

**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, August 18, 2020 at 7:00 pm** via Zoom Conference Call (details below).

Petition of **Lockwood & Ingrid Barr, Owners, and James Martin, Applicant**, for property located at **421 Pleasant Street** wherein relief is needed from the Zoning Ordinance to replace existing 7' tall fence with new 6' tall fence which requires the following: 1) A Variance from Section 10.515.13 to allow a 6 foot tall fence within the front yard where a 4 foot tall fence is the maximum allowed. Said property is shown on Assessor Map 102 Lot 69 and lies within the General Residence B (GRB) District.

Petition of the **Olson-George Revocable Trust, Owner**, for property located at **51 Park Street** wherein relief is needed from the Zoning Ordinance to install an AC unit which requires the following: 1) A Variance from Section 10.515.14 to allow a 2.5 foot left side yard where 10 feet is required. Said property is shown on Assessor Map 148 Lot 47 and lies within the General Residence A (GRA) District.

Petition of **Jason & Katie Jenkins, Owners**, for property located at **35 Mark Street** wherein relief is needed from the Zoning Ordinance to install an HVAC unit as part of garage renovation which requires the following: 1) A Variance from Section 10.515.14 to allow a 4 foot setback where 10 feet is required. Said property is shown on Assessor Map 116 Lot 50 and lies within the Character District 4-L1 (CD4-L1) District.

Petition of **Yeaton Flats, LLC, Owner**, for property located at **171 Austin Street** wherein relief is needed from the Zoning Ordinance to demolish existing three-story rear porch and construct new three-story porch which requires the following: 1) A Variance from Section 10.521 to allow a 7 foot right side yard where 10 feet 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 145 Lot 92 and lies within the General Residence C (GRC) District.

Petition of **Gregory & Elizabeth LaCamera, Owners**, for property located at **34 Rock Street** wherein relief is needed from the Zoning Ordinance to replace existing bulkhead with full height door access and attached shed which requires the following: 1) Variances from Section 10.521 to allow a) a 2 foot right side yard where 10 feet is required; b) a 4 foot rear yard where 20 feet is required; and c) 59% building coverage where 35% 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 138 Lot 18 and lies within the General Residence C (GRC) District.

Petition of **Jonathan & Amy Steinberg, Owners**, for property located at **353 Miller Avenue** wherein relief is needed from the Zoning Ordinance to replace 8' x 6' deck with new 12' x 10' deck which requires the following: 1) A Variance from Section 10.521 to allow 28.5% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Map 131 Lot 32 and lies within the General Residence A (GRA) District.

Petition of the **Robin Husslage Revocable Living Trust, Owner**, for property located at **27 Rock Street** wherein relief is needed from the Zoning Ordinance for conversion of a single-family dwelling to a two

family which requires the following: 1) A Special Exception from Section 10.440 #1.61 to allow the conversion of a building existing on January 1, 1980, with less than the required minimum lot area per dwelling unit, into 2 dwelling units where the use is allowed by special exception. Said property is shown on Assessor Map 138 Lot 2 and lies within the General Residence C (GRC) District.

Petition of **Christoph Wienands & April Guille, Owners**, for property located at **307 Wibird Street** wherein relief is needed from the Zoning Ordinance for installation of AC unit which requires the following: 1) A Variance from Section 10.515.14 to allow a 7 foot left side yard where 10 feet is required. Said property is shown on Assessor Map 132 Lot 12 and lies within the General Residence A (GRA) District.

Petition of **Andrew Lane, Owner**, for property located at **245 Thaxter Road** wherein relief is needed from the Zoning Ordinance to construct a 16' x 24' two-story addition which requires the following: 1) Variances from Section 10.521 to allow a) a 19.5 foot front yard where 30 feet is required; and b) 20.5% building coverage where 20% is the maximum allowed. 2) A Variance from Section 10.321 to allow a non-conforming structure or building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 165 Lot 3 and lies within the Single Residence B (SRB) District.

Petition of the **Brown Family Revocable Trust, Owner**, for property located at **14 Alder Way** wherein relief is needed from the Zoning Ordinance to construct a 12' x 14' screen house which requires the following: 1) Variances from Section 10.521 to allow a) an 8 foot right side yard where 9.5 feet is required for an accessory structure; and b) 29% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Map 142 Lot 18 and lies within the General Residence A (GRA) 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) or phone (603) 610-7216.

Those interested in submitting written comments should email 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