

**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, May 16, 2017 at 7:00 p.m** in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

- 1) Case 5-1. Petition of Eugene & Pamela Hunter for property located at **495 Ocean Road** wherein relief is required from the Zoning Ordinance to replace existing stairs with an 8'± x 16'± open porch including variances to allow the following: a) a 20'± primary front yard where 30' is required; and b) 17%± building coverage where 10% is the maximum allowed. Said property is shown on Assessor Plan 283, Lot 35 and lies within the Single Residence A District.
- 2) Case 5-2. Petition of Pamela Gould for property located at **209 Clinton Street** wherein relief is required from the Zoning Ordinance to keep 4 chickens (hens) in a 73" ± x 38" ± movable coop, including a variance to allow the keeping of farm animals in a district where the use is not allowed. Said property is shown on Assessor Plan 159, lot 27 and lies within the General Residence A District.
- 3) Case 5-3. Petition of Brick Act LLC, owner and Kristin Fichera, applicant for property located at **100-102 State Street** wherein relief is required from the Zoning Ordinance to operate a preschool for a maximum of 20 children where no off-street parking is provided. Said property is shown on Assessor Plan 107, lot 52-1 and lies within Character District 4.
- 4) Case 5-4. Petition of Deer Street Associates for property located at **165 Deer Street** (Lot/Building 3) wherein relief is required from the Zoning Ordinance to construct a 5-story mixed use building with enclosed off-street parking utilizing a lift system, including variances to allow the following: a) a 5'± rear yard adjoining a railroad right-of-way where 15' is required; b) 62 parking spaces utilizing a two-car lift system in each bay that does not meet the required dimensions for parking spaces; and c) vehicles to enter and leave parking spaces by passing over another parking space or requiring the moving of another vehicle. Said property is shown on Assessor Plan 125, lot 7 and lies within Character District 5 and the Downtown Overlay District.
- 5) Case 5-5. Petition of Brian J. Bednarek, owner and Steven J. Craige, applicant for property located at **10 Humphreys Court** wherein relief is required from the Zoning Ordinance to replace an existing one-car garage with a 23.5'± x 24'± two-car garage, including variances to allow the following: a) a right side yard of 4'8" ± where 10' is required; b) an 8'1" ± rear yard where 25' is required; and c) 33%± building coverage where 30% is the maximum allowed. Said property is shown on Assessor Plan 101, lot 43 and lies within the General Residence B District.
- 6) Case 5-6. Petition of Matthew & Katherine Menchen for property located at **416 Ocean Road** wherein relief is required from the Zoning Ordinance to keep chickens (hens) in a mobile coop including a Special Exception to allow the keeping of farm animals in a district where the use is only allowed by Special Exception. Said property is shown on Assessor Plan 293, lot 12 and lies within the Single Residence A District.