

**LEGAL NOTICE  
BOARD OF ADJUSTMENT  
PORTSMOUTH, NEW HAMPSHIRE**

**NOTICE IS HEREBY GIVEN** that the Board of Adjustment will hold Public Hearings on the following new petitions on **Tuesday, November 21, 2017 at 7:00 p.m** in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

- 1) Case 11-1. Petition of Working Stiff Properties LLC, owner, Barbara Jenny & Matthew Beebe, members, applicants for property located at **87 Lincoln Avenue** wherein an Appeal from an Administrative Decision is made regarding the issuance of a Cease and Desist order for a non-permitted use, short term rental. Said property is shown on Assessor Plan 113, Lot 34 and lies within the General Residence A District.
  
- 2) Case 11-2. Petition of KL Boston Revocable Trust, Kelly L. Boston, Trustee for property located at **465 Cutts Avenue** wherein relief is required from the Zoning Ordinance to extend existing garage and front porch including the following variances: a) from Section 10.521 to allow a secondary front yard of 11'± where 30' is required; b) from Section 10.521 to allow 20.13%± building coverage where 20% is the maximum allowed; and c) 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 shown on Assessor Plan 210, Lot 27 and lies within the Single Residence B District.
  
- 3) Case 11-3. Petition of Ned and Bill Properties LLC for property located at **621 Islington Street** wherein relief is required from the Zoning Ordinance to convert three retail/office units to residential dwellings including the following variances: a) from Section 10.5A41.10B to allow a lot area per dwelling unit of 2074± s.f. where 2500 s.f. is required; b) from Section 10.5A41.10B to allow 9.7%± open space where 15% is required; c) from Section 10.5A41.10B to allow a ground story height of 7'7" ± to 8'1" ± where 12' is the minimum required; and d) from Section 10.5A44.35 to allow a 34'± wide driveway at the street where 24' is the maximum allowed. Said property is shown on Assessor Plan 164, Lot 6 and lies within Character District 4-W.
  
- 4) Case 11-4. Petition of KC Realty Trust, Keith Malinowski, Trustee for property located at **84 Pleasant Street** wherein relief is required from the Zoning Ordinance to replace a rear addition and permit residential uses on the second and third floors with no provided off-street parking, including the following variances: a) from Section 10.5A41.10C to allow 0%± open space where 10% is required and 100%± building coverage where 90% is the maximum allowed; b) from Section 10.1111.10 to allow a change in the use or intensification of use in an existing building or structure without providing off-street parking; and c) from Section 10.1111.20 to allow a use that is nonconforming as to the requirements for off-street parking to be enlarged or altered without providing off-street parking for the original building, structure or use and all expansions, intensifications or additions. Said property is shown on Assessor Plan 107 Lot 77 and lies within Character District 4.

5) Case 11-5. Petition of PNF Trust of 2013, Peter N. Floros, Trustee for property located at **278 State Street** appealing a decision of the Historic District Commission to deny the issuance of a demolition permit. Said property is shown on Assessor Plan 107, Lot 80 and lies within Character District 4.

Juliet T.H. Walker  
Planning Director