

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 on Tuesday, September 20, 2011 at 7:00 P.M. in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

- 1) Case # 9-1
Petitioner: Laurie Ann McCray 2005 Revocable Trust, Laurie Ann McCray, Trustee
Property: 15 Haven Road Assessor Map 111, Lot 17
Zoning district: Single Residence B
Description: Construct entryway over existing bulkhead.
Requests: Variance from Section 10.321 to allow the alteration of a lawful nonconforming building.
Variance from Section 10.521 to allow a 29'± front yard setback where 30' is required.
Variance from Section 10.521 to allow 25%± building coverage where 20% is the maximum allowed.

- 2) Case # 9-2
Petitioner: Industrial Rents-NH, LLC
Property: 124 Bartlett Street Assessor Map 163, Lot 2
Zoning district: Office Research
Description: Convert 1,000± s.f. of appliance repair space for retail use.
Requests: Variance from Section 10.440, Uses 8.30 to allow retail uses in a specified portion of an existing building.

- 3) Case # 9-3
Petitioners: John & Joan Schorsch
Property: 53 Pray Street Assessor Map 102, Lot 40
Zoning district: Waterfront Business
Description: Install a 24" x 24" x 28" compressor.
Requests: Variance from Section 10.531 to allow building coverage of 32+% where 30% is the maximum allowed.

- 4) Case # 9-4
Petitioners: Gibson B. Kennedy, Jr. & Patricia A. Kennedy
Property: 267 Marcy Street Assessor Map 103, Lot 44
Zoning district: General Residence B
Description: Construct side entry porch addition.
Requests: Variance from Section 10.321 to allow the expansion of a lawful non-conforming building.
Variance from Section 10.521 to allow building coverage of 37.1%± where 30% is the maximum allowed.

- 5) Case # 9-5
 Petitioners: Aaron M. & Jocelyn M. Garganta
 Property: 423 Colonial Drive Assessor Map 260, Lot 43
 Zoning district: Single Residence B
 Description: Construct a 6' x 10' front portico.
 Requests: Variance from Section 10.321 to allow the expansion of a lawful non-conforming building.
 Variance from Section 10.521 to allow 23.1%± building coverage where 20% is the maximum allowed.
- 6) Case # 9-6
 Petitioners: Brian Short LLC, owner, Chris Kallandel, applicant
 Property: 2225 Lafayette Road Assessor Map 272, Lot 2
 Zoning district: Gateway
 Description: Establish a truck tire sales, service & distribution business.
 Requests: Special Exception under Section 10.440, Use #11.30 to allow the proposed use in this district.
 Variance from Section 10.581 to allow the sales, distribution and repair of vehicle related equipment on a lot with less than the required 2 acre minimum lot area.
- 7) Case # 9-7
 Petitioners: Timothy J. Andrews & Sarah Ann Raboin
 Property: 647 Middle Street Assessor Map 148, Lot 31
 Zoning district: General Residence A
 Description: Construct fence & retaining wall.
 Request: Variance from Section 10.516.30 to allow a portion of a fence to be closer than 20' from the intersection point of a corner lot.
- 8) Case # 9-8
 Petitioners: Brian M. Regan & Susan M. Regan
 Property: 28-30 Dearborn Street Assessor Map 140, Lot 1
 Zoning district: General Residence A
 Description: Divide an existing nonconforming lot containing two, two-family dwellings into two lots each containing one, two-family dwelling.
 Requests: Variance from Section 10.331 to allow a lawful nonconforming use to be extended.
 Variances from Section 10.521:
 Lot 1 To permit a lot with 6,750 of lot area where 7,500 s.f. is required.
 To permit a lot with 3,375 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 90'+ of continuous street frontage where 100' is required.

9) Case # 9-9

Petitioner: Robert B. Wason III, owner, Thai Huynh, applicant

Property: 100 Albany Street

Assessor Map 146, Lot 24

Zoning district: Mixed Residential Business

Description: Operate a reconditioning and protection service for vehicles and home goods.

Requests: The Variances and/or Special Exceptions required for the use.

10) Case # 9-10

Petitioner: Steerpoint Properties LLC

Property: 30 Gardner Street

Assessor Plan 103, Lot 43

Zoning district: General Residence B

Request: Equitable Waiver (under RSA 674:33-a) of the required minimum lot area per dwelling unit for the conversion of a dwelling existing on January 1, 1980 to additional dwelling units. The requested waiver is to allow the special exception for the conversion to be granted with 2,395.8 s.f. of lot area per dwelling unit rather than 3,000 s.f. per dwelling unit as required in the General Residence B district under Section 10.812.13

Rick Taintor, Planning Director