

**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, July 24, 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 17, 2018 to hear additional petitions, for which a separate Legal Notice was published.*

**6) Case 7-6.** Petition of Two-Way Realty LLC, owner, Port City Nissan, Inc., applicant regarding property located at **120 Spaulding Turnpike** wherein relief is required from the Zoning Ordinance to construct a 12,000± s.f. vehicle storage area for 65± vehicle capacity. The required relief includes variances from a) Section 10.591 to allow vehicle storage within a residential zone where 100 feet from a residential district is required; b) from Section 10.592.20 to allow a motor vehicle dealership to be less than 200 feet from a residential district; and c) from Section 10.440, Use #10.60 to allow outdoor motor vehicle storage in a residential district. Said property is shown on Assessor Plan 236, Lot 33 and lies within the General Business and Single Residence B districts.

**7) Case 7-7.** Petition of Michael R. & Denise Todd for property located at **254 South Street** wherein relief is required from the Zoning Ordinance for a rear deck addition. The required relief includes variances from Section 10.521 to allow 27%± coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 111, Lot 4 and lies within the Single Residence B District.

**8) Case 7-8.** Petition of RKW Investment Properties LLC, owner and Portsmouth Believers Church, Inc., applicant, regarding property located at **115 Heritage Avenue** wherein relief is required from the Zoning Ordinance to maintain a place of religious assembly. The required relief includes a variance under Section 10.440, Use #3.11 to allow a religious place of assembly where the use is not permitted. Said property is shown on Assessor Plan 285, Lot 5-1 and lies within the Industrial District.

**9) Case 7-9.** Petition of Noelle B. Beadling regarding property located at **86 Thornton Street** wherein relief is required from the Zoning Ordinance to convert existing basement space into a dwelling unit. The required relief includes variances from Section 10.521 to allow a lot area per dwelling unit of 1,960± square feet where 7,500 square feet is the minimum required. Said property is shown on Assessor Plan 160, Lot 2 and lies within the General Residence A District.

**10) Case 7-10.** Petition of Jeffrey P. Bartolini and A. Rachel Roemer regarding property located at **130 Pine Street** wherein relief is required from the Zoning Ordinance to replace an existing shed with the same footprint in the same location. The required relief includes variances from Section 10.521 to allow the following: a) a 0'± right side yard where 10' is required; b) 28.4%± building coverage where 25% 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 162, Lot 29 and lies within the General Residence A District.

**11) Case 7-11.** Petition of Cassandra M. Saltus Declaration of Trust, Cassandra M. Saltus, Trustee, owner, Derek Bickford, applicant regarding property located at **122 Essex Avenue** wherein relief is required from the Zoning Ordinance for an 18'± x 6'± front farmers porch. The required relief includes the following variances: a) from Section 10.521 to allow a front yard of 13'± where 30' is required; and b) 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 233, Lot 66 and lies within the Single Residence B District.

**12) Case 7-12.** Petition of Shawn A. Dick regarding property located at **869 Woodbury Avenue** wherein relief is required from the Zoning Ordinance to replace a damaged home and detached garage with a single family home and attached garage. The required relief includes variances from Section 10.521 to allow a lot area and lot area per dwelling unit of 10,018± s.f. where 15,000 is required. Said property is shown on Assessor Plan 219, Lot 37 and lies within the Single Residence B District.

**13) Case 7-13.** Petition of Bruce A. Clark regarding property located at **893 Woodbury Avenue** wherein relief is required from the Zoning Ordinance to replace an existing garage with a new attached two-car garage. The required relief includes variances from Section 10.521 to allow the following: a) an 8'± right side yard where 10' is required; b) a 23'± rear yard where 30' is required; 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 219, Lot 36 and lies within the Single Residence B District.

**14) Case 7-14.** Petition of 206 Court Street, LLC, owner, regarding property located at **206 Court Street** wherein relief is required from the Zoning Ordinance to construct a 36' x 20' rear addition. The required relief includes variances from Section 10.5A41.10A to allow the following: (a) a lot area per dwelling unit of 979± s.f. where 3,000 s.f. is required; (b) façade glazing of 16%± where 20% is the minimum required; and (c) a 9'± ground floor height where a minimum of 11' is required; and d) from Section 10.1114.21 to allow two parking spaces with a width of 8'± where 8.5' is required; e) from Section 10.1114.32(b) to allow vehicles to enter and leave the parking area by backing into or from a public street or way; and f) 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 116, Lot 34 and lies within Character District 4-L1.

Juliet T.H. Walker  
Planning Director