



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

August 23, 2021

John Ricci, President
Ricci Construction Co. Inc.
225 Banfield Road
Portsmouth, NH 03801

RE: Board of Adjustment request for property located at 3400 Lafayette Road (LU-21-98)

Dear Mr. Ricci:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **August 17, 2021**, considered your application for construction of 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 297 Lot 11 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District and the Natural Resource Protection (NRP) District. As a result of said consideration, the Board voted to grant the request as presented and advertised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

David Rheaume, Chairman of the Zoning Board of Adjustment

cc: Robert Marsilia, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Joseph Coronati, Jones & Beach Engineers
Michael Green, Green & Company
John K. Bosen, Esq., Bosen & Associates