

**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 20, 2013 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: Richard S. Bean  
Property: 324 Parrott Avenue  
Assessor Plan 129, Lot 36  
Zoning District: General Residence A  
Description: Construct a 529± s.f. garage with living space and deck above. Construct a 388± s.f. left side deck.  
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
  - 1.A Variance from Section 10.321 to allow a lawful nonconforming structure to be extended, reconstructed, enlarged or structurally altered in a manner that is not in conformity with the Ordinance.
  - 2.A Variance from Section 10.521 to allow a lot area per dwelling unit of 3,211± s.f. where 7,500 s.f. per dwelling unit is required.
  - 3.A Variance from Section 10.521 to allow building coverage of 34 % ± where 25% is the maximum coverage allowed.
  - 4.A Variance from Section 10.521 to allow a left side yard setback of 2'± where 10' is the minimum allowed.
  
- 2) Case # 8-2  
Petitioners: Two Boats Realty LLC, owner, Mary Driscoll, applicant  
Property: 279 Richards Avenue  
Assessor Plan 130, Lot 53  
Zoning District: General Residence A  
Description: Construct 20'± x 48'± detached garage.  
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
  - 1.A Variance from Section 10.521 to allow a left side yard setback of 3'± where 10' is the minimum allowed.
  
- 3) Case # 8-3  
Petitioners: Beth L. & Marco A. Gross-Santos  
Property: Marjorie Street (number not yet assigned)  
Assessor Plan 232, Lot 14 (rev.)  
Zoning District: Single Residence B  
Description: Construct a single family home.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

- 1.A Variance from Section 10.521 to allow a lot area of 9,596 s.f.  $\pm$  per dwelling unit where 15,000 s.f. per dwelling unit is required.
- 2.A Variance from Section 10.521 to allow a 26.1'  $\pm$  rear yard setback where 30' is the minimum allowed.

4) Case # 8-4

Petitioners: K. C. Realty Trust, owner, Portsmouth Buddhist Center Inc., applicant

Property: 84 Pleasant Street, Ste. 201

Assessor Plan 107, Lot 77

Zoning District: Central Business B

Description: A religious place of assembly.

Requests: The Variances or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:

- 1.A Special Exception under Section 10.440, Use #3.11 to allow a religious place of assembly in a district where such use is allowed by Special Exception.

5) Case # 8-5

Petitioners: 63 Humphreys Court Realty Trust & Lynne Fedorowich

Property: 63 Humphreys Court

Assessor Plan 101, Lot 38

Zoning District: General Residence B

Description: Replace existing mudroom & garage with new structures plus second story addition. Replace deck.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

- 1.A Variance from Section 10.521 to allow a right side yard setback of 2.5'  $\pm$  where 10' is the minimum allowed.
- 2.A Variance from Section 10.521 to allow building coverage of 36%  $\pm$  where 49%  $\pm$  exists and 30% is the maximum coverage allowed.

6) Case # 8-6

Petitioner: Ryan P. & Crystal L. Cronin

Property: 180 Gates Street

Assessor Plan 103, Lot 18

Zoning District: General Residence B

Description: Construct a two-story 12'  $\pm$  x 11'  $\pm$  rear addition.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

- 1.A Variance from Section 10.321 to allow a lawful nonconforming structure to be extended, reconstructed, enlarged or structurally altered in a manner that is not in conformity with the Ordinance
- 2.A Variance from Section 10.521 to allow building coverage of 35%  $\pm$  where 32.2%  $\pm$  exists and 30% is the maximum coverage allowed.

7) Case # 8-7

Petitioners: Loehwing & Mulligan Trust, D. J. Loehwing & M. E. Mulligan, Trustees

Property: 130 Thornton Street

Assessor Plan 160, Lot 9

Zoning District: General Residence A

Description: Construct 3' x 5' addition, rear L-shaped deck and steps.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

- 1.A Variance from Section 10.321 to allow a lawful nonconforming structure to be extended, reconstructed, enlarged or structurally altered in a manner that is not in conformity with the Ordinance
- 2.A Variance from Section 10.521 to allow a left side yard setback of 8'± where 10' is the minimum allowed.
- 3.A Variance from Section 10.521 to allow a rear yard setback of 18'± where 20' is the minimum allowed.
- 4.A Variance from Section 10.521 to allow building coverage of 35% ± where 29%± exists and 25% is the maximum coverage allowed.

8) Case # 8-8

Petitioner: Jerry Duberstein Revocable Trust, Jerry Duberstein, Trustee

Property: 49 Lawrence Street

Assessor Plan 152, Lot 43

Zoning District: General Residence A

Description: Construct 8' x 12' shed at right, rear of property.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

- 1.A Variance from Section 10.521 to allow a right side yard setback of 5' where 10' is required.
- 2.A Variance from Section 10.521 to allow building coverage of 35%± where 33.3%± exists and 25% is the maximum coverage allowed.

Rick Taintor, Planning Director