

**LEGAL NOTICE
BOARD OF ADJUSTMENT
PORTSMOUTH, NEW HAMPSHIRE**

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold Public Hearings on the following petitions on **Tuesday, November 15, 2016 and Tuesday, November 22, 2016, both at 7:00 p.m** in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

The following petition will be heard on Tuesday, November 15, 2016:

- 1) Case #11-1
Petitioners: New England Marine and Industrial Inc., owner, Great Bridge Properties, LLC, applicant
Property: 200 Spaulding Turnpike
Assessor Plan 237, Lot 56
Zoning District: General Business & Single Residence B
Description: Construct two 40-unit workforce housing & apartment buildings.
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 more than 8 dwelling units where no dwelling units are allowed.
 2. Variances from Section 10.591 to allow buildings to be located 28.6' and 44.5' from a property zoned residentially where 100' is the minimum distance required
 3. A Variance from Section 10.1113.31 to allow off-street parking areas and accessways to be located 0' from a Residential District where 100' is the minimum distance required.
 4. A Variance from Section 10.522 to allow a building length for a residential structure of 244'± where 160' is the maximum allowed.
 5. Appeal of an Administrative Decision if Variance request #4 is denied. Appeal the determination that a Variance from Article V, Section 10.522 is required to allow the building length of a residential structure on this lot to exceed 160' in length.

The following petitions will be heard on Tuesday, November 22, 2016:

- 2) Case #11-2
Petitioner: 909 Islington Street LLC
Property: 909 Islington Street
Assessor Plan 172, Lot 7
Zoning District: Business
Description: Two free-standing signs 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 10.1243 to allow two freestanding signs on a lot where only one freestanding sign is allowed.

2. Variances from Section 10.1253 to allow a freestanding sign to be set back 10'± from the front lot line and 1.5'± from the left side lot line where 20' is required for each.
- 3) Case #11-3
Petitioners: Michael A. & Deborah A. Proulx
Property: 8 Meadow Road
Assessor Plan 236, Lot 58
Zoning District: Single Residence B
Description: Construct rear dormer.
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, enlarged or structurally altered except in conformity with the Ordinance.
 2. A Variance from Section 10.521 to allow a 22'8" ± secondary front yard setback where 30' is required.
- 4) Case #11-4
Petitioner: AJL Real Estate, LLC
Property: 65 Fields Road
Assessor Plan 170, Lot 4
Zoning District: Single Residence B
Description: Replace an existing 8'± x 8'± shed with an 8'± x 12'± shed.
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 10.573.20 to allow a 3'± right side yard setback where 10' is required.
 2. A Variance from Section 10.521 to allow 23.1%± building coverage where 20% is the maximum allowed.
- 5) Case #11-5
Petitioners: Litchfield Portsmouth LLC, owner, Patrick Dorow Productions, Inc., applicant
Property: 170 West Road
Assessor Plan 252, Lot 2-14
Zoning District: Industrial
Description: Theatre arts studio with related storage space.
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 4.42 to allow a studio for lessons, set production and non-performance rehearsals where the use is only allowed by special exception.
- 6) Case #11-6
Petitioner: LCSG, LLC
Property: 160-170 Union Street
Assessor Plan 135, Lots 29 and 30

Zoning District: General Residence C

Description: Construct a 10-unit multi-family 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 10.440, Use #1.43 to allow 10 dwelling units where 8 dwelling units is the maximum allowed.
2. A Variance from Section 10.521 to allow 945± s.f. lot area per dwelling unit where 3,500 s.f. is required.
3. A Variance from Section 10.1112.30 to allow 15 off-street parking spaces to be provided where 16 are required for 10 residential units.
4. A Variance from Section 10.1114.21 to allow off-street parking spaces with dimensions of 8.1'± x 18'± where the required dimensions are 8.5' x 19'.
5. A Variance from Section 10.1114.21 to allow a 22'± wide maneuvering aisle where 24' is required.

7) Case #11-7

Petitioners: Melissa A. Raffoni Revocable Trust of 2011, Melissa Raffoni, Trustee

Property: 606 State Street

Assessor Plan 127, Lot 21

Zoning District: General Residence C

Description: Expand height of third floor with front and rear dormers.

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, enlarged or structurally altered except in conformity with the Ordinance.
2. A Variance from Section 10.521 to allow a right side yard setback of 4'± and a left side yard setback of 5'± where 10' is required for each.
3. A Variance from Section 10.521 to allow a rear yard setback of 3.5'± where 20' is required.