

**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, June 15, 2021 at 7:00 pm** in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

Petition of, **Lisa Shawney Revocable Trust, Owner**, and **Lisa Shawney, Applicant** for property located at **901 Maplewood Avenue** whereas relief is needed from the Zoning Ordinance to construct second story addition over existing one-story addition which requires the following: 1) Variances from Section 10.521 to allow a) a 6' right side yard where 10' is required; and b) a 27.5' rear yard where 30' 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 219 Lot 58 and lies within the Single Residence B (SRB) District.

Petition of **Stone Creek Realty, Owner**, for property located at **53 Green Street** whereas relief is needed from the Zoning Ordinance for the demolition of an existing building and construction of a 5-story mixed-use building which requires the following: 1) A Variance from Section 10.5A41.10D to allow 42.89% front lot line buildout where 80% is required. Said property is shown on Assessor Map 119 Lot 2 and lies within the Character District 4 (CD4) and Character District 5 (CD5) Districts.

Petition of **Todd and Jan Peters, Owners**, for property located at **379 New Castle Avenue** whereas relief is needed from the Zoning Ordinance for installation of new heat pump and after-the-fact variance for existing heat pump which requires the following: 1) A Variance from Section 10.515.14 to allow an 8' setback where 10' is required and to allow the proposed unit to be closer to the street than the principal structure. 2) An after-the-fact Variance from Section 10.515.14 to allow an 8' setback where 10' is required and to allow the existing unit to be closer to the street than the principal structure. Said property is shown on Assessor Map 207 Lot 4 and lies within the Single Residence B (SRB) District.

Petition of **Warner House Associates, Owner**, for property located at **150 Daniel Street** whereas relief is needed from the Zoning Ordinance to install condenser unit on the back of new Carriage House which requires the following: 1) A Variance from Section 10.515.14 to allow a 3' setback where 10' is required. Said property is shown on Assessor Map 106 Lot 58 and lies within the Civic District.

Petition of **William H. and Barbara Ann Southworth, Owners**, for property located at **39 Pickering Street** whereas relief is needed from the Zoning Ordinance to replace existing 8' x 8' shed with a 10' x 12' shed which requires the following: 1) Variances from Section 10.521 to allow a) a 2' rear yard where 10' is required; b) a 2' right side yard where 10' is required; and c) 40.5% building coverage where 30% is the maximum allowed. 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 102 Lot 5 and lies within the General Residence B (GRB) District.

Members of the public also have the option 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 by phone 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