

**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 petitions on **Tuesday February 16, 2016 at 7:00 p.m. in the School Board Conference Room\***, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

*\*Note Room Change for this Meeting.*

- 1) Case #2-1  
Petitioners: Benjamin M. & Amanda J. Goss  
Property: 6 Pine Street  
Assessor Plan 159, Lot 47  
Zoning District: General Residence A  
Description: Replace garage and add connecting mudroom.  
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
  1. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
  2. A Variance from Section 10.521 to allow a 3'± right side yard setback where 10' is required.
  
- 2) Case #2-2  
Petitioner: Alden Properties LLC  
Property: 33 Columbia Street  
Assessor Plan 145, Lots 41 & 42  
Zoning District: General Residence C  
Description: Add two dwelling units on a merged lot to the existing three dwelling units.  
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
  1. A Variance from Section 10.521 to allow 3,253± s.f. of lot area per dwelling unit where 3,500 s.f. per dwelling unit is required.
  
- 3) Case #2-3  
Petitioners: Natal Aviezri Revocable Trust, Debra Klein and Natal Aviezri, Trustees  
Property: Middle Road at Ward Place (formerly 75 Monroe Street)  
Assessor Plan 168, Lot 27 (merged from Lots 34 & 35)  
Zoning District: General Residence A  
Description: Construct a single-family home and garage on two re-merged lots.  
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
  1. A Variance from Section 10.521 to allow a lot area of 6,022± s.f. where 7,500 s.f. is required.
  2. A Variance from Section 10.521 to allow a lot area per dwelling unit of 6,022± s.f. where 7,500 s.f. per dwelling unit is required.
  3. A Variance from Section 10.521 to allow continuous street frontage of 93.6'± where 100' of continuous street frontage is required.
  
- 4) Case #2-4  
Petitioners: Abbie J. & Lee M. Frank  
Property: 169 Madison Street  
Assessor Plan 145, Lot 53

Zoning District: General Residence C

Description: Construct rear addition.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
2. A Variance from Section 10.521 to allow a 2'6" ± left side yard setback where 10' is required.
3. A Variance from Section 10.521 to allow 40.12%± building coverage where 37%± exists and 35% is the maximum allowed.

5) Case #2-5

Petitioners: Robert R. & Elizabeth H. Macdonald

Property: 209 Gosport Road

Assessor Plan 224, Lot 10-12

Zoning District: Single Residence A

Description: Construction of a single-family residence.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, or other required relief, including the following:

1. An Equitable Waiver of Dimensional Requirements as defined in RSA 674:33-a to allow the existing foundation of a dwelling structure to remain with an 18.7'± right side yard setback where 20' is required.
2. A Variance from Section 10.521 to allow an 18.7'± right side yard setback where 10' is required.

6) Case #2-6

Petitioners: Portsmouth City Investment Realty Trust and Airgead Realty Trust, Paul & Christopher D. McInnis, Trustees, owners, Maplewood Ridge, LLC, applicant

Property: 678 Maplewood Avenue

Assessor Plan 220, Lots 89 & 90

Zoning District: Single Residence B

Description: Construct townhouses and an apartment building on two merged lots.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance under Section 10.440 to allow multi-family dwellings containing 30 dwelling units where only a single family dwelling is allowed.
2. A Variance from Section 10.513 to allow two free-standing dwellings on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow a lot area per dwelling unit of 2,341± s.f. where a minimum of 15,000 s.f. per dwelling unit is required.
4. A Variance from Section 10.521 to allow a structure height of 48'± where 35' is the maximum allowed.
5. A Variance from Section 10.1114.32 to allow parking where vehicles entering or leaving a parking space must pass over another space or require the moving of another vehicle.

Rick Taintor, Planning Director

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- 2) Case #2-2  
Petitioner: Alden Properties LLC  
Property: 33 Columbia Street  
Assessor Plan 145, Lots 41 & 42  
Zoning District: General Residence C  
Description: Add two dwelling units on a merged lot to the existing three dwelling units.  
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
  1. A Variance from Section 10.521 to allow 3,253± s.f. of lot area per dwelling unit where 3,500 s.f. per dwelling unit is required.
  
