

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

**NOTICE IS HEREBY GIVEN** that the Board of Adjustment will hold Public Hearings on the following petitions on **Tuesday, May 19, 2020 at 7:00 pm** via Zoom Conference Call (details below).

- 1)** Petition of **Robert Morin III Revocable Trust, Owner**, for property located at **20 Partridge Street** wherein relief is needed from the Zoning Ordinance for installation of a condenser unit which requires the following: A Variance from Section 10.515.14 to allow a 4.5' setback where 10' is required for a mechanical system. Said property is shown on Assessor Map 101 Lot 8 and lies within the General Residence B (GRB) District.
  
- 2)** Petition of **3201 Lafayette Road, LLC, Owner**, for property located on **Lafayette Road** wherein relief is needed from the Zoning Ordinance to establish a mobile home sales operation on the subject parcel which requires a Special Exception from Section 10.440 Use #11.30 where the use is only permitted by special exception. Appeal of an Administrative Decision of a Code Official in the application of Sections 10.5B83.10 and 10.1113.20 of the Ordinance. If the Appeal is not granted, the Variances necessary to grant the required relief is requested: 1) A Variance from Section 10.5B83.10 and Section 10.1113.20 to allow parking spaces to be located between a principal building and a street. Said property is shown on Assessor Map 291 Lot 8 and lies within the Gateway Neighborhood Corridor (G1) District.
  
- 3)** Petition of **Todd & Jan Peters, Owners**, for property located at **379 New Castle Avenue** wherein relief is needed from the Zoning Ordinance for a partial demolition and reconstruction of an existing residence and porch which requires the following: 1) A Variance from Section 10.521 to allow: a) a 6' right side yard where 10' is required; b) 22% building coverage where 20% is the maximum allowed. 2) A Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 207 Lot 4 and lies within the Single Residence B (SRB) District.
  
- 4)** Petition of **AER RE, LLC, Owner**, for property located at **185 Cottage Street** wherein relief is needed from the Zoning Ordinance to allow a business office use which requires the following: A Variance from Section 10.440 Use #5.20 to allow a business office use where the use is not permitted. Said property is shown on Assessor Map 174 Lot 14 and lies within the General Residence A (GRA) District.
  
- 5)** Petition of **GIRI Dover, LLC, Owner**, for property located at **99 Durgin Lane** wherein relief is needed from the Zoning Ordinance for installation of concealed wireless communication facilities which requires the following: A Special Exception from Section 10.923.30 to allow the installation of concealed wireless communication facilities where the use is permitted by Special Exception. Said property is shown on Assessor Map 239 Lot 15 and lies within the Gateway Neighborhood Corridor (G1) District.

6) Petition of **Andrew S. Bridges, Owner**, for property located at **10 Fairview Drive** wherein relief is needed from the Zoning Ordinance for construction of a 10 x 12 shed which requires the following: A Variance from Section 10.573.20 to allow a 3' rear and a 3' side yard where 8.5' is required for both. Said property is shown on Assessor Map 219 Lot 18 and lies within the Single Residence B (SRB) District.

7) Petition of the **Donna Pantelakos Revocable Trust, Owner** for property located at **138 Maplewood Avenue** wherein relief is needed from the Zoning Ordinance to create a new dwelling unit by constructing a second floor addition over an existing garage which requires the following; 1) A Variance from Section 10.521 to allow: a) a lot area per dwelling unit of 2,616 where 3,000 is required; and b) a 1' right side yard where 5' is required. 2) A Variance from Section 10.321 to allow a nonconforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 124 Lot 6 and lies within the Character District 4-L1 (CD4-L1) District.

You are required to register to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Registration information will be provided on the meeting agenda when it is posted to the web page. For technical assistance, please contact the Planning Department by email ([planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com)) or phone (603) 610-7296.

Those interested in submitting written comments should email [planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com) or mail to the Planning Department, City Hall, 1 Junkins Ave, Portsmouth, NH 03801. Comments for any public hearings that are received by 4:30 pm the day of the meeting will be incorporated into the record of the meeting.

Juliet T. H. Walker  
Planning Director