

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 on Tuesday, February 19, 2008 at 7:00 P.M. in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

- 1) Petition of Paul H. White, Trustee of the Paul H. White Realty Trust, Janet H. White-Nay, Trustee of the Janet H. White-Nay White Revocable Trust of 1992, Paul H. White and Janet H. White-Nay, Co-Trustees of the Jean H. White Revocable Trust of 1992, owners, and Zachery H. and Nicole R. Gregg, applicants, for property located at 13 Salter Street wherein Variances from Article III, Section 10-304(A) and Article IV, Sections 10-401(A)(1)(c) and 10-401(A)(2)(c) are requested to allow: a) a 12' x 30' 2 story addition to the left side of the existing building with a 26'± front yard where 30' is the minimum required, and b) an irregular shaped 683.5± sf attached garage with a 2nd floor apartment to the right side of the existing building with a 16.5'± right side yard where 30' is the minimum required. Said property is shown on Assessor Plan 102 as Lot 28 and lies within the Waterfront Business and Historic A districts. Case # 11-6 & # 2-1
- 2) Petition of Kendall P. and Sarah N. Faulstich, owners, for property located at 267 Broad Street wherein Variances from Article III, Section 10-302(A) and Article IV, Section 10-401(A)(2)(c) are requested to allow a 12' x 28' attached garage with 2nd floor study and bathroom and a 3.5' x 15' one story connector with: a) a 3'6"± right side setback where 10' is the minimum required, and b) 30% building coverage where 25% is the maximum allowed. Said property is shown on Assessor Plan 131 as Lot 18 and lies within the General Residence A district. Case # 2-2
- 3) Petition of Bursaws Pantry LLC, owner, for property located at 3020 Lafayette Road wherein a Variance from Article II, Section 10-207(2) is requested to allow an existing 2,111 sf Convenience Goods I store to be changed to a 2,111 sf Convenience Goods II store in order to allow the sale of prepared food for consumption off the premises where the maximum area for such a store is 2,000 sf. Said property is shown on Assessor Plan 292 as Lot 152 and lies within the Mixed Residential B district. Case # 2-3
- 4) Petition of R and D Living Trust, owner, Raymond Drapeau and Donna Drapeau Trustees, for property located at 1 Polk Avenue wherein a Variance from Article III, Section 10-302(A) is requested to allow an 8' x 10' shed creating 20.7% building coverage where 20% is the maximum allowed. Said property is shown on Assessor Plan 251 as Lot 34 and lies within the Single Residence B district. Case # 2-4
- 5) Petition of Kyle Engle, owner, for property located at 24 Hunking Street wherein a Variance from Article III, Section 10-302(A) is requested to allow a 6' x 7'6" shed: a) with a 2'± rear setback where 5' is the minimum required, and b) creating 36.5% building coverage where 30% is the maximum allowed. Said property is shown on Assessor Plan 102 as Lot 10 and lies within the General Residence B and Historic A districts. Case # 2-5
- 6) Petition of Lea H. Aeschliman Trust, owner, Lea H. Aeschliman Trustee, for property located at 314 Middle Street wherein the following are requested 1) a Variance from Article XII, Section 10-1204 to allow no parking to be provided for an 854 sf professional office where 4 parking spaces are required, and 2) a Variance from Article IX, Section 10-908 to allow a 4 sf freestanding sign (2.5'± from the front property line) in a district where freestanding signs are not allowed. Said property is shown on Assessor Plan 136 as Lot 6 and lies within the Mixed Residential Office and Historic A districts. Case # 2-6

- 7) Petition of Ronald C. Ulrich and Rebecca G. Blaine, owners, for property located at 46 Baycliff Road wherein a Variance from Article II, Section 10-206 is requested to allow the 2nd floor of the detached garage to be used as a sleeping room with a full bathroom where such use is not allowed in an accessory building. Said property is shown on Assessor Plan 207 as Lot 45 and lies within the Single Residence B district. Case # 2-7
- 8) Petition of Madison Commercial Group, LLC, owner, for property located at 72 Mirona Road wherein a Variance from Article XII, Section 10-1204 is requested to allow a two story addition to the existing building (51,042 sf) for 2,844 sf of retail space on the 1st floor and 2,914 sf of office space on the 2nd floor including a 2 car garage requiring a total of 216 parking spaces where 201 parking spaces are provided. Said property is shown on Assessor Plan 253 as Lot 3 and lies within the General Business district. Case # 2-8
- 9) The Portsmouth Board of Adjustment, acting pursuant to NH RSA 12-G:13 and Chapter 300 of the Pease Development Authority Zoning Requirements, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following petition of Two International Group LLC, applicant, for property located at 100 International Drive wherein a Variance from the Pease Development Authority Zoning Ordinance Article II, Section 303.04B is requested to allow: a) a 5,900 sf dermatology office on the first floor, b) a 6,900 sf professional engineering office on the second floor; and, c) a 5,430 sf professional engineering office on the third floor in a district where professional offices are not allowed. Said property is shown on Assessor Plan 306 as Lot 2 and lies within the Industrial district. Case # 2-9
- 10) Petition of Old Tex Mex LLC, owners, for property located at 3510 Lafayette Road wherein a Variance from Article II, Section 10-206 is requested to allow: a) 1,570 sf in the basement to be used for office/assembly, b) 2,160 sf in the existing garage addition for a landscaping business including inside storage of equipment with a 288 sf office on the mezzanine; and, c) 314 sf of office space on the mezzanine of the existing ICI space within the garage. Said property is shown on Assessor Plan 297 as Lot 8 and lies within the Single Residence A district. Case # 2-10
- 11) Petition of Griffin Family Corp, owner, Andrew J. Boyt, Hannaford Bros. Co., applicant, for property located at 800 Islington Street wherein a Variance from Article II, Section 10-208(54)(b) is requested to allow a 12' x 20' exterior produce cooler temporarily until December 2008 during internal renovations to the grocery store. Said property is shown on Assessor Plan 154 as Lot 1 and lies within the Business district. Case # 2-11

Lucy E. Tillman, Chief Planner