

**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, October 26, 2021** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

Request of **C. P. Schoff & T. C. Revocable Trust, (Owner)**, for the property located at **134 Fairview Avenue** whereas relief is needed from the Zoning ordinance to Demolish existing dwelling and construct a new single-family dwelling which requires the following: 1) Variances from Section 10.521 to allow a) a lot area of 14,226 square feet where 15,000 is required; and b) a lot area per dwelling unit of 14,226 square feet where 15,000 is required. Said property is show on Assessor Map 220 Lot 63 and lies within the Single Residence B (SRB) District.

Request of **Malloy Revocable Trust, (Owner)**, for the property located at **52 Prospect Street** **whereas** relief is needed from the Zoning ordinance to demolish existing rear addition and construct a 2-story rear addition which requires the following: 1) Variances from Section 10.521 to allow a) a 1.5' left side yard where 10' is required; and b) 30.5% building coverage where 25% is the maximum allowed. 2) A Variance 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 show on Assessor Map 141 Lot 13 and lies within the General Residence A (GRA) and Historic Districts.

Request of **Dagny Taggart, LLC, (Owner)**, for the property located at **93 Pleasant Street** whereas relief is needed from the Zoning ordinance for the redevelopment of existing 4-story structured and construction of new structure totaling 52 living units which requires the following: 1) Variances from Section 10.5A41.10C to allow a) a finished floor surface of the ground floor to be 60" where 36" is the maximum allowed; b) a ground story height of 10'8" where 12' is the minimum required; and c) to allow entrance spacing greater than 50' where 50' is the maximum. 2) A Variance from Section 10.5A41.10C & 10.642 (1) to allow residential uses on the ground floor where it is prohibited in the Downtown Overlay District. 3) A Variance from Section 10.5A44.35 to allow an above-ground portion of a parking structure without a liner building. Said property is show on Assessor Map 107 Lot 74 and lies within the Character District 4 (CD4), Historic and Downtown Overlay Districts.

Members of the public also have the option to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Registration information will be provided on the meeting agenda when it is posted to the web page. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or by phone 610-7216.

Those interested in submitting written comments should email planning@cityofportsmouth.com or mail to the Planning Department, City Hall, 1 Junkins Ave, Portsmouth, NH 03801.

Comments for any public hearings that are received by 4:00 pm the day of the meeting will be incorporated into the record of the meeting.

Peter Britz
Interim Planning Director