

**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 *\*Wednesday, February 20, 2019 at 7:00 p.m* in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire: (*\* Note change from customary day of week.*)

- 1) Case 2-1.** Petition of Frank AJ Veneroso and Roslyn Weems for property located at **53 Austin Street** to use a single family residence with attached residential units as an inn wherein the following variance is required: a) from Section 10.440, Use #10.30 to allow an Inn in a district where the use is not allowed. Said property is shown on Assessor Plan 127, Lot 26 and lies within the General Residence C District.
  
- 2) Case 2-2.** Petition of Keith Anthony Kohler and Nicole Gabrielle Lapierre for property located at **44 Rock Street** to replace an existing garage and deck with an 18'± x 24'± rear addition wherein the following variances are required: a) from Section 10.521 to allow a 5'± left side yard where 10' is required; b) from Section 10.521 to allow 37%± building coverage where 35% is the maximum allowed; and c) from Section 10.321 to allow a nonconforming structure or building to be expanded, reconstructed or enlarged without conforming to the requirements of the ordinance. Said property is shown on Assessor Plan 138, Lot 19 and lies within the General Residence C District.
  
- 3) Case 2-3.** Petition of Stephen G. Bucklin for property located at **322 Islington Street** to move an existing carriage house to a new foundation and add a one-story connector to the existing house wherein the following variances are required: a) from Section 10.5A41.10A to allow a 1'± rear yard where 5' is required; b) from Section 10.5A41.10A to allow a 2'± left side yard where 5' is the minimum required; and c) from Section 10.321 to allow a nonconforming structure or building to be expanded, reconstructed or enlarged without conforming to the requirements of the ordinance. Said property is shown on Assessor Plan 145, Lot 3 and lies within the Character District 4-Limited-2 District.
  
- 4) Case 2-4.** Petition of Carrie Richesson for property located at **101 Martha Terrace** to construct a 20'± x 24'± garage attached to the existing house by a 10'± x 10'± mudroom wherein a variance is required from Section 10.521 to allow a 12'± secondary front yard where 30' is required and to allow 16%± building coverage where 10% is the maximum allowed. Said property is shown on Assessor Plan 283, Lot 5 and lies within the Single Residence A District.
  
- 5) Case 2-5.** Petition of Ryan P. and Jennifer L. Smith for property located at **7 Laurel Court** for an existing second story deck and bulkhead wherein an equitable waiver under RSA 674:33-a is required to allow a previously constructed second story deck with a 22'± rear yard and a previously constructed bulkhead with a 24.7'± rear yard where 25' is required for each and a 4'± front yard where 5' is required. Said property is shown on Assessor Plan 212, Lot 191 and lies within the General Residence B District.

**6) Case 2-6.** Petition of the Vaughn Family Revocable Trust, Charles & Sally Vaughn, Trustees, owners, and Craig and Diane Alie, applicants, for property located at **50 Pleasant Point Drive** wherein the following variances are required: a) from Section 10.321 to allow a nonconforming structure or building to be expanded, reconstructed or enlarged without conforming to the requirements of the ordinance; b) from Section 10.521 to allow an 18'± secondary front yard for a vertical expansion of the existing dwelling and a 21'± secondary front yard for a new two-story garage where 30' is required for each. Said property is shown on Assessor Plan 207, Lot 11 and lies within the Single Residence B District.

**7) Case 2-7.** Petition of Neil A. Fitzgerald Family Trust, Kara Moss and Linda Fitzgerald, Trustees, for property located at **226 Park Street** for a rear addition, a single-story 410± s.f. detached accessory dwelling unit, and a detached one-car garage wherein variances are required from Section 10.521 to allow the following: a) a lot area per dwelling unit of 4,368± s.f. where 7,500 s.f. is required per dwelling unit; and b) 31%± building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 149, Lot 50 and lies within the General Residence A District.

Juliet T.H. Walker  
Planning Director