

**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, February 16, 2021 at 7:00 pm** via Zoom Conference Call (details below).

- Petition of **Brian Short, LLC, Owner**, and **Alex Vandermark, Applicant**, for property located at **2225 Lafayette Road** whereas relief is needed from the Zoning Ordinance to add a mobile juicery trailer to the property which requires the following: 1) A Special Exception according to Section 10.440 Use #18.40 where this use is allowed by Special Exception. Said property is shown on Assessor Map 272 Lot 2 and lies within the (G1) District.

- Petition of **Michael & Cathi Stetson, Owners**, for property located at **406 Lang Road** whereas relief is needed from the Zoning Ordinance for the keeping of chickens which requires the following: 1) A Special Exception from Section 10.440 Use #17.20 to allow the keeping of farm animals where the use is permitted by Special Exception. Said property is shown on Assessor Map 289 Lot 7 and lies within the Single Residence B (SRB) District.

- Petition of **Andrew & Katy DiPasquale, Owners**, for property located at **80 Fields Road** whereas relief is needed from the Zoning Ordinance to remove an existing shed and construct a new 117 square foot shed on a 12' x 15' platform which requires the following: 1) A Variance from Section 10.521 to allow a) a 3 foot rear yard where 9 feet is required; and b) a 3 foot left side yard where 9 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 171 Lot 8 and lies within the Single Residence B (SRB) District.

- Petition of **Blair Rowlett & Carolina Hoell, Owners**, for property located at **53 Decatur Road** whereas relief is needed from the Zoning Ordinance for the keeping of chickens which requires the following: 1) A Special Exception from Section 10.440 Use #17.20 to allow the keeping of farm animals where the use is permitted by Special Exception. Said property is shown on Assessor Map 260 Lot 101 and lies within the Single Residence B (SRB) District.

- Petition of **Melissa Williamson, Owner**, for property located at **295 Thornton Street** whereas relief is needed from the Zoning Ordinance to construct a two-story addition which requires the following: 1) A Variance from Section 10.521 to allow a 5 foot front yard where 15 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 162 Lot 4 and lies within the General Residence A (GRA) District.

- Petition of **SAI Builders, LLC, Owner**, for property located at **27 Elwyn Avenue** whereas relief is needed from the Zoning Ordinance to install an AC condensing unit which

requires the following: 1) A Variance from Section 10.521 to allow an 8 foot right side yard where 10 feet is required. Said property is shown on Assessor Map 113 Lot 28-1 and lies within the General Residence A (GRA) District.

- Petition of the **Elizabeth Larson Trust of 2012, Owner**, for property located at **668 Middle Street (off Chevrolet Avenue)** whereas relief is needed from the Zoning Ordinance to subdivide one lot into two lots and construct 4, 2-family structures on proposed Lot 2 which requires the following: 1) A Variance from Section 10.513 to allow 5 free-standing dwellings on a lot where only one is permitted. 2) A Variance from Section 10.521 to allow a lot area per dwelling unit of 4,517 square feet where 7,500 square feet per dwelling unit is required. Said property is shown on Assessor Map 147 Lot 18 and lies within the General Residence A (GRA) District.

- Petition of **Gregory & Amanda Morneault, Owners**, for property located at **137 Northwest Street** whereas relief is needed from the Zoning Ordinance to subdivide one lot into two lots and construct a new single family dwelling which requires the following: 1) Variances from Section 10.521 to allow: a) a lot depth of 44.7 feet for Lot 1 and 25.4 feet for Lot 2 where 70 feet is required for each; b) a 3 foot front yard where 15 feet is required; and c) a 6.5 foot rear yard where 20 feet is required. Said property is shown on Assessor Map 122 Lot 2 and lies within the General Residence A (GRA) District.

- Petition of **CLJR, LLC, Owner**, for property located at **6 Robert Avenue** whereas relief is needed from the Zoning Ordinance allow a martial arts studio which requires the following: 1) A Special Exception from Section 10.440 Use #4.42 to allow a martial arts studio with more than 2,000 square feet gross floor area where the use is permitted by Special Exception. Said property is shown on Assessor Map 286 Lot 17 and lies within the (G1) 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