

**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, February 21, 2017 at 7:00 p.m** in the School Board Conference Room*, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

**Note change in customary venue.*

- 1) Case #2-1. Petition of Ajeet Jai Singh & Kathleen Jo Singh for property located at **140 Thornton Street** wherein relief is required from the Zoning Ordinance to construct a rear landing/deck and stairs, including a variance to allow 33%± building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 160, Lot 8 and lies within the General Residence A District.
- 2) Case #2-2. Petition of LCSG LLC for property located at **160 & 168-170 Union Street** wherein relief is required from the Zoning Ordinance to construct two (2) three unit dwellings on a combined lot including variances to allow the following: 1) A lot area per dwelling unit of 1,575± s.f. where 3,500 s.f. is required; 2) 15.3% open space where a minimum of 20% is required; and 3) Ten off-street parking spaces to be provided where 12 parking spaces are required. Said property is shown on Assessor Plan 135, Lots 29 and 30 and lies within the General Residence C District.
- 3) Case #2-3. Petition of Colman C. Garland & North Woods Revocable Trust, John D. Rust, Trustee & Rust Family Trust, Libby K Rust, Trustee, owners, & David Calkins, applicant for property located **Off Moffat Street between Swett Avenue and Woodworth Avenue** wherein relief is required from the Zoning Ordinance to create two lots out of four existing lots, including variances to allow the following: 1) Created Lot 26: a) Lot area and lot area per dwelling unit of 10,412± s.f. where 15,000 s.f. is required; and b) 86.02'± of continuous street frontage where 100' is required; and 2) Created Lot 27: 86.00'± of continuous street frontage where 100' is required. Said properties are currently shown on Assessor Plan 243, Lots 25, 26, 27 and 28 and lie within the Single Residence B District.
- 4) Case #2-4. Petition of Portsmouth City Investment Realty Trust, Christopher McInnis, Trustee, owner, Islamic Society of the Seacoast Area, applicant for property located at **Maplewood Avenue** (number not yet assigned -bordering I95) wherein relief is required from the Zoning Ordinance to construct a 4,000± s.f. building to house a religious place of assembly, including the following: 1) A special exception to allow a religious place of assembly in a district where the use is only allowed by special exception; and 2) A variance to allow 47'± of continuous street frontage where 100' is required. Said property is shown on Assessor Plan 220, Lot 90 and lies within the Single Residence B District.
- 5) Case #2-6. Petition of Sarah Parker (Natt) and David Natt for property located at **76 Brackett Lane** wherein relief is required from the Zoning Ordinance to construct a 10'± x 15'± rear addition and a front farmers porch, including variances to allow the following: 1) A rear yard of 10'8" ± where 30' is required; 2) A right side yard of 8'10" ± where 10' is required; 3) A front yard of 16'± where 19' is required; 4) 22.3%± building coverage where 20% is the maximum allowed; and 4) a non-conforming building to be extended, enlarged or structurally altered except in conformance with the Ordinance. Said property is shown on Assessor Plan 206, Lot 6 and lies within the Single Residence B District.