

**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, January 19, 2021 at 7:00 pm** via Zoom Conference Call (details below).

A separate meeting will be held on Tuesday, January 26, 2021 to hear additional petitions, for which a separate Legal Notice will be published.

Petition of **PMC Realty Trust, Owner**, for property located at **500 Market Street, Unit 2B** whereas relief is needed from the Zoning Ordinance for a change of use from Professional Office to Medical Office which requires the following: 1) A Special Exception from Section 10.440 Use #6.20 to allow a medical office where the use is allowed by special exception. Said property is shown on Assessor Map 120 Lot 2-2B and lies within the (CD4-L1) District.

Petition of **Brett & Stefanie Berger, Owners**, for property located at **71 Brackett Road** whereas relief is needed from the Zoning Ordinance to remove existing deck and construct a 15' x 15' rear addition with new 15' x 45' deck which requires the following: 1) A Variance from Section 10.521 to allow a 10 foot rear yard where 30 feet is required. 2) A Variance 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 Map 206 Lot 14 and lies within the Single Residence B (SRB) District.

Petition of **685 State Street, LLC, Owner**, for property located at **685 State Street** whereas relief is needed from the Zoning Ordinance to add a fifth dwelling unit to an existing four unit building which requires the following: 1) A Special Exception from Section 10.440 Use #1.63 to allow a building existing on January 1, 1980 with less than the required lot area per dwelling unit to be converted into five units. Said property is shown on Assessor Map 137 Lot 11 and lies within the General Residence C (GRC) District.

Petition of **Cherie Holmes & Yvonne Goldsberry, Owners**, for property located at **45 Richmond Street** whereas relief is needed from the Zoning Ordinance to remove existing garage and rear addition and construct new garage and 2-story addition which requires the following: 1) Variances from Section 10.521 to allow: a) a 0.5 foot front yard where 5 feet is required; b) a 4.5 foot rear yard where 15 feet is required; and c) a 4 foot right side yard where 10 feet is required. 2) A Variance 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 Map 108 Lot 18 and lies within the Mixed Residential Office (MRO) District.

Petition of **Karona, LLC, Owner**, for property located at **36 Artwill Avenue** whereas relief is needed from the Zoning Ordinance to convert an existing garage into a Detached Accessory Dwelling Unit which requires the following: 1) A Variance from Section 10.521 to allow 0 foot

street frontage where 100 feet is required. Said property is shown on Assessor Map 229 Lot 4 and lies within the Single Residence B (SRB) 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 4:00 pm the day of the meeting will be incorporated into the record of the meeting.

Juliet T. H. Walker
Planning Director