

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

- 1) Case 8-1. Petition of Islington Street, LLC, (CVS Pharmacy), owner, for property located at 674 Islington Street, wherein relief is required from the Zoning Ordinance to replace existing wall signs. The required relief includes variances from the following: a) from Section 10.1251.20 to allow four wall signs that each exceed 40 square feet; b) from Section 10.1261.30 to allow internal illumination in the Historic District; c) from Section 10.1251.10 to exceed the maximum aggregate signage available; and d) from Section 10.1271 to allow signage where there is no frontage or public entrance. Said property is shown on Assessor Plan 155, Lot 3 and lies within Character District 4-W.
- 2) Case 8-2. Petition of Noble Island Condominium Association, owner, and William Buckley and Rebecca Gould (Units 9L and 9R), applicants, for property located at 500 Market Street Units 9L and 9R, wherein relief is required from the Zoning Ordinance for a Bed and Breakfast 1 with two guest rooms. The required relief includes a special exception from Section 10.440 use #10.21. Said property is shown on Assessor Plan 120, Lot 2-9L and 9R and lies within Character District 4-L1.
- 3) Case 8-3. Petition of Pease Development Authority, owner, and Wentworth-Douglass Hospital, applicant, for property located at 121 Corporate Drive, wherein relief is required from the Pease Development Authority Zoning Ordinance to install an illuminated wall sign and illuminated monument sign. The required relief includes a variance from Section 306.01 (d) to allow 391.7 square feet of sign area where 200 square feet per lot is the maximum. Said property is shown on Assessor Plan 303, Lot 8 and lies within the (Pease) Airport Business Commercial District.
- 4) Case 8-4. Petition of Travis J. Lavoie and Ariana L. Odom-Truelson, owners, for property located at 307 Dennett Street, wherein relief is required from the Zoning Ordinance to replace existing barn with an attached garage with living space above. The required relief includes variances from Section 10.521 to allow a 5.6 foot side yard where 10 feet is required and from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Plan 160, Lot 41 and lies within the General Residence A District.
- 5) Case 8-5. Petition of Stefanie A. Flavin & Brendan D. Flavin, owners, for property located at 460 Dennett Street, wherein relief is required from the Zoning Ordinance for a garage and mudroom/entry addition connector. The required relief includes variances from Section 10.521 to allow the following: a) a 5 foot secondary front yard where 15 feet is required; b) a 16 foot rear yard where 20 feet is required; c) a 6 foot right side yard where 10 feet is required; d) 49%

building coverage where 25% is the maximum allowed; and e) from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Plan 160, Lot 24 and lies within the General Residence A District.

6) Case 8-6. Petition of Amanda R. Blanchette, owner, for property located at 1462 Islington Street, wherein relief is required from the Zoning Ordinance for an attached garage with living space above. The required relief includes variances from Section 10.521 to allow the following: a) a 10 foot rear yard where 30 feet is required; b) a 3' right side yard where 10' is required; c) 26% building coverage where 20% is the maximum allowed; and d) from Section 10.321 to allow an existing nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Plan 233, Lot 86 and lies within the Single Residence B District.

7) Case 8-7. Petition of Shipwatch Condominium Association, owner, and 51 Ceres, LLC, applicant, for property located at 129 Market Street, Unit A, wherein relief is required from the Zoning Ordinance to convert from commercial to a live/work unit. The required relief includes a variance from Section 10.1112.311 to allow 0 parking spaces where 1 is required. Said property is shown on Assessor Plan 106, Lot 35-A and lies within Character District 5.

8) Case 8-8. Petition of Bromley Portsmouth, LLC and RCQ Portsmouth, LLC, owner, and Burlington, applicant, for property located at 1465 Woodbury Avenue, wherein relief is required from the Zoning Ordinance to install wall signage. The required relief includes a variance from Section 10.1251.20 to allow 252 s.f. of wall signs where 200 s.f. is the maximum allowed. Said property is shown on Assessor Plan 216, Lot 3 and lies within the Gateway 1 District.

9) Case 8-9. Petition of David Simpson and Janet Zerr, owners, for property located at 65 Rogers Street, wherein relief is required from the Zoning Ordinance to replace a detached garage and shed with an attached garage. The required relief includes variances from Section 10.521 to allow the following: a) a 4.5 foot left side yard where 10 feet is required; b) a 14.17 foot rear yard where 15 feet is required; and c) from Section 10.321 to allow an existing nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Plan 115, Lot 2 and lies within the Mixed Residential Office District.

10) Case 8-10. Petition of William Brinton Shone and Tatjana Rizzi Shone, owners, for property located at 11 Elwyn Avenue, wherein relief is required for an infill addition and dormer. The required relief includes variances from Section 10.521 to allow the following: a) a 5 foot right side yard where 10 feet is required; b) 40% building coverage where 25% is the maximum allowed; and c) from Section 10.321 to allow an existing nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Plan 113, Lot 27 and lies within the General Residence A District.

11) Case 8-11. Petition of Lucky Thirteen Properties, LLC, owner, and Opendell Journey, LLC, applicant, for property located at 361 Islington Street wherein relief is required from the Zoning

Ordinance to operate a food truck style establishment. The required relief includes a variance from Section 10.440 to allow a food truck style establishment. Said property is shown on Assessor Plan 144, Lot 23 and lies within Character District 4-L2.

Juliet T.H. Walker  
Planning Director