

**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 #1 through #7 on Tuesday, April 19, 2016 at 7:00 p.m.** in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

(NOTE: A second meeting is scheduled to be held on April 26, 2016 for which a separate Legal Notice will be advertised and posted.)

- 1) Case #4-1
Petitioners: Eric A & Jean M. Spear
Property: 514 Middle Street
Assessor Plan 135, Lot 19
Zoning District: Mixed Residential Office
Description: Add second dwelling unit in existing structure.
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 10.812 to allow the conversion of a pre-1980 building to two dwelling units.

- 2) Case #4-2
Petitioners: Arieh Katz Revocable Trust & Pamela J. Katz Revocable Trust
Property: 462 Lincoln Avenue, #4
Assessor Plan 133, Lot 20-4
Zoning District: General Residence A
Description: Construct a 6.5'± x 16.75'± one-story addition and a 13.5'± x 20'± two story addition on the right side of the existing building.
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 10.1'± secondary front yard setback where 15' is required.
 2. A Variance from Section 10.521 to allow 26.5%± building coverage where 25% is the maximum allowed.

- 3) Case #4-3
Petitioners: Daniel F. Ryan III & Annette M. Ryan Irrevocable Trusts, Daniel F. Ryan III & Annette M. Ryan, Trustees
Property: 1059 Banfield Road
Assessor Plan 294, Lot 4
Zoning District: Single Residence A
Description: Construct a 16'± x 12'± deck and stairs along a 15'± diameter above ground pool.

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 12.09%± building coverage where 10% is the maximum allowed.

4) Case #4-4

Petitioners: Christiana M. Dadamo Rev.Tr., Christiana M. Dadamo, Trustee, owner, Thomas M. Varley, Trustee of the Thomas M. Varley Rev.Tr. & Heidi G. Varley, Trustee of the Heidi G. Varley Rev. Tr., applicants.

Property: 209 Lafayette Road

Assessor Plan 151, Lot 5

Zoning District: General Residence A

Description: Construct a second free-standing dwelling.

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 to be built on a lot.

5) Case #4-5

Petitioners: Walter A. Hale IV & Lisa Marcucci Hale

Property: 165 Richards Avenue

Assessor Plan 129, Lot 40

Zoning District: General Residence A

Description: Raise and keep chickens.

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, Use #17.20 to allow the keeping of chickens where the keeping of farm animals is not allowed.

6) Case #4-6

Petitioners: Branford Holding, LLC, owner, Forest Properties, applicant

Property: Lang Road, Robert Avenue, Anne Avenue

Assessor Plan 287, Lots 1 and 1-A & Plan 286, Lots 3 and 24

Zoning District: Garden Apartment/Mobile Home Park

Description: Install six free-standing signs on two contiguous lots.

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 10.1241 and Section 10.1251.20 to allow the following freestanding signs in a district where free-standing signs are not allowed:
 - a) an 8'± x 1.9'± post-mounted sign
 - b) a 3.5'± x 3'± post-mounted sign
 - c) a 3'± x 3'± post-mounted sign
 - d) a 4.3'± x 1'± boulder-mounted sign
 - e) a 5.75'± x 1.6'± boulder-mounted sign
 - f) a 6.1'± x 1.3'± boulder-mounted sign
2. A Variance from Section 10.1243 to allow more than one freestanding sign on a lot.

7) Case #4-7

Petitioners: Stewart Whitney & Haiyan Chao Whitney

Property: 180 Wibird Street

Assessor Plan 148, Lot 1-1

Zoning District: General Residence A

Description: Construct two second story decks.

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 30.3%± building coverage where 25% is the maximum allowed.