

LEGAL NOTICE
BOARD OF ADJUSTMENT
PORTSMOUTH, NEW HAMPSHIRE

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold Public Hearings on the following **applications #1 thru # 3 on Tuesday, July 18, 2006 at 7:00 P.M. and applications # 4 thru # 7 on Tuesday, July 25, 2006** both at 7:00 P.M. in the City Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

- 1) Petition of Sea Ray Realty LLC, owner, for property located at 445 Route 1 By Pass wherein a Variance from Article IV, Section 10-402(B) is requested to allow a 19' x 44' garage with a 10' rear yard and a 10' left side yard where 15.5' is the minimum required for both. Said property is shown on Assessor Plan 234 as Lot 3 and lies within the Office Research district. Case # 7-1
- 2) Petition of Fredrick I. McMullen, owner, and Stephen Sargent d/b/a Tokyo Joe's Studios, applicant, for property located at 1262 Woodbury Avenue wherein a Variance from Article II, Section 10-207 is requested to allow a martial arts school with a maximum of 20 students in a district where such use is not allowed. Said property is shown on Assessor Plan 237 as Lot 67 and lies within the Mixed Residential Business district. Case # 7-2
- 3) Petition of Mark R. Neubauer, owner, for property located at 101 Marne Avenue wherein a Variance from Article III, Sections 10-301(A) and 10-302(A) are requested to allow a 32' x 40' two story single family dwelling with a 6' x 30' front porch and accessory shed on a lot having less than 100' of frontage and 6,794 sf of lot area where 100' of frontage and 7,500 sf of lot area is the minimum required. Said property is shown on Assessor Plan 222 as Lot 44 and lies within the General Residence A district. Case # 7-3
- 4) Petition of Liberty Mutual Group, owner, for property located at 225 Borthwick Avenue wherein a Variance from Article III, Section 10-305(A) is requested to allow the construction of a pad and 3rd emergency generator with a 40' rear yard setback where 50' is the minimum required. Said property is shown on Assessor Plan 240 as Lot 1 and lies within the Office Research district. Case # 7-4
- 5) Petition of Michael De La Cruz, owner, for property located at 63 Congress Street a/k/a 75 Congress Street Franklin Block wherein a Variance from Article XII, Section 10-1201(A)(2) is requested to allow a 10' two accessway to a below grade parking garage where 24' is the minimum required. Said property is shown on Assessor Plan 117 as Lot 5 and lies within the Central Business B, Downtown Overlay and Historic A districts. Case # 7-5
- 6) Petition of David J. Hudlin and Jan Allsop, owners, for property located at 260 Miller Avenue wherein the following are requested to construct a 6' x 10' shed: 1) a Variance from Article IV, Section 10-402(A) to allow a 2'± right side yard where 5' is the minimum required, and 2) a Variance from Article III, Section 10-302(A) to allow 37.5±% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 130 as Lot 23 and lies within the General Residence A district. Case # 7-6
- 7) Petition of Dennett Prospect Realty Investments LLC, owner, for property located at 69 Prospect Street wherein the following are requested: 1) a Variance from Article III, Section 10-301(A)(2) to allow two free-standing buildings with dwellings on a single lot where a dwellings are required to be in one building, and 2) a Variance from Article III, Section 10-302(A) to allow an irregular shaped 1,232.5± sf footprint two story building to be constructed on the same footprint as the existing 1,232.5± sf one story building which is being demolished. Said property is shown on Assessor Plan 142 as Lot 29 and lies within the General Residence A and Historic A districts. Case # 7-7

Lucy E. Tillman, Chief Planner