

**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, December 18, 2018 at 7:00 p.m** in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

1) Case 12-1. Petition of Jon R. & Karin E. Allard for property located at **24 Burkitt Street** wherein relief is required from the Zoning Ordinance to replace an existing rear porch with a 10'± x 22'± enclosed porch and stairs, including the following variances: a) from Section 10.521 to allow a 5'± left side yard where 10' is required and b) from Section 10.321 to allow a lawful nonconforming structure to be extended, reconstructed or enlarged without conforming to the requirements of the ordinance. Said property is shown on Assessor Plan 160, Lot 23 and lies within the General Residence A District.

2) Case 12-2. Petition of Jason R. and Natasha A. Karlin for property located at **88 Lincoln Avenue** wherein relief is required from the Zoning Ordinance to replace a detached garage with a garage plus attic and construct a two and a half story rear addition, including variance(s) from the following: a) from Section 10.521 to allow a rear yard of 3'7" ± where 20' is required; b) from Section 10.521 to allow 35%± building coverage where 25% is the maximum allowed; and from Section 10.321 to allow a lawful nonconforming structure to be extended, reconstructed or enlarged without conforming to the requirements of the ordinance. Said property is shown on Assessor Plan 113, Lot 2 and lies within the General Residence A District.

3) Case 12-3. Petition of Jennifer & Dylan Thomas for property located at **279 Wibird Street** wherein relief is required from the Zoning Ordinance to construct a mudroom and 24'± x 26'± garage with second floor living space, including the following variances: a) from Section 10.521 to allow a right side yard of 5'3" ± where 10' is required; b) from Section 10.521 to allow 26% building coverage and b) from Section 10.321 to allow a nonconforming structure to be extended, reconstructed or enlarged without conforming to the requirements of the ordinance. Said property is shown on Assessor Plan 133, Lot 35 and lies within the General Residence A District.

4) Case 12-4. Petition of Margot L. Thompson for property located at **57 Salter Street** wherein relief is required from the Zoning Ordinance to use an existing structure as a dwelling unit, relocating stairs, and adding a dormer and two 19± s.f. entrance overhangs, including the following variances: a) from Section 10.321 to allow a lawful nonconforming structure to be extended, reconstructed or enlarged without conforming to the requirements of the ordinance; b) from Section 10.440, Use #1.10 to allow a single family dwelling where the use is not allowed in this district; and variances from Section 10.311 and Section 10.531 to allow the following: c) a lot area of 11,327± s.f. where 20,000 s.f. is required; d) 67'± of continuous street frontage where 100' is required; e) a 4.1'± front yard where 30' is required; and f) a 0'± side yard where 30' is required. Said property is shown on Assessor Plan 102, Lot 32 and lies within the Waterfront Business District.

(cont'd)

5) Case 12-5. Petition of **56 Middle St LLC** for property located at **56 Middle Street** wherein relief is required from the Zoning Ordinance to restore the property to a single family home, including the following variances: a) from Section 10.642 and 10.5A32 to allow a residential principal use on the ground floor of a building; and b) from 10.5A41.10A to allow a 1.7'± rear yard where 5' is required. Said property is shown on Assessor Plan 126, Lot 19 and lies within Character District 4-L1 and the Downtown Overlay District.

Juliet T.H. Walker
Planning Director