

**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 June 16, 2015 at 7:00 p.m.** in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Jenkins Avenue, Portsmouth, New Hampshire:

- 1) Case # 6-1
Petitioners: Zoe Copenhaver Daboul & Michael Edward Daboul
Property: 53 Humphreys Court
Assessor Plan 101, Lot 39
Zoning District: General Residence B
Description: Install 13"± x 38"± condenser unit.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
 1. Variances from Section 10.521 to allow the following:
 - a) A 3'2"± right side yard setback where 10' is required;
 - b) Building coverage of 44.3%± where 42.8% was previously approved and 30% is the maximum allowed;
 - c. Open space coverage of 35.7%± where 25% is the minimum required.

- 2) Case # 6-2
Petitioner: 599 Lafayette LLC
Property: 599 Lafayette Road
Assessor Plan 229, Lot 8
Zoning District: Gateway
Description: Install a transformer and generator. Construct an overhang over existing sidewalk.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
 1. A Variance from Section 10.531 to allow a left side yard setback of 15'± where 30' is required.

- 3) Case # 6-3
Petitioner: Mark D. Gray
Property: 140 Summer Street
Assessor Plan 137, Lot 2
Zoning District: General Residence C
Description: Construct 27'± long third floor dormer.
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 or structurally altered without conforming to the requirements of the Ordinance.
2. A Variance from Section 10.521 to allow a 3.5'± right side yard setback where 10' is required.

4) Case # 6-4

Petitioner: Lisa M. Zwalley Miller

Property: 683 State Street

Assessor Plan 137, Lot 12

Zoning District: General Residence C

Description: Approval of a seventh dwelling unit with related off-street parking.

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

1. A Special Exception under Section 10.440, Use #1.42 to allow seven dwelling units on the property where more than four units is allowed by Special Exception.
2. A Variance from Section 10.521 to allow a lot area per dwelling unit of 1,717 s.f. ± where 3,500 s.f. is required.
3. Variance(s) from Section 10.1114 to allow off-street parking that does not comply with the design requirements of the Zoning Ordinance.

5) Case # 6-5

Petitioners: William T. & Annelise Ellison

Property: 687 Middle Street

Assessor Plan 148, Lot 34

Zoning District: General Residence A

Description: Replace existing garage with a 24'± x 30'± structure.

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 0'± right side yard setback where 10' is required.

6) Case # 6-6

Petitioners: Michael Brandzel & Helen Long

Property: 39 Dearborn Street (Dearborn Lane)

Assessor Plan 140, Lot 3

Zoning District: General Residence A

Description: Construct a rear shed dormer and single story 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 or structurally altered without conforming to the requirements of the Ordinance.

2. A Variance from Section 10.521 to allow a 3'± rear yard setback where 20' is required for a 14'± extension of a previously approved rear dormer and for a 6'± x 15'± single story addition.

7) Case # 6-7

Petitioner: Lonza Biologics, Inc.

Property: 101 International Drive

Assessor Plan 305, Lot 6

Zoning District: Airport Business Commercial

Description: Install two new generators and construct above ground storage tanks.

Requests: Review and recommend the following Variance from the Pease Development Authority Zoning Ordinance:

1. A Variance from Section 308.02 (c) to allow above ground storage tanks (AST) exceeding 2,000 gallon capacity for two existing and two proposed generators.

8) Case # 6-8

Petitioners: Joseph & Lindsey B. Donohue

Property: 336 Union Street

Assessor Plan 134, Lot 58

Zoning District: General Residence A

Description: Convert single family dwelling to two dwelling units.

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 per dwelling unit of 2,178 s.f. ± where 7,500 s.f. is required.
2. A Variance from Section 10.1112.30 to allow two off-street parking spaces to be provided where four off-street parking spaces are required.

9) Case # 6-9

Petitioner: Rhonda E. Stacy-Coyle Revocable Trust, Rhonda E. Stacy-Coyle, Trustee

Property: 36 Richards Avenue

Assessor Plan 136, Lot 14

Zoning District: Mixed Residential Office

Description: Construct 2.5'± deep x 4'± wide rear gabled roof.

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 or structurally altered without conforming to the requirements of the Ordinance.
2. A Variance from Section 10.521 to allow a 2.5'± rear yard setback where 15' is required.
3. A Variance from Section 10.521 to allow 68.5%± building coverage where 40% is the maximum allowed.