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Petitioners: Natal Aviezri Revocable Trust, Debra Klein and Natal Aviezri, Trustees  
Property: Middle Road at Ward Place (formerly 75 Monroe Street)  
Assessor Plan 168, Lot 27 (merged from Lots 34 & 35)  
Zoning District: General Residence A  
Description: Construct a single-family home and garage on two re-merged lots.  
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
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- 4) Case #2-4  
Petitioners: Abbie J. & Lee M. Frank  
Property: 169 Madison Street  
Assessor Plan 145, Lot 53

Zoning District: General Residence C

Description: Construct rear addition.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

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5) Case #2-5

Petitioners: Robert R. & Elizabeth H. Macdonald

Property: 209 Gosport Road

Assessor Plan 224, Lot 10-12

Zoning District: Single Residence A

Description: Construction of a single-family residence.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, or other required relief, including the following:

1. An Equitable Waiver of Dimensional Requirements as defined in RSA 674:33-a to allow the existing foundation of a dwelling structure to remain with an 18.7'± right side yard setback where 20' is required.
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6) Case #2-6

Petitioners: Portsmouth City Investment Realty Trust and Airgead Realty Trust, Paul & Christopher D. McInnis, Trustees, owners, Maplewood Ridge, LLC, applicant

Property: 678 Maplewood Avenue

Assessor Plan 220, Lots 89 & 90

Zoning District: Single Residence B

Description: Construct townhouses and an apartment building on two merged lots.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

1. A Variance under Section 10.440 to allow multi-family dwellings containing 30 dwelling units where only a single family dwelling is allowed.
2. A Variance from Section 10.513 to allow two free-standing dwellings on a lot where only one free-standing dwelling is allowed.
3. A Variance from Section 10.521 to allow a lot area per dwelling unit of 2,341± s.f. where a minimum of 15,000 s.f. per dwelling unit is required.
4. A Variance from Section 10.521 to allow a structure height of 48'± where 35' is the maximum allowed.
5. A Variance from Section 10.1114.32 to allow parking where vehicles entering or leaving a parking space must pass over another space or require the moving of another vehicle.

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Zoning District: General Residence A  
Description: Replace garage and add connecting mudroom.  
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- 2) Case #2-2  
Petitioner: Alden Properties LLC  
Property: 33 Columbia Street  
Assessor Plan 145, Lots 41 & 42  
Zoning District: General Residence C  
Description: Add two dwelling units on a merged lot to the existing three dwelling units.  
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
  1. A Variance from Section 10.521 to allow 3,253± s.f. of lot area per dwelling unit where 3,500 s.f. per dwelling unit is required.
  
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Petitioners: Natal Aviezri Revocable Trust, Debra Klein and Natal Aviezri, Trustees  
Property: Middle Road at Ward Place (formerly 75 Monroe Street)  
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Zoning District: General Residence A  
Description: Construct a single-family home and garage on two re-merged lots.  
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- 4) Case #2-4  
Petitioners: Abbie J. & Lee M. Frank  
Property: 169 Madison Street  
Assessor Plan 145, Lot 53

Zoning District: General Residence C

Description: Construct rear addition.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

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Petitioners: Robert R. & Elizabeth H. Macdonald

Property: 209 Gosport Road

Assessor Plan 224, Lot 10-12

Zoning District: Single Residence A

Description: Construction of a single-family residence.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, or other required relief, including the following:

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Property: 678 Maplewood Avenue

Assessor Plan 220, Lots 89 & 90

Zoning District: Single Residence B

Description: Construct townhouses and an apartment building on two merged lots.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

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- 2) Case #2-2  
Petitioner: Alden Properties LLC  
Property: 33 Columbia Street  
Assessor Plan 145, Lots 41 & 42  
Zoning District: General Residence C  
Description: Add two dwelling units on a merged lot to the existing three dwelling units.  
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
  1. A Variance from Section 10.521 to allow 3,253± s.f. of lot area per dwelling unit where 3,500 s.f. per dwelling unit is required.
  
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Petitioners: Abbie J. & Lee M. Frank  
Property: 169 Madison Street  
Assessor Plan 145, Lot 53

Zoning District: General Residence C

Description: Construct rear addition.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

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Property: 209 Gosport Road

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Zoning District: Single Residence A

Description: Construction of a single-family residence.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, or other required relief, including the following:

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Property: 678 Maplewood Avenue

Assessor Plan 220, Lots 89 & 90

Zoning District: Single Residence B

Description: Construct townhouses and an apartment building on two merged lots.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

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Zoning District: General Residence C  
Description: Add two dwelling units on a merged lot to the existing three dwelling units.  
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Petitioners: Abbie J. & Lee M. Frank  
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Description: Construct rear addition.

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