

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, June 19, 2007 at 7:00 P.M. in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

1) Petition of TD Banknorth, owner, for property located at 333 State Street wherein an Appeal from an Administrative Decision is requested concerning Article IX, Section 10-901(I) and Article I, Section 10-102(A) wherein the City has determined that the green band surrounding the building is signage.

Notwithstanding the above, if the Administrative Appeal is denied a Variance from Article IX, Section 10-901(I) is requested to calculate the sign without the banding. Said property is shown on Assessor Plan 116 as Lot 5 and lies within the Central Business B, Historic A and Downtown Overlay districts. Case # 6-1

2) Petition of Two Girls Realty LLC, owner, for property located at 261 South Street wherein the following are requested: 1) a Variance from Article II, Section 10-206 to allow the building to be used as a catering kitchen in the rear portion and in the front portion: retail sales of food products, beer and wine, as well as, food prepared in the catering kitchen to be sold and consumed on premises (counter with 5 stools inside). Products being sold would be baked goods, prepared sandwiches, salads (for breakfast, lunch and dinner) and prepared meals to go with the hours of operation being 7 days a week. The catering kitchen would operate from 6AM to 6PM and the store/food sales would operate 7AM to 7PM adjusted to summer hours of 9PM. 2) a Variance from Article XII, Section 10-1204 to allow no parking to be provided where conforming onsite parking spaces are required. Said property is shown on Assessor Plan 111 as Lot 34-2 and lies within the General Residence B and Historic A districts. Case # 6-2

3) Petition of David Kish, owner, for property located at 824 State Street wherein the following are requested: 1) Variances from Article II, Section 10-206(2) and Article XII, Section 10-1204 to allow no parking to be provided where 6 parking spaces are required for the conversion of an existing building with 3 dwelling units to 4 dwelling units, and 2) Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to construct an 8 ½' x 12' deck with a 5'± left side yard where 10' is the minimum required. Said property is shown on Assessor Plan 145 as Lot 84 and lies within the Apartment district. Case # 6-3

4) Petition of Randle W. Wright and Jane A. Wright, owner, for property located at 30 Sudbury Street wherein the following are requested to construct a 4' x 8' shed: 1) a Variance from Article IV, Section 10-402(A) to allow a 4.83'± right side yard where 5' is the minimum required, and 2) a Variance from Article III, Section 10-302(A) to allow 40.4%± building coverage where 35% is the maximum allowed. Said property is shown on Assessor Plan 138 as Lot 23 and lies within the Apartment district. Case # 6-4

5) Petition of William E. Dooley and Whitney S. Dooley, owners, for property located at 140 Essex Avenue wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 20' x 20' two story addition with an 8'± right side yard and a

fireplace bump-out with a 7'± right side yard where 10' is the minimum required in each instance. Said property is shown on Assessor Plan 233 as Lot 65 and lies within the Single Residence B district. Case # 6-5

6) Petition of Jennifer Ramsey, owner, for property located at 145 Porpoise Way wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) and Section 10-402(A) are requested to allow: a) a 144.63 sf one story addition with a 4' 6 7/8"± rear yard where 25' is the minimum required, b) a 4' x 11'1" one story addition with an 11'6"± rear yard where 25' is the minimum required, c) a 6' x 11' 3/4" pergola with an 8'± rear yard where 25' is the minimum required, d) an 8'6" x 11' shed with a 2'2"± rear yard and a 1'6"± left side yard where 5' is the minimum required for each; and, e) a 6' x 10'4" one story addition and a 6' x 14'2 1/2" open porch having all additions create a building coverage of 34.7% where 30% is the maximum allowed. Said property is shown on Assessor Plan 212 as Lot 70 and lies within the General Residence B district. Case # 6-6

7) Petition of Society for the Protection of Forests, owner, Shoals Marine Lab, applicant, for property known as Creek Farm located off Little Harbor Road wherein Variances from Article II, Section 10-206 and Article XII, Section 10-1204 are requested to allow the 1st floor of the Carriage House to be used by Piscataqua Challenge for educational classes, boat building, sailing, rowing and related crafts in a district where such uses are not allowed. Said property is shown on Assessor Plan 203 as Lot 8 and lies within the Rural district. Case # 6-7

Lucy E. Tillman, Chief Planner