

REVISED 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 and #7 on Tuesday, August 19, 2008 at 7:00 P.M. and applications #8 thru # 14 on Tuesday, August 26, 2008** both at 7:00 P.M. in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

- 1) Petition of Webster H. Kohlhase Jr. and Debra Kohlhase, owners, for property located at 187 Union Street wherein a Variance from Article IV, Section 10-402(B) is requested to allow a 10' x 16' shed with a 6' x 10' attached porch with a 3'± right side setback and an 8'± rear setback back where 10' is the minimum required in each instance. Said property is shown on Assessor Plan 135 as Lot 68 and lies within the Apartment district. Case # 8-1
- 2) The Portsmouth Board of Adjustment, acting pursuant to NH RSA 12-G:13 and Chapter 300 of the Pease Development Authority Zoning Requirements, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the petition of Two International Group LLC, applicant, for property located at 100 International Drive wherein a Variance from the Pease Development Authority Zoning Ordinance Article II, Section 303.04B is requested to allow a 3,025 sf Law office in a district where professional offices are not allowed. Said property is shown on Assessor Plan 306 as Lot 2 and lies within the Industrial district. Case # 8-2
- 3) Petition of Nobles Island Condominium Association, owner, for property located at 500 Market Street wherein a Variance from Article IX, Section 10-908 is requested to allow: a) 4 freestanding signs totaling 103 sf where 10 sf is the maximum square footage allowed, b) 3 attached signs totaling 99 sf where 60 sf is the maximum square footage allowed; and, c) 202 sf of aggregate signage where 75 sf is the maximum allowed. Said property is shown on Assessor Plan 120 as Lot 2 and lies within the Central Business A and Historic A districts. Case # 8-3
- 4) Petition of JMK Realty LLC, owner, for property located at 700 Peverly Hill Road wherein a Variance from Article IX, Section 10-908 is requested to allow two 32.5 sf signs for a total of 265 sf attached and aggregate signage where 200 sf is the maximum allowed. Said property is shown on Assessor Plan 252 as Lot 2-10 and lies within the Industrial district. Case # 8-4
- 5) Petition of Aquilla Chase and Marcia N. Chase, owners, for property located at 71 Baycliff Road wherein a Variance from Article III, Section 10-10-301(&)(a) is requested to allow the replacement of the original gravel driveway with paver stone driveway located within 100' of the salt water marsh or mean high water line where 100' is the minimum required. Said property is shown on Assessor Plan 207 as Lot 46 and lies within the Single Residence B district. Case # 8-5
- 6) Petition of Bed, Bath & Beyond, Inc., owners, for property located at 100 Durgin Lane wherein a Variance from Article IX, Section 10-906(A)(2)(a)(2) is requested to allow 1,315 sf of attached signage where 716 sf is the maximum allowed. Said property is shown on Assessor Plan 239 as Lot 18 and lies within the General Business district. Case # 8-6
- 7) Petition of David M. Goulet, owner, for property located at 1062 Banfield Road wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-402(A) are requested to allow a 14' x 16' open deck and an 8' x 12' shed creating 11.8%± building coverage where 10% is the maximum allowed. Said property is shown on Assessor Plan 283 as Lot 36 and lies within the Single Residence A district. Case # 8-7

- 8) Petition of Catherine R. Whelan, owner, for property located at 660 Middle Street wherein a Variance from Article III, Section 10-302(A) is requested to subdivide one lot into three lots with: a) proposed lot 1 to have 70'± of street frontage on Middle Street where 100' is the minimum required, and b) to allow proposed lots 2 & 3 to have access off a right-of-way. Said property is shown on Assessor Plan 147 as Lot 19 and lies within the General Residence A district. Case # 8-8
- 9) Petition of 7 Islington Street, LLC, owner, for property located at 29 Tanner Street wherein a Variance from Article III, Section 10-303(A) is requested to allow a lot line relocation resulting in: a) the lot area decreasing from 3,342 sf to 3,025 sf in a district where the minimum lot area is 7,500 sf., b) the house having a 11.24'± rear setback where 15' is the minimum required; and, c) the existing deck having a 10.72'± rear setback where 15' is the minimum required. Said property is shown on Assessor Plan 126 as Lot 49 and lies within the Mixed Residential Office district. Case # 8-9
- 10) Petition of Mitchell Shuldman and Diane L. Schaefer, owners, for property located at 620 Lincoln Avenue wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow an irregular shaped 311 sf one story addition with a 17'± rear setback where 20' is the minimum required. Said property is shown on Assessor Plan 148 as Lot 16 and lies within the General Residence A district. Case # 8-10
- 11) Petition of Paul G. and Patricia L. Elkins, owners, for property located at 35 Rogers Street wherein Variances from Article III, Section 10-303(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 6' x 11'6" one story porch with a 2'± left side setback where 10' is the minimum required. Said property is shown on Assessor Plan 116 as Lot 42 and lies within the Mixed Residential Office district. Case # 8-11
- 12) Petition of Paul Nakrosis and Millie Nakrosis, owners, and Michael Brandzel, applicant, for property located at 39 Dearborn Street wherein the following are requested to place a 7'10" x 13'9" one story shed: 1) a Variance from Article IV, Section 10-402(B) to allow said shed to have a 4'± left side set back where 10' is the minimum required, and 2) a Variance from Article III, Section 10-301(7)(b) to allow said shed to have a 65'± setback to salt water marsh or mean high water line where 100' is the minimum required. Said property is shown on Assessor Plan 140 as Lot 3 and lies within the General Residence A district. Case # 8-12
- 13) Petition of Joseph Gobbi Supply Corporation, owner, and Kevin Gilman, applicant, for property located at 685 Islington Street wherein the following are requested: 1) a Special Exception as allowed in Article II, Section 10-208(36) to allow an automobile repair facility, and 2) a Variance from Article II, Section 10-208(f) to allow said facility on a lot less than 1 acre and having less than a 50' front, rear and side setbacks. Said property is shown on Assessor Plan 164 as Lot 12 and lies within the Business district. Case # 8-13
- 14) Dennis F. Casey, Maryka Ford, Anarita Droukas, John C. Russo, Stephanie A. Lane, John Miles Evans, and Rose C. Eppard appealing the Historic District Commission's Decision of July 2, 2008 granting a Certificate of Appropriateness concerning the Petition of Jonathan Watson Sobel Trust, Jonathan W. Sobel Trustee, owner, for property located at 49 Sheafe Street wherein permission was requested to allow demolition of an existing structure (partial demolition of garage) and allow new construction to an existing structure (repair and reconstruct garage with residence above) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 21 and lies within the Central Business B, and Historic A districts. Case # 8-14