

**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 New Business Petitions on **Tuesday March 17, 2015 at 7:00 p.m.** in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

- 1) Case # 3-1
Petitioners: Andrew E. & Alyssa A. Ervin
Property: 192 Park Street
Assessor Plan 149, Lot 53
Zoning District: General Residence A
Description: Construct a rear addition and room over relocated garage.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
 1. Variances from Section 10.521 to allow a left side yard setback of 2'± and a right side yard setback of 7'± where 10' is required for both.

- 2) Case # 3-2
Petitioners: Brandon & Tara Seppa
Property: 151 Elwyn Avenue
Assessor Plan 112, Lot 49
Zoning District: General Residence A
Description: Construct a 17'± x 8'± two story rear addition and 8'± x 21'± deck with 4'± x 8'± extension.
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 34%± building coverage where 25% is the maximum allowed.

- 3) Case # 3-3
Petitioner: State Street Discount House
Property: 3613 Lafayette Road
Assessor Plan 298, Lot 6
Zoning District: Gateway
Description: Allow a changeable sign to be changed more than once a day.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
 1. A Variance from Section 10.1290 to allow a changeable sign to be changed more than once a day.

- 4) Case # 3-4
Petitioners: Anna R. Natowich & Matthew R. McPhee
Property: 308 Thornton Street
Assessor Plan 161, Lot 15
Zoning District: General Residence A
Description: Construct a 2-story rear addition and deck. Relocate expanded garage.
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 or structurally altered without conforming to the requirements of the Ordinance.
 2. Variances from Section 10.521 to allow the following:
 - (a) A left side yard setback of 0'± where 10' is required;
 - (b) A right side yard setback of 3'± where 10' is required.
 - (c) 47%± building coverage where 36%± exists and 25% is the maximum allowed.
- 5) Case # 3-5
Petitioners: Michael Brandzel & Helen Long
Property: 39 Dearborn Street (Dearborn Lane)
Assessor Plan 140, Lot 3
Zoning District: General Residence A
Description: Construct a 100 s.f. shed in front yard. Construct an 8' x 13' single story addition and add shed dormers.
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 or structurally altered without conforming to the requirements of the Ordinance.
 2. Variances from Section 10.521 to allow the following:
 - (a) A front yard setback of 5' where 15' is required.
 - (b) A right side yard setback of 4' where 10' is required.
 - (c) A rear yard setback of 3' where 20' is required.
 3. A Variance from Section 10.571 to allow an accessory structure to be located in a required front yard.
- 6) Case # 3-6
Petitioners: Portwalk HI, LLC/Hanover Apartments LLC
Property: 15 Portwalk Place (195 Hanover Street)
Assessor Plan 125, Lot 1
Zoning Districts: CD5, Historic and Downtown Overlay
Description: The provision of parking for a first floor restaurant use.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.1115.21 to allow 235 off-street parking spaces to be provided where 253 are required.