

**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, November 18, 2025** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

The request of **Rye Port Properties LLC (Owner)**, for property located at **2299 Lafayette Road** whereas relief is needed to demolish the existing site and construct a new car wash facility which requires the following: 1) Variance from Section 10.575 to allow a dumpster to be located 2 feet from the right side lot line where 10 feet are required, 2) Variance from Section 10.5B83.10 to allow for parking spaces to be located between the principal building and the street, and 3) Variance from Section 10.5B22.40 to allow a building setback of 157 feet from the centerline of Lafayette Road where 90 feet is the maximum and 125 feet from the sideline where 50 feet is the maximum. Said property is located on Assessor Map 272 Lot 4 and lies within the Gateway Corridor (G1) District.

The request of **Peter Gamble (Owner)**, for property located at **170 Aldrich Road** whereas relief is needed to demolish the existing detached garage and construct a new two story garage which requires the following: 1) Variance from Section 10.521 to allow a) 7 foot right side yard where 10 feet are required, and b) 25% building coverage where 20% is allowed. Said property is located on Assessor Map 153 Lot 21 and lies within the Single Residence B (SRB) District.

The request of **Sean M. and Katherine M. McCool (Owners)**, for property located at **345 Leslie Drive** whereas relief is needed to demolish the existing front porch, construct a new front porch, and create livable space within the existing carport which requires the following: 1) Variance from Section 10.521 to allow a) 27.5% building coverage where 25% is the maximum allowed, b) 7 foot right yard where 10 feet are required; and 2) 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 located on Assessor Map 209 Lot 77 and lies within the Single Residence B (SRB) District.

The request of **Kelly Ann and Kenneth Racicot (Owners)**, for property located at **34 Marne Avenue** whereas relief is needed to construct a porch on the right side of the structure which requires the following: 1) Variance from Section 10.521 to allow a 3 foot right yard where 10 feet are required. Said property is located on Assessor Map 222 Lot 33 and lies within the General Residence A (GRA) District.

The request of **Brian and Margaret Corain (Owners)**, for property located at **61 Lawrence Street** whereas relief is needed to construct an addition in place of an existing deck and partial re-construction of the second floor of the existing home which requires the following: 1) Variance from Section 10.521 to allow a) a 24 rear yard where 30 feet is required, b) 27% building coverage where 20% is the maximum allowed; and 2) 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 located on Assessor Map 152 Lot 28 and lies within the Single Residence B (SRB) District.

The request of **Stefanie Casella** and **Finn Johnson (Owners)**, for property located at **268 Dennett Street** whereas relief is needed to demolish and reconstruct an addition which requires the following; 1) Variance from Section 10.521 to allow a) a 0-foot right side yard where 10 feet is required, b) 28.5% building coverage where 25% is the maximum; and 2) 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 located on Assessor Map 143 Lot 13-1 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@portsmouthnh.gov) or by phone 603-610-7216.

Those interested in submitting written comments should email Planning@portsmouthnh.gov. Comments received by close of business the day before the meeting will be incorporated into the record of the meeting. Any comments received after this deadline must be submitted in person at the meeting.

Peter Britz
Director of Planning and Sustainability