

**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, August 17, 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 **Faribault Family Revocable Trust of 2019, Owner** for the property located at **35 Park Street** whereas relief is needed from the Zoning Ordinance for the conversion a single -family dwelling to a two family which requires the following: 1) A Special Exception from Section 10.440 #1.61 to allow the conversion of a building existing on January 1, 1980, with less than the required minimum lot area per dwelling unit into 2 dwelling units where the use is allowed by special exception Said property is shown on Assessor Map 148 Lot 45 and lies within the General Residence A (GRA) District.

Request of **Ricci Construction Co., Inc., Owner** for the property located at **3400 Lafayette Road** whereas relief is needed from the Zoning Ordinance to construct a 50-unit residential development which requires the following: 1) Variance from Section 10.5B22.40 to allow buildings to be constructed outside of the 70 - 90 foot setback from the centerline of Lafayette Road. 2) Variance from Section 10.5B33.20 to allow 0% front lot line buildout where 50% is required. Said property is shown on Assessor Map 279 Lot 11 and lies within the Natural Resource Protection (NRP) and Gateway Corridor (G1) Districts.

Request of **Lucky Thirteen Properties, LLC, Owner** for the property located at **361 Islington Street** whereas relief is needed from the Zoning Ordinance to renovate the existing building to allow for a new restaurant which requires the following: 1) Variance from Section 10.440 Use #9.42 to allow a restaurant with an occupant load of 50 to 250. 2) Variance from Section 10.5A41.10A to allow a) a 29' left side yard where a 5 foot minimum and 20 foot maximum is required and b) 17% open space where 25% is required. 3) Variance from Section 10.5A44.31 to allow parking to be located in front of the building façade. 4) Variance from Section 10.5A44.32 to allow parking unscreened by a building or street screen. 5) Variance from Section 10.575 to allow a dumpster within 20 feet of a residential zoned lot and within 10 feet of any lot line. 6) Variance from Section 10.1113.20 to allow parking in the front yard and between a principal building and a street. Said property is shown on Assessor Map 144 Lot 23 and lies within the Character District 4-L2 (CD4-L2).

Request of **261 Sagamore Ave, LLC, Owner** for the property located at **261 Sagamore Avenue** whereas relief is needed from the Zoning Ordinance to demolish the 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 and lot area per dwelling unit of 6,669 square feet where 7,500 is required for each; b) 60 feet of continuous street frontage where 100 feet is required; and c) 27% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Map 221 Lot 16 and lies within the General Residence A (GRA) District.

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.

Juliet T. H. Walker
Planning Director