

**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, January 17, 2012 at 7:00 P.M. in **Conference Room B**, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

1) **Case # 1-1**

Petitioners: Brian M. Regan & Susan M. Regan

Property: 28-30 Dearborn Street

Assessors: 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.

Rehearing 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 90.15' of continuous street frontage where 100' is required.

2) **Case # 1-2**

Petitioners: Brian M. Regan & Susan M. Regan

Property: 28-30 Dearborn Street

Assessors: Map 140, Lot 1

Zoning District: General Residence A

Description: Allow the existing front-yard setback of the building to remain and revise the off-street parking layout required in a previous variance approval for the property.

Requests:

- Equitable Waiver (under RSA 674:33-a) to allow a front yard setback of 0'± where a 20' front yard setback is required for the structure located at 30 Dearborn Street.
- Amend the Variances granted 1984 and 1991 by revising the required parking plan (as shown on the plan on file at the Planning Department).

3) **Case # 1-3**

Petitioner: Sam & Lea Chase

Property: 604 Lincoln Avenue

Assessors: Map 148, Lot 15

Zoning District: General Residence A

Description: Construct a 4' x 19', 2 ½ story addition to the existing building.

Requests: A Variance from Section 10.521 to increase the building coverage to 27%± where a maximum of 25% is permitted.

Rick Taintor, Planning Director