

**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, June 18, 2013 at 7:00 P.M. in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

- 1) Case # 6-1
Petitioners: David P. and Nancy T. MacDonald
Property: 28 Ball Street
Assessor Plan 207, Lot 54
Zoning District: Single Residence B
Description: Construct attached 24' x 24' garage.
Requests: 1. A Variance from Section 10.521 to allow building coverage of 23%± where 20% is the maximum building coverage allowed.

- 2) Case # 6-2
Petitioners: Vernon Pearce and Virginie O. Raguenaud
Property: 5 Elwyn Road Extension
Assessor Plan 226, Lot 4
Zoning District: Single Residence A
Description: Construct an 8' x 10' shed in the right rear yard.
Requests: 1. A Variance from Section 10.521 to allow building coverage of 19%± where 17.6%± exists and 10% is the maximum building coverage allowed.

- 3) Case # 6-3
Petitioners: Peter Cass & Mara Witzling
Property: 33 Hunking Street
Assessor Plan 103, Lot 38
Zoning District: General Residence B
Description: Replace existing front porch with 5' x 7' structure and construct rear addition, retaining wall in front yard and bulkhead to the left rear of the existing building.
Requests: 1. A Variance from Section 10.321 to allow a non-conforming structure to be enlarged, reconstructed or structurally altered in a manner that is not in conformity with the Zoning Ordinance.
2. A Variance from Section 10.521 to allow a rear yard setback of 19'± where 25' is the minimum required. .
3. A Variance from Section 10.521 to allow a left side yard setback of 6'± where 10' is the minimum required.

- 4) Case # 6-4
Petitioners: Lawrence P. McManus, Jr., owner, Mary Beth Herbert, applicant
Property: 112 Gates Street
Assessor Plan 103, Lot 71
Zoning District: General Residence B
Description: Install two air conditioning compressor units to the right of the existing structure.

- Requests: 1. A Variance from Sections 10.572 & 10.521 to allow a 3.6'± right side yard setback where 10' is required for an accessory structure.
2. A Variance from Sections 10.574 and 10.521 to allow building coverage of 52.1%± where 51.8% exists and 30% is the maximum allowed.

5) Case # 6-5

Petitioners: Patrik & Eva Frisk

Property: 44 Pickering Street

Assessor Plan 102, Lot 19

Zoning District: General Residence B

Description: Remove attached garage and construct 20' x30' two-story addition with rear deck.

- Requests: 1. A Variance from Section 10.321 to allow a non-conforming structure to be enlarged, reconstructed or structurally altered in a manner that is not in conformity with the Zoning Ordinance.
2. A Variance from Section 10.521 to allow a right side yard setback of 5.25'± where 10' is required.

6) Case # 6-6

Petitioner: Public Service Company of NH

Property: 280 Gosling Road

Assessor Plan 214, Lot 2

Zoning District: Waterfront Industrial

Description: Expand existing sub-station by constructing a capacitor bank.

- Requests: 1. A Special Exception under Section 10.440, Use #15.12 to allow the expansion of a transformer substation providing community-wide or regional service.

Rick Taintor, Planning Director