

LEGAL NOTICE  
BOARD OF ADJUSTMENT  
PORTSMOUTH, NEW HAMPSHIRE

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold Public Hearings at 7:00 p.m. each evening on the following **applications #1 thru #8 on Tuesday, June 15, 2010, and applications #9 thru #14 on Tuesday, June 22, 2010 in the Eileen Dondero Foley Council Chambers**, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

- 1) Case # 6-1  
Petitioner: Dovev Leung Levine & Jannell Leung Levine  
Property: 96 Woodlawn Circle, Assessor Plan 237, Lot 7  
Zoning district: Single Residence B  
Requests: Variance: 10.321 To allow the expansion of a nonconforming structure  
Variance: 10.521 Table of Dimensional Standards to allow a second floor addition with:
  - 1) A front yard setback of 19.6' where 30' is required
  - 2) A rear yard setback of 25.9' where 30' is required
  
- 2) Case # 6 -2  
Petitioners: Daphne L. Chiavaras & Mary M. Mcgrady  
Property: 40 Parker Street Assessor Plan 126, Lot 28  
Zoning district: Mixed Residential Office  
Request: Variance: 10.321 To allow the expansion of a nonconforming structure  
Variance: 10.521 Table of Dimensional Standards to allow a 10' x 4' single story addition with:
  - 1) A side yard setback of 8'10" where 10' is required.
  
- 3) Case # 6-3  
Petitioners: Joseph C. Kennerson  
Property: 6 Raleigh Way Assessor Plan 212, Lot 23  
Zoning district: General Residence B  
Request: Variance: 10.572.10 To allow a shed with a 0' rear yard setback where 5' is required
  
- 4) Case # 6-4  
Petitioners: Elizabeth M. Mackey  
Property: 214 Aldrich Road Assessor Plan 153, Lot 27  
Zoning district: Single Residence B  
Request: Variance: 10.521 Table of Dimensional Standards to allow:
  - 1) Construction of a 20' x 20' freestanding garage with a building coverage of 21.4% where 20% is the maximum coverage allowed
  - 2) A 5' left side setback for the garage where 10' is required
  - 3) A 5' rear yard setback where 30' is required

- 5) Case #6 -5  
 Petitioners: Houston Holdings, LLC, Daniel Houston, President  
 Property: 653 Islington Street Assessor Plan 164, Lot 5  
 Zoning district: Business  
 Request: Variance: 10.440 Table of Uses 10.18.24 to allow two (2) temporary structures to remain on the premises for not more than 180 days, which is not allowed by ordinance.  
 Variance: 10.531 Table of Dimensional Standards, to allow a 4' right side setback where 15' is required  
 Variance: 10.531 Table of Dimensional Standards, to allow a 4' left side setback where 15' is required
- 6) Case #6 -6  
 Petitioners: Houston Holdings, LLC, Daniel Houston, President  
 Property: 653 Islington Street Assessor Plan 164, Lot 5  
 Zoning district: Business  
 Request: Variance: 10.321 to allow the expansion of a nonconforming structure.  
 Variance: 10.531 Table of Dimensional Standards, to allow a 25' x 20' addition with a 4' right side setback where 15' is required  
 Variance: 10.531 Table of Dimensional Standards, to allow a 4' left side setback for the addition where 15' is required
- 7) Case # 6-7  
 Petitioner: Ramona M. Dow  
 Property: 571 Dennett Street Assessor Plan 161, Lot 38  
 Zoning district: General Residence A  
 Request: Variance: 10.321 To allow the expansion of a nonconforming structure.  
 Variance: 10.521 to allow a 19' x 22' addition with a front yard setback of 13'1" where 15' is required.
- 8) Case # 6-8  
 Petitioner: The Vitamin Shoppe  
 Property: 1600 Woodbury Avenue Assessor Plan 238, Lot 16  
 Zoning district: General Business  
 Requests: Variance: 10.1271.20 to allow a wall mounted sign to be located on a portion of the building not facing a street.
- 9) Case # 6-9  
 Petitioners: Angelique Murray and Michael Murray  
 Property: 17 Thaxter Road Assessor Plan 166, Lot 52  
 Zoning district: Single Residence B  
 Requests: Special Exception: 10.440 Table of Uses 19.22 To allow a Home occupation 2 in the Single Residence B zone.  
 Variance: 10.1530 Definition of Home occupation: To allow a Home occupation of 620 square feet where 300 is the permitted allowance.  
 Variance: 10.321 To allow the expansion of a nonconforming structure.

