

**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, August 21, 2012 at 7:00 P.M. in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

- 1) Case # 8-1
Petitioner: Kearsarge House Associates Ltd.
Property: 104 Congress Street
Assessor Plan 126, Lot 8
Zoning District: Central Business B
Description: Install a 42"± x 32"± (7.32 s.f±) projecting sign.
Requests: 1. A dimensional Variance from Section 10.1253.50 to allow a sign to project 72" ± over the width of the sidewalk where a sign is allowed to project no more than one-third of the width of the sidewalk (32" ±).
- 2) Case # 8-2
Petitioners: Christopher S. Martin and Thomas W. Martin, Jr.
Property: 508 Marcy Street
Assessor Plan 101, Lot 57
Zoning District: General Residence B
Description: Install an accessory structure (condenser unit) at rear of property.
Requests: 1. A dimensional Variance from Section 10.521 to allow building coverage of 32.3%± where 30% is the maximum building coverage allowed.
- 3) Case # 8-3
Petitioners: Deborah C. and Harry D. Hobbs
Property: 489 Sagamore Avenue
Assessor Plan 222, Lot 25
Zoning District: General Residence A
Description: Reconstruct existing home in a new location.
Requests: 1. A Variance from Section 10.513 to allow more than one free-standing dwelling on a lot.
- 4) Case # 8-4
Petitioners: David J. & Sandra S. Mikolaities
Property: 165 Richards Avenue
Assessor Plan 129, Lot 40
Zoning District: General Residence A
Description: Enclose front porch. Construct 2-story rear addition.
Requests: 1. A Variance from Section 10.324 to allow a nonconforming building or structure to be added to or enlarged without conforming to all the regulations of the zoning district in which it is located.
2. A dimensional Variance from Section 10.521 to allow a left side yard setback of 2'± where 10' is the minimum required.

- 5) Case # 8-5
Petitioner: Echo Hill Condominium Association
Property: 155 Echo Avenue
Assessor Plan 237, Lot 60
Zoning District: Single Residence B
Description: Relocate an existing free-standing sign.
Request: 1. A Variance from Sections 10.1241 and 10.1251.20 to allow a 6± s.f. free-standing sign in a district where free-standing signs are not allowed.
- 6) Case # 8-6
Petitioner: Young Mens Christian Association
Property: 550 Peverly Hill Road
Assessor Plan 244, Lot 10-A
Zoning District: Single Residence A
Description: Replace existing free-standing sign and two attached signs.
Requests: 1. A Variance from Sections 10.1241 and 10.1251.20 to allow a 38± s.f. free-standing sign in a district where free-standing signs are not allowed.
2. A Variance from Section 10.1253.10 to allow a free-standing sign 7.5'± in height where a maximum height of 7' is allowed.
3. A Variance from Section 10.1251.20 to allow a 37.5± s.f. wall sign where 4 s.f. is the maximum allowed.
4. A Variance from Section 10.1251.20 to allow a 6.25± s.f. wall sign where 4 s.f. is the maximum allowed.
5. A Variance from Section 10.1261.10 to allow internal illumination of a sign in a district where internally illuminated signs are not permitted.
- 7) Case #8-7
Petitioner: Regine Umber
Property: 211 Park Street
Assessor Plan 149, Lot 5
Zoning District: General Residence A
Description: Construction of a 15'± x 22'± 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 4'± rear yard setback where 10' is required for an accessory structure.
3. A dimensional Variance from Section 10.521 to allow a building coverage of 27.1%± where 25% is the maximum building coverage allowed.
- 8) Case # 8-8
Petitioner: Bayview Lafayette Rd Real Estate and Fred Schneider, owners, Great Bay Limousine Inc., applicant
Property: 3660 Lafayette Road
Assessor Plan 297, Lot 1
Zoning District: Gateway
Description: Motor vehicle repair.
Request: 1. A Special Exception under Section 10.440, Use #521 to allow the repair of motor vehicles where the use is allowed by special exception.

- 9) Case # 8-9
Petitioner: Northern N. E. Conference
Property: 861 Middle Road
Assessor Plan 232, Lot 120
Zoning District: Single Residence B
Description: Expand into new function hall with related parking.
Requests: 1. A Special Exception under Section 10.440, use #3.11 to allow the existing religious assembly use to be conducted in an additional building.
2. A Variance under Section 10.1112.30 to allow 47 parking spaces to be provided where 63 parking spaces are required.
- 10) Case # 8-10
Petitioners: Melvin R. & Nancy H. Alexander, owners, Portsmouth Aikido, applicant
Property: 620 Peverly Hill Road
Assessor Plan 254, Lot 6
Zoning District: Industrial
Description: Operate a martial arts studio.
Requests: 1. A Special Exception under Section 10.440, Use #4.42 to allow operation of a 2,000+ s.f. gross floor area martial arts studio.
2. A Variance from Section 10.1112.30 (4) to allow 69 parking spaces for the property where 80 parking spaces are required.

Rick Taintor, Planning Director