

**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, July 18, 2017\* at 7:00 p.m** in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire: (\*A second meeting will be held on July 25, 2017 for which a separate notice will be posted.)

1) Case 7-1. Petition of Chance & Edward Allen for property located at **88 Sims Avenue** wherein relief is required from the Zoning Ordinance for the construction of a 14.5'± x 13.5'± right/front addition with a 21± s.f. deck including a variance to allow a 26.5'± front yard where 30' is required. Said property is shown on Assessor Plan 232, Lot 131 and lies within the Single Residence B District.

2) Case 7-2. Petition of Cutts Mansion Condominiums for property located at **525 Maplewood Avenue** wherein relief is required to subdivide a parcel into two parcels, one of which will be nonconforming including a variance from Section 10.521 to allow a lot area per dwelling unit on Proposed Lot 1 of 4,506± s.f. where 7,500 s.f. is required. Said property is shown on Assessor Plan 209, Lot 85 and lies within the General Residence A District.

3) Case 7-3. Petition of Deer Street Associates for property located at **165 Deer Street (Lots 2 and 3)** wherein relief is required for a lot to contain a 76 space parking lot as a principal use including a variance from Section 10.440 and Section 10.5A44 to allow a parking lot as a principal use. Said property is shown on Assessor Plan 125, Maps 17 & 17.1 and lies within Character District 5 and the Downtown Overlay District.

4) Case 7-4. Petition of Albert and Melanie Sampson for property located at **217 Broad Street** wherein relief is required to replace an existing covered porch and partially enclosed mudroom with an enclosed addition with a landing and stairs including the following variances: a) from Section 10.521 to allow 28%± building coverage where 25% is the maximum allowed; and b) from Section 10.321 to allow a lawful nonconforming structure to be reconstructed or enlarged without conforming to the requirements of the ordinance. Said property is shown on Assessor Plan 130, Map 17 and lies within the General Residence A District.

5) Case 7-5. Petition of Colleen M. Cook for property located at **40 Winter Street** wherein relief is required to construct a right side shed dormer including the following variances: a) from Section 10.521 to allow a right side yard setback of 9'5½"± where 10' is required; b) from Section 10.521 to allow a front yard of 2'2" ± where 5' is required; and c) from Section 10.321 to allow a lawful nonconforming structure to be reconstructed, extended, or enlarged without conforming to the requirements of the ordinance. Said property is shown on Assessor Plan 145, Lot 96 and lies within the General Residence C District

6) Case 7-6. Petition of Paul M. Mannle for property located at **1490 Islington Street** wherein relief is required for an interior Accessory Dwelling Unit including a variance from Section 10.521 to allow a 5'± front yard for an existing structure where 30' is required. Said property is shown on Assessor Plan 233, Map 108 and lies within the Single Residence B District.