

**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 petitions on **Tuesday, March 15, 2016 at 7:00 p.m.** in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

Old Business

- 1) Case #7-12
Petitioner: New England Glory, LLC
Property: 525 Maplewood Avenue
Assessor Plan 209, Lot 85
Zoning District: General Residence A
Description: Creation of two lots where one exists. Construct building with four dwelling units.
Requests: The Variances and/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 #1.41 to allow four dwelling units in a district where the use is only allowed by Special Exception.
 2. Variances from Section 10.1114.21 to allow an 18'± maneuvering aisle and a 20'± access aisle where 24' is required for both.
 3. A Variance from Section 10.521 to allow a lot area per dwelling unit of 3,755± s.f. where 7,500 s.f. is the minimum required.
- (This petition has been postponed from the September 15, 2015 meeting and modified by the addition of Requests #1 and #2..)*

New Business

- 1) Case #3-1
Petitioner: Everard E. Hatch
Property: 45 Mill Pond Way
Assessor Plan 143, Lot 11
Zoning District: General Residence A
Description: Add dwelling unit in existing attached garage.
Requests: The Variances and/or Special Exceptions 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 7,467± s.f. where 7,500 s.f. is required.
- 2) Case #3-2
Petitioners: Virginia Copeland c/o James R. Copeland, owners, Seacoast Roadside Services, applicant
Property: 378 Banfield Road, Unit E
Assessor Plan 266, Lot 7
Zoning District: Industrial
Description: Use a portion of the property as an impound lot.
Requests: The Variances and/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 #11.40 to allow an impound lot in a district where the use is only allowed by Special Exception.

- 3) Case #3-3
Petitioner: Bellwood Associates LTD Partnership, owner, Festival Fun Parks dba Water Country, applicant
Property: 2300 Lafayette Road
Assessor Plan 273, Lot 5
Zoning Districts: Industrial
Description: Construct six workers' dormitories and bath house.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
 1. A Variance from Section 10.440 to allow six workers' dormitories and bath house where the use is not allowed by the Zoning Ordinance.

- 4) Case #3-4
Petitioner: Terry Bennett
Property: 211 Union Street
Assessor Plan 135, Lot 70
Zoning District: General Residence C
Description: Construct three-story building with eight dwelling units.
Requests: The Variances and/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 1.53 to allow eight dwelling units in a district where the use is only allowed by Special Exception.
 2. A Variance from Section 10.521 to allow a lot area per dwelling unit of 1,981± s.f. where 3,500 s.f. is required.
 3. A Variance from Section 10.521 to allow 55%± building coverage where 73% exists and 35% is the maximum allowed.
 4. A Variance from Section 10.114.21 to allow a 12'± maneuvering aisle where a 14' maneuvering aisle is required.

- 5) Case #3-5
Petitioners: Walter W. & Patricia B. Bardenwerper
Property: 69 Hunking Street
Assessor Plan 103, Lot 40
Zoning District: General Residence B
Description: Install 4'± high fence with gates along stone wall on corner lot.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
 1. A Variance from Section 516.30 to allow a fence to be installed on a corner lot at the edge of the street line within 20' of the intersection.

- 6) Case #3-6
Petitioners: Frank W. Getman, Jr. & Ingrid C. Getman
Property: 606 Union Street
Assessor Plan 132, Lot 20-1A
Zoning District: General Residence A
Description: Modification to a previous approval to construct a second single-family home on a lot.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
 1. A Variance from Section 10.513 to allow a second free-standing dwelling unit on a lot where only one free-standing unit is allowed.

7) Case #3-7

Petitioner: Kayla Realty LLC

Property: 60-62 Market Street

Assessor Plan 117, Lot 34

Zoning District: Character District 5

Description: Provide rooms for guest housing.

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

1. A Variance from Section 10.440 to allow the creation of rooms to provide guest housing for non-family members within an existing dwelling unit where such use is not allowed.