Variance: 10.521 Table of Dimensional Standards to allow the expansion of a freestanding accessory structure to have a rear yard setback of 3'± where 30' is required.

Variance: 10.1114.32 to allow vehicles entering or leaving the site by backing into or from a public street or way.

10) Case # 6-10

Petitioners: Christopher P Schoff & Tara C. Schoff

Property: 934 Maplewood Avenue Assessor Plan 219, Lot 1

Zoning district: Single Residence B

Requests: Variance: 10.321 To allow the expansion of a nonconforming structure by an addition over an expanded existing garage.

Variance: 10.521 Table of Dimensional Standards to allow a rear yard setback of 23' where 30' is required.

Variance: 10.521 Table of Dimensional Standards to allow a right side yard setback of 8.5 where 10' is required.

Variance: 10.521 Table of Dimensional Standards to allow a front yard setback of 27' where 30' is required.

11) Case # 6-11

Petitioners: Richard J. Palermo & Ana Maria P. Pardo

Property: 55 Meadow Road Assessor Plan 236, Lot 72

Zoning district: Single Residence B

Requests: Variance: 10.321 To allow the expansion of a nonconforming structure.

Variance: 10.521 Table of Dimensional Standards to allow a 23' x 6' single story addition with a front yard setback of 29'± where 30' is required

12) Case # 6 -12

Petitioners: Frank W. Getman Jr. & Ingrid C. Getman & Amy Dutton, applicant

Property: 420 Richards Avenue Assessor Plan 112, Lot 9

Zoning district: General Residence A

Requests: Variance: 10.321 To allow the expansion of a nonconforming structure.

Variance: 10.521 Table of Dimensional Standards to allow a 1'± right side yard setback for a vertical expansion where 10' is required.

Variance: 10.521 Table of Dimensional Standards to allow a 2'± right side yard setback for a 12' x 16' shed.

13) Case # 6-13

Petitioners: Gary S. Hatch & Margaret E. Hatch

Property: 19 Ball Street Assessor Plan 207, Lot 52

Zoning district: Single Residence B

Requests: Variance: 10.321 To allow the expansion of a nonconforming structure by a 1½ story 10' x 12' addition and (2) 4' x 23' dormers.

Variance: 10.521 Table of Dimensional Standards to allow a building coverage of 30.3% where 20% is allowed.

Variance: 10.521 Table of Dimensional Standards to allow a right side setback of 3'± where 10' is required

Variance: 10.521 Table of Dimensional Standards to allow a rear yard setback of 22' where 30' is required

Variance: 10.521 Table of Dimensional Standards to allow a right side setback of 4'± for a vertical expansion where 10' is required

Variance: 10.521 Table of Dimensional Standards to allow a front yard setback of 1'± for a vertical expansion where 30' is required

14) Case # 6-14

Petitioners: Meadowbrook Motor, Inc.

Property: 549 US Route 1 By-Pass Assessor Plan 234, Lot 51

Zoning district: General Business

Requests: Variance: 10.531 Table of Dimensional Standards to allow an 8' side yard setback where 30' is required.

Variance: 10.592.20 Use No.12.30 to allow the Sales, rental, leasing, distribution and repair of vehicles, recreational vehicles, marine craft, manufactured housing and related equipment, including areas for parking, display or storage of vehicles, equipment, goods or materials within 85' of a residential district, where 200' is required.

Lee Jay Feldman, Principal Planner