

**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, July 27, 2021** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

Petition of **Nobles Island Condos, Owner** and **Michael Street, Applicant** for the property located at **500 Market Street, Unit 7** whereas relief is needed from the Zoning Ordinance to allow a 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 permitted by Special Exception. Said property is shown on Assessor Map 120 Lot 2 and lies within the Character District 4-L1 (CD4-L1) District.

Petition of **Robert B. Tozier** and **Alison M. Tozier, Owners** for the property located at **552 State Street** whereas relief is needed from the Zoning Ordinance to relocate an existing mini-split to a different location on the property which requires the following: 1) A Variance from Section 10.521 to allow a 3' side yard setback where 10' is required. Said property is shown on Assessor Map 127 Lot 19 and lies within the Mixed Residential (MRO) District.

Petition of **Eric D. Weinrieb** and **Rachel L. Hopkins, Owner** for the property located at **9 Middle Road** whereas relief is needed from the Zoning Ordinance to demolish existing garage and construct new garage which requires the following: 1) Variances from Section 10.521 to allow a) a 1.5' rear yard where 10 feet is required; b) a 2.5' left side yard where 10' is required; and c) 27% building coverage where 25% 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 152 Lot 47 and lies within the General Residence A (GRA) District.

Petition of **Igor Mihailov, Owner** for the property located at **1011 Banfield 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 allowed by Special Exception. Said property is shown on Assessor Map 283 Lot 40 and lies within the Single Residence A (SRA) District.

Petition of **145 Cabot Street Condos, Owner** and **Jason Stringer, Owner/Applicant** for the property located at **145 Cabot Street** whereas relief is needed from the Zoning Ordinance to construct a new storage shed which requires the following: 1) Variances from Section 10.521 to allow a) a 7.5' rear yard where 8'9" is required; and b) an 8' side yard where 8'9" is required. Said property is shown on Assessor Map 145 Lot 88 and lies within the General Residence C (GRC) District.

Petition of **Anne and Andrew McPherson, Owners** for the property located at **204 Wibird Street** whereas relief is needed from the Zoning Ordinance to add a second story rear addition and deck expansion which requires the following: 1) Variances from Section 10.521 to allow a) A 7.5' right side yard where 10' is required; and b) 27.5% building coverage where 25% 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 149 Lot 116 and lies within the General Residence A (GRA) District.

Petition of **Sarah Sommer Kaufman Revocable Trust, Owner** for the property located at **546 Sagamore Avenue** whereas relief is needed from the Zoning Ordinance to add a rear addition and vertical expansion of the

garage which requires the following: 1) A Variance from Section 10.521 to allow a 4.5' right side yard where 10' 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 222 Lot 10 and lies within the Single Residence B (SRB) District.

Petition of **Jeremy James Conte, Owner** for the property located at **0 Islington Street** whereas relief is needed from the Zoning Ordinance to demolish existing structures and construct new single family dwelling which requires the following: 1) Variances from Section 10.521 to allow a) a lot area of 5,225 square feet where 15,000 square feet is required; b) a lot area per dwelling unit of 5,225 square feet where 15,000 square feet is required; and c) 50 feet of frontage where 100 feet is required. Said property is shown on Assessor Map 233 Lot 7 and lies within the Single Residence B (SRB) District.

Petition of **Seacoast Repertory Theater, Owner** for the property located at **125 Bow Street** whereas relief is needed from the Zoning Ordinance to construct a platform for new mechanical equipment which requires the following: 1) A Variance from Section 10.5A41.10C to allow a 2.5' rear 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 105 Lot 1F lies within the Character District 4 (CD4) District.

Petition of **2422 Lafayette Road Association, LLC, Owner** for the property located at **2454 Lafayette Road** whereas relief is needed from the Zoning Ordinance to construct a standalone automated teller machine (ATM) which requires the following. 1) A Variance from Section 10.1530 to allow an automated teller machine (ATM) as defined in this section to be a principal freestanding structure and not located on the outside of a building, or in an access-controlled entrance to a building, or within a principal use in a building. Said property is shown on Assessor Map 273 Lot 3 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

Petition of **Lonza Biologics, Inc.** for property located at **101 International Drive** to add an above ground storage tank which requires the following: 1) from Section 308.02(c) of the Pease Development Ordinance to allow an above ground storage tank (AST) exceeding 2,000 gallon capacity per facility. Said property is shown on Assessor Plan 305 Lot 6 and lies within the (Pease) Airport Business Commercial (ABC) 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