

**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 Petitions on **Tuesday, August 16, 2016 at 7:00 p.m.** in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

- 1) Case #8-1  
Petitioners: Liva-Blaisdell Family Revocable Trust of 2016, Liva F. J. & Blaisdell B.L., Co-Trustees  
Property: 71 Baycliff Road  
Assessor Plan 207, Lot 46  
Zoning District: Single Residence B  
Description: Replace and expand front deck and stairs.  
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 10.321 to allow a nonconforming building or structure to be extended, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
  2. A Variance from Section 10.521 to allow a 27.79'± front yard setback where 30' is required and a 7.84'± right side yard setback where 10' is required.
  
- 2) Case #8-2  
Petitioners: Frederic & Priscilla Roue  
Property: 14 Harding Road  
Assessor Plan 247, Lot 10  
Zoning District: Single Residence B  
Description: Replace rear deck.  
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 21.33%± building coverage where 20% is the maximum allowed.
  
- 3) Case #8-3  
Petitioners: Abigail Kell Sutcliffe, owner, Fred Kell, applicant  
Property: 12 Woodbury Avenue  
Assessor Plan 163, Lot 9  
Zoning District: General Residence A  
Description: Add rear porch.  
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 10.321 to allow a nonconforming building or structure to be extended, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
  2. A Variance from Section 10.521 to allow 55.94%± building coverage where 25% is the maximum allowed.

- 4) Case #8-4  
Petitioner: Public Service Company of NH  
Property: 280 & 300 Gosling Road  
Assessor Plan 214, Lots 2 & 3  
Zoning District: Waterfront Industrial & Office Research  
Description: Lot line revision affecting setbacks and frontage.  
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:  
Lot #1 (214/2)  
1. A Variance from Section 10.531 to allow 134.95'± continuous street frontage where 200' is required.  
2. A Variance from Section 10.573.20 to allow right side yard setbacks of 3'± for accessory structures.  
Lot #2 (214/3)  
3. A Variance from Section 10.573.20 to allow left side yard setbacks of 0'± to 50'± for accessory structures.
- 5) Case #8-5  
Petitioners: Carol I. Cooper, owner & Lorax Sustainable Development, LLC, applicant  
Property: 996 Maplewood Avenue  
Assessor Plan 219, Lot 4  
Zoning District: Single Residence B  
Description: Construct three free-standing dwellings.  
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 more than one free-standing dwelling on a lot.
- 6) Case #8-6  
Petitioners: Andrew F. & Jennifer B. Cotrupi  
Property: 137 Wibird Street  
Assessor Plan: 134, Lot 48  
Zoning District: General Residence A  
Description: Subdivide one lot into two.  
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 proposed Parcel B to have 58.85'± of continuous street frontage where 100' is required.  
2. A Variance under Section 10.440 to allow proposed Parcel B to contain an accessory structure as a principal use.
- 7) Case #8-7  
Petitioner: Old Tex Mex, LLC  
Property: 3510 Lafayette Road  
Assessor Plan 297, Lot 8  
Zoning District: Gateway

Description: Convert existing structure into twenty-five residential dwelling units.  
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 # 1.43 to allow a 25-unit multi-family dwelling where such is not allowed.

8) Case #8-8

Petitioners: James C. Lucy Revocable Living Trust, James C. & Kimberley A. Lucy, Trustees

Property: 127 & 137 High Street

Assessor Plan: Map 118, Lots 20 & 21

Zoning District: CD4-L1 and Downtown Overlay Districts

Description: Construct two-family dwelling unit with parking underneath.

Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:  
1. A Variance from Sections 10.5A41.10A & 10.5A43.31 to allow a three-story building where up to a two-story building is the maximum permitted.  
2. Variances from Section 10.5A41.10A to allow the following:  
(a) A minimum lot area per dwelling unit of 1,200± s.f. where 3,000 s.f. is required.  
(b) A duplex building type where duplexes are not permitted in the Downtown Overlay District.  
(c) The minimum ground story to be 8'8"± in height where 11' is required.  
3. A Variance from Section 10.1114.20 to allow a 20'± maneuvering aisle where 24' is required.