

**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, December 18, 2012 at 7:00 P.M. in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

- 1) Case # 12-1
Petitioners: Catherine I. and Carl F. Aichele
Property: 425 Union Street
Assessor Plan 134, Lot 10
Zoning District: General Residence A
Description: Construct third floor dormer.
Requests: 1. A Variance from Section 10.321 and Section 10.324 to allow an upward extension on a lawful nonconforming building in a manner that is not in conformity with the Zoning Ordinance.
- 2) Case # 12-2
Petitioners: Jeffrey C. and Christine M. Randall
Property: 80 Diamond Drive
Assessor Plan 220, Lot 42
Zoning District: Single Residence B
Description: Construct a 20'± x 24'± addition.
Requests: 1. A dimensional Variance from Section 10.521 to allow a building coverage of 21.3%± where 16.5%± currently exists and 20% is the maximum allowed.
- 3) Case # 12-3
Petitioners: Donald W. and Patricia A. Lane
Property: 333 New Castle Avenue
Assessor Plan 207, Lot 2
Zoning District: Single Residence B
Description: Adjustment of the lot line between Lot 207/3 and Lot 207/2.
Requests: 1. A dimensional Variance from Section 10.520 to allow Lot 207/2 to have a lot area of 12,895± square feet where 15,000 square feet is the minimum required.
- 4) Case # 12-4
Petitioners: Timothy & Mary Ellen McNamara
Property: 99 Orchard Street
Assessor Plan 149, Lot 47
Zoning District: General Residence A
Description: Construct a dormer on the right side of the house.
Requests: 1. A Variance from Section 10.324 to allow a nonconforming addition to a lawful nonconforming building.
2. A dimensional Variance from Section 10.521 to allow an upward extension of a structure with a nonconforming right yard setback of 0'± where 10' is the minimum required.

- 5) Case # 12-5
Petitioner: Matthew Hatem
Property: 1 Ash Street
Assessor Plan 149, Lot 34
Zoning District: General Residence A
Description: Replace existing porch with 2 story bedroom addition and carport.
Requests: 1. A Variance from Section 10.324 to allow a nonconforming alteration to a lawful nonconforming building.
2. A Variance from Section 10.520 to allow alterations to the building coverage where 28.2%± exists and 25% is the maximum allowed.
- 6) Case # 12-6
Petitioner: Justin D. Setchell
Property: Fairview Avenue off Maplewood Avenue
Assessor Plan 220, Lot 66
Zoning District: Single Residence B
Description: Construct a new single-family home.
Requests: 1. A dimensional Variance from Section 10.521 to allow a rear yard of 10'± where 30' is the minimum required.
2. A dimensional Variance from Section 10.521 to allow a lot area of 6,000 ± square feet where 15,000 square feet is the minimum required.
3. A dimensional Variance from Section 10.521 to allow a lot depth of 60'± where 100' is the minimum required.
- 7) Case # 12-7
Petitioner: Boxer Family Trust 2010, Stuart D. & Paula A. Boxer
Property: 601 Islington Street
Assessor Plan 164, Lot 7
Zoning District: Business
Description: Change of use and modification of parking.
Requests: 1. A Variance from Section 10.1112.30 to allow 20 parking spaces where 60 spaces are required.
- 8) Case # 12-8
Petitioner: Heidi N. Archibald Revocable Trust, Heidi N. Archibald, Trustee
Property: 175 Gosport Road
Assessor Plan 224, Lot 1
Zoning District: Single Residence A
Description: Construct a second single-family home on a lot with an existing single-family home.
Requests: 1. A Variance from Sections 10.430 and 10.440 to allow a two-family use where the use is not allowed.
2. A Variance from Section 10.513 to allow two (2) residential dwelling units on one lot where only one (1) dwelling unit is allowed.

Rick Taintor, Planning Director