

**LEGAL NOTICE
BOARD OF ADJUSTMENT
PORTSMOUTH, NEW HAMPSHIRE**

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold Public Hearings on Old Business and the following applications 1) through 6 on Tuesday, July 17, 2012 at 7:00 P.M. and applications 7) through 13) on Tuesday July 24, 2012, both in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

1) Case # 7-1

Petitioner: Michael K. Glynn

Property: 197 Raleigh Way

Assessor Plan 212, Lot 104

Zoning District: General Residence B

Description: Replace existing shed in rear yard with a larger structure.

Requests: 1. A dimensional Variance from Section 10.521 and Section 10.572 to allow a right side yard setback of 2.6'± where 10' is required for an accessory structure.
2. A dimensional Variance from Section 10.521 and Section 10.572 to allow a 0'± rear yard setback where 10' is the minimum required for an accessory structure.

2) Case # 7-2

Petitioner: John F. Green & Alison L. Zaeder

Property: 37 Whidden Street

Assessor Plan 109, Lot 3

Zoning District: General Residence B

Description: Replace rear deck and stairs in same footprint.

Requests: 1. A dimensional Variance from Section 10.521 to allow a right side yard setback of 0'± where 10' is the minimum required.
2. A dimensional Variance from Section 10.521 to allow a rear yard setback of 15.5'± where 25' is the minimum required.
3. A dimensional Variance from Section 10.521 to allow building coverage of 49%± where 45% is the maximum building coverage allowed.

3) Case # 7-3

Petitioner: Antonios & Chrisoul Tzortzakis

Property: 413 Islington Street

Assessor Plan 144, Lot 33

Zoning District: Mixed Residential Business

Description: Outdoor retail sales and storage.

Request: 1. A Special Exception from Section 10.440 to allow outdoor retail sales (Use 8.31) in a district where such use is only allowed by Special Exception.
2. A Variance from Section 10.440 to allow outdoor storage of machinery, equipment and vehicles (Use 20.61) in a district where this use is not allowed.

(over)

- 4) Case # 7-4
Petitioner: High Liner Foods Inc.
Property: 1 High Liner Avenue
Assessor Plan 259, Lot 14
Zoning District: Industrial
Description: Expand existing seafood processing facility with two rear additions (4493 s.f.± and 3200 s.f.±).
Request: 1. A Special Exception under Section 10.440, Use 14.32 to allow the expansion of a seafood processing facility in the Industrial District.

- 5) Case # 7-5
Petitioner: Robblee Family Trust, D. A. & L. A. Robblee, Trustees
Property: 2 Rand Court
Assessor Plan 221, Lot 89
Zoning District: Single Residence B
Description: Construction of a roof over existing deck. Allow existing deck.
Request: 1. A dimensional Variance from Section 10.521 to allow a front yard setback of 20'± where 30' is the minimum required.

- 6) Case #7-6
Petitioner: Johanna Lyons
Property: 18 Cutts Street
Assessor Plan 209, Lot 14
Zoning District: General Residence A
Description: Rebuild porch roof.
Requests: 1. A dimensional Variance from Section 10.521 to allow a 5'± front yard setback where 15' is the minimum required.
2. A dimensional Variance from Section 10.521 to allow a 0'± right side yard setback where 10' is the minimum required.

- 7) Case # 7-7
Petitioner: Eugene C. Hersey
Property: Off Dodge Avenue
Assessor Plan 258, Lot 42
Zoning District: Single Residence B
Description: Construction of a single family home on a lot without continuous street frontage and no access to a City street.
Requests: 1. A dimensional Variance from Section 10.521 to allow a single-family dwelling on a lot with insufficient (12,200± s.f.) lot area where a minimum lot area of 15,000 s.f. is required.
2. A dimensional Variance from Section 10.521 to allow insufficient lot area per dwelling unit (12,200± s.f.) where a minimum lot area per dwelling unit of 15,000 s.f. is required.
3. A dimensional Variance from Section 10.521 to allow a single-family dwelling on a lot without street frontage, where 100' of continuous street frontage is required.
4. A Variance from Section 10.512 to allow a single-family dwelling on a lot with no access to a City street.

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- 8) Case # 7-8
Petitioner: Dorothy M. Katz 91 Trust., Dorothy M. Katz, Trustee
Property: 880 Islington Street
Assessor Plan 166, Lot 51
Zoning District: Business
Description: A self-service laundry with less than the required parking spaces
Requests: 1. A Variance from Section 10.1112.30 to allow a self-service laundry (Use 7.62) with 10 off-street parking spaces where 21 spaces off-street parking spaces are required.
2. A Variance from Section 10.1113.20 to allow required off-street parking spaces to be located in a required front yard or between a principal building and a street.
3. A Variance from Section 10.1114.32(b) to allow vehicles to enter or leave the parking area by backing into or from a public street or way.
- 9) Case # 7-9
Petitioner: 2422 Lafayette Road Associates LLC & ERB Realty LLC
Property: 2454 Lafayette Road
Assessor Plan 273, Lot 3
Zoning District: Gateway
Description: Allow the number of off-street parking spaces to exceed the maximum permitted.
Request: 1. A Variance from Section 10.1112.50 to allow 859 parking spaces where 457 parking spaces are required and 503 parking spaces are the maximum allowed.
- 10) Case # 7-10
Petitioner: Regine Umber
Property: 211 Park Street
Assessor Plan 149, Lot 5
Zoning District: General Residence A
Description: Construction of a 20'± x 23'± garage at the rear of the property.
Requests: 1. A dimensional Variance from Section 10.521 to allow a left side yard setback of 3'± where 10' is required.
2. A dimensional Variance from Section 10.521 and Section 10.573.20 to allow a rear yard setback of 3'± where 10.5' is required.
3. A dimensional Variance from Section 10.521 to allow building coverage of 27.2%± where 25% is the maximum building coverage allowed.
- 11) Case # 7-11
Petitioner: Robert R. & Mary E. Threeton
Property: 476 Ocean Road
Assessor Plan 294, Lot 7
Zoning District: Single Residence A
Description: Replace existing rear deck and stairs with 14' x 20' deck and 8' x 8' landing.
Requests: 1. A dimensional Variance from Section 10.324 to allow a lawful nonconforming building to be extended or enlarged.

(over)

2. A dimensional Variance from Section 10.521 to allow building coverage of 12%± where 11.3% exists and 10% is the maximum allowed.

12) Case # 7-12

Petitioner: 909 Islington St LLC

Property: 909 Islington Street

Assessor Plan 172, Lot 7

Zoning District: Business

Description: Provide less than the required parking spaces.

Request: 1. A Variance from Section 10.1112.30 to allow 83 off-street parking spaces to be provided where 90 off-street parking spaces are required.

13) Case # 7-13

Petitioner: Public Service Company of New Hampshire

Property: 435 Route One By-Pass

Assessor Plan 234, Lot 2A

Zoning District: Office Research

Description: Replace existing substation and equipment.

- Requests:
1. A dimensional Variance from Section 10.531 to allow a front yard setback of 24'± where 50' is the minimum required.
 2. A dimensional Variance from Section 10.531 to allow a left side yard setback of 11'± where 75' is the minimum required.
 3. A dimensional Variance from Section 10.531 to allow a right side yard setback of 10'± where 75' is the minimum required.

Rick Taintor, Planning Director