

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, April 19, 2011 at 7:00 P.M. in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

- 1) Case # 4-1  
Petitioners: James & Patricia Katkin  
Property: 1400 Woodbury Avenue      Assessor Map 238, Lot 5  
Zoning district: Single Residence B  
Description: To expand from a Family Day Care Facility for up to 6 children to a Group Day Care Facility for up to 12 children.  
Request: Special Exception under Section 10.440, Use # 7.12, to allow a Group Day Care Facility for up to 12 children.
  
- 2) Case # 4-2  
Petitioner: Bellwood Associates LTD Partnership C/O Festival Fun Park Properties  
Property: 2300 Lafayette Road      Assessor Map 273, Lot 7  
Zoning district: Gateway  
Description: To construct a new building entrance and turnstile into the park.  
Requests: Variance from Section 10.331 to allow the expansion of a nonconforming use.
  
- 3) Case # 4-3  
Petitioner: Ross J.& Jody H. Gittell  
Property: 404 South Street      Assessor Map 111, Lot 16  
Zoning district: Single Residence B  
Description: To remove the existing mud room and replace with new decking.  
Request: Variance from Section 10.521 to permit a side yard setback of 5' where 10' is required.
  
- 4) Case # 4-4  
Petitioners: Heritage Storage Center Inc., owner, and Glass Operating, LLC, applicant  
Property: 70 Heritage Avenue      Assessor Map 285, Lot 11-B  
Zoning district: Industrial  
Description: To allow Motor Vehicle Repair/automotive glass replacement as a special exception use.  
Request: Special Exception under Section 10.440, Use #11.20, to permit Motor Vehicle Repair in the Industrial district.

5) Case # 4-5

Petitioners: Brian M. & Susan M. Regan

Property: 28-30 Dearborn Street Assessor Map 140, Lot 1

Zoning district: General Residence A

Description: To divide an existing nonconforming lot containing two two-family dwellings into two lots, each containing one two-family dwelling, where both lots will have less than the required minimum lot area per dwelling unit and minimum street frontage; one lot will have less than the required minimum lot area; and one lot will have less than the required side yard.

Requests: Variances from Section 10.521:

Lot 1 To permit a lot with 3,940 s.f. of lot area per dwelling unit where 7,500 s.f. is required.

To permit 55.15' of continuous street frontage where 100' is required.

To permit a side yard setback of 3.7' where 10' is required.

Lot 1-1 To permit a lot with 6,432 s.f. of lot area where 7,500 s.f. is required.

To permit a lot with 3,216 s.f. of lot area per dwelling unit where 7,500 s.f. per unit is required.

To permit 95' of continuous street frontage where 100' is required.

6) Case # 4-6

Petitioner: RA, SJ and BN Goodman

Property: 930 Interstate By-Pass Assessor Map 142, Lot 16

Zoning district: Business

Description: To use the building for an automotive inspection station, automotive repair and commercial office space.

Request: Special Exception under Section 10.440, Use # 11.20, to permit motor vehicle repair (including motor vehicle inspection station).

Variance from Section 10.581 to allow vehicle repair on a lot with 0.333 acre where 2 acres is required.

Variance from Section 10.592.20 to allow vehicle repair less than 200 feet from a Residential district.

Variance from Section 10.843.21 to permit the outdoor storage of vehicles within 20' of the street right-of-way where 40' is required.

Variance from Section 10.1112.30 to allow 9 parking spaces where 10 are required.

Rick Taintor, Planning Director