

**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 new petitions on **Tuesday, July 17, 2018\* at 7:00 p.m** in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

*\*A separate meeting will be held on Tuesday, July 24, 2018 to hear additional petitions, for which a separate legal Notice will be published.*

**1) Case 7-1.** Petition of LCSG LLC regarding property located at **160 and 168-170 Union Street** wherein relief is required from the Zoning Ordinance to merge two lots into one with four dwelling units in three buildings. The required relief includes variances from Section 10.521 to allow the following: a) a lot area per dwelling unit of 2,363± s.f. where 3,500 s.f. is required; b) a right side yard of 5'± where 10' is required; a left side yard of 5'4" ± where 10' is required; and a rear yard of 10'± where 20' is required. Said property is shown on Assessor Plan 135, Lots 29 and 30 and lies within the General Residence C District.

**2) Case 7-2.** Petition of Bromley Portsmouth LLC, RCQ Portsmouth LLC c/o Quincy & Co Inc. for property located at **1465 Woodbury Avenue** wherein relief is required from the Zoning Ordinance for wall signage including the following variances: a) from Section 10.1251.20 to allow 246± s.f. of wall signs where 200 s.f. is the maximum allowed. Said property is shown on Assessor Plan 216, Lot #3 and lies within the Gateway 1 District.

**3) Case 7-3.** Petition of Byron D. And Sophie M. Matto for property located at 17 Fields Road wherein relief is required from the Zoning Ordinance to add a second story and gable roof including the following variances from Section 10.521: a) a front yard of 17'11" ± where 30' is required; b) a right side yard of 3'11" ± where 10' is required; and c) building coverage of 25.5%± where 20% is the maximum allowed; and d) 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 170, Lot 8 and lies within the Single Residence B

**4) Case 7-4.** Petition of McDonalds Corporation c/o The Napoli Group for property located at 1000 Lafayette Road wherein relief is required from the Zoning Ordinance to replace menu boards in the drive-through including the following variances: a) from Section 10.1223.10 to allow animated signs where they are not allowed; and b) from Section 10.835.22 to allow illuminated menu boards or other signs associated with the drive-through facility that are not shielded from public streets and residential properties. Said property is shown on Assessor Plan 253, Lot 12 and lies within the Gateway 2 District.

**5) Case 7-5.** Petition of Emily H. Foster for Patricia A. Wallace Revocable Trust, Patricia A. Wallace, Trustee for property located at **50 Sunset Road** wherein relief is required from the Zoning Ordinance to install an 8'± x 8'± shed including a variance from Section 10.573.10 to allow a shed with a 0'± right side yard where 5' is required. Said property is shown on Assessor Plan 153, Lot 13 and lies within the Single Residence B District.

Juliet T.H. Walker  
Planning Director