

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, February 15, 2011 at 7:00 P.M. in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

- 1) Case # 2-1
Petitioners: Kyle T. & Bridget H. Richter
Property: 563 Broad Street Assessor Map 221, Lot 49
Zoning district: General Residence A
Description: To construct an addition on the left side and rear of the structure with more than the allowed building coverage.
Request: Variance from Section 10.521 to permit a building coverage of 27.1% where 25% is allowed and 19.2% exists.

- 2) Case # 2-2
Petitioner: RKW Investment Properties, LLC
Property: 115 Heritage Avenue Assessor Map 285, Lot 5-1
Zoning district: Industrial
Description: To establish a food processing facility.
Request: Variance from Section 10.592 to permit a food processing facility within 500' of a Residential district.

- 3) Case # 2-3
Petitioners: NIP Lot 2, LLC NIP Lot 5/6, LLC & Maplewood & Vaughan Holding Co., LLC
Property: 111 Maplewood Assessor Map 124, Lot 8
Zoning district: Central Business A
Description: To allow 2 drive-through lanes as an accessory use for a retail bank in the Downtown Overlay District.
Requests: Variance from Section 10.440, Use 19.40 to permit a drive-through facility as an accessory use to a permitted use.
Variance from Section 10.836.22 to permit a drive-through facility with 2 lanes serving a principal use with 3,000 sf of gross floor area, where no more than one drive-through lane is permitted for each 5,000 sf of gross floor area of the principal use that it serves.

- 4) Case # 2-4
Petitioners: Kieth & Maureen Tong
Property: 27 Thaxter Road Assessor Map 166, Lot 39
Zoning district: Single Residence B
Description: To construct an addition on the rear and right side of the structure.
Requests: Variance from Section 10.321 to allow the expansion of a nonconforming structure.
Variance from Section 10.521 to allow a left side yard of 9' where 10' is required.
Variance from Section 10.521 to allow a rear yard of 26' where 30' is required.

5) Case # 2-5

Petitioners: Belcher Market Realty, LLC, , owner, & Donna Kelly, applicant

Property: 23 Ceres Street Assessor Map 106, Lot 41

Zoning district: Central Business A

Description: To construct a sign projecting over the sidewalk 39” where 27” is allowed.

Request: Variance from Section 10.1253.50 to allow a projecting sign to project more than one-third the width of the sidewalk.

6) Case # 2-6

Petitioners: Arthur & Mary Anker

Property: 34 Salter Street Assessor Map 102, Lot 34A

Zoning district: General Residence B

Description: To construct an addition off the rear of the structure with less than the required rear yard.

Requests: Variance from Section 10.521 to permit a rear yard of 15’ where 20’ is required.

Lee Jay Feldman, Principal Planner