at 7:00 P.M. in the City Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

- 1) Petition of Ralph M. Guerra Irrevocable Trust, Mary Lou Guerra Irrevocable Trust, Ralph Guerra and Mary L. Grego, owners, for property located at 24 Taft Road wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 12' x 12' one story rear addition creating 23.8%+ building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 268 as Lot 89 and lies within the Single Residence B district. Case # 10-1
- 2) Petition of Richard T. and Jennifer J. Matthes, owners, for property located at 69 Sunset Road wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 13'3" x 10' one story addition with steps and a 23' x 10' deck with steps creating 26.8%+ building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 153 as Lot 15 and lies within the Single Residence B district. Case # 10-2
- 3) Petition of Mark C. and Julie Gagne, owners, for property located at 1105 South Street wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 6'8" x 11'10" one story porch creating 27.1%+ building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 150 as Lot 21 and lies within the General Residence A district. Case # 10-3
- 4) Petition of Michael B. Travis, owner, for property located at 66 Benson Street wherein Variances from Article II, Section 10-206(2) and Article IV, Section 10-401(A)(1)(b) are requested to allow a duplex to be converted into a three unit building in a district that only allows single family dwellings on a lot, and 2) a Variance from Article III, Section 10-302(A) to allow three dwelling units on a 13,270 sf lot where 15,000 sf is the minimum lot area required for one dwelling unit on a lot in the Single Residence B district. Said property is shown on Assessor Plan 233 as Lot 73 and lies within the Single Residence B district. Case # 10-4
- 5) Petition of Temple of Israel, owner, for property located at 200 State Street, 170 State Street and off Court Street wherein a Variance from Article XII, Section 10-1201(A)(3)(a)(4) is requested to allow 13 existing non-conforming parking spaces to be located on site with vehicles backing into Court Street where backing out onto the street is not allowed. Said property is shown on Assessor Plan 107 as Lots 65, 66, and 75 (to be combined) and lies within the Central Business B, Downtown Overlay and Historic A districts. Case # 10-5
- 6) Petition of Gerald W. Sutherland Jr. and Debra Sutherland, owners, for property located at 252 Holly Lane wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 12' x 12' two story addition with a 23'± front yard where 30' is the minimum required. Said property is shown on Assessor Plan 261 as Lot 46 and lies within the Single Residence B district. Case # 10-6
- 7) Petition of Ellen M Hepp Revocable Trust, owner, Ellen M, Hepp Trustee, for property located at 28 Ridges Court wherein the following are requested: 1) Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) to allow a 16' x 26' two story rear addition with a 5.8'± right side yard where 10' is the minimum required, and 2) Variances from Article IV, Section 10-402(B) and Article IV, Section 10-401(A)(2)(c) to allow the height of the existing garage to be raised to 11'6"± with a 2'± left side yard where 10' is the minimum required. Said property is shown on Assessor Plan 207 as Lot 67 and lies within the Single Residence B district. Case # 10-7

8) Petition of Anne Elizabeth and Alan Gregg Weston, owners, for property located at 43 Pray Street wherein Variances from Article III, Section 10-303(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow: a) a 5' x 13' one story addition with a 3'± right side yard where 30' is the minimum required, b) a 5' diameter spiral stair with a 4'.6"± right side yard where 30' is the minimum required, c) a 5' x 15' 10" first floor deck with stairs with a 5' right side yard where 30' is the minimum required and 10' rear yard where 20' is the minimum required, d) a 5' x 11' second floor deck with a 5' right side yard where 30' is the minimum required and a 10' rear yard where 20' is the minimum required; and e) 53.6±% building coverage where 30% is the minimum required. Said property is shown on Assessor Plan 102 as Lot 39 and lies within the Waterfront Business and Historic A districts. Case # 10-8

Lucy E. Tillman, Chief Planner