

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, August 18, 2009 at 7:00 P.M. in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

- 1) Case # 8-1
Petitioners: Martin L. Ryan
Property: 221 Woodbury Ave. Assessor Plan 175, Lot 10
Zoning district: General Residence A
Request: Variance from Article III Section 10-302(A) to allow for a new lot with 60.45'± of frontage where 100' is required

- 2) Case # 8-2
Petitioner: Cross Roads House, Inc.
Property: 600 Lafayette Rd. Assessor Plan 243, Lot 2A
Zoning district: General Business
Requests: Variance from Article III Section 10-304(A) to allow for a 5' ± left side sideyard setback where 30' is required to expand the dumpster pad for the placement of a backup generator

- 3) Case # 8-3
Petitioner: Nancy B. & John E. Howard
Property: 179 Burkitt St. Assessor Plan 159, Lot 10
Zoning district: General Residence A
Request: Variance from Article III Section 10-301(A)(7)(b) to allow for the construction of an accessory structure within 100' of North Mill Pond

- 4) Case # 8-4
Petitioners: John C. & Pamela A. Shore
Property: 623 Dennett St. Assessor Plan 161, Lot 35
Zoning district: General Residence A
Request: Variance from Article III Section 10-302(A) Table 8 to construct a garage with a 3'± right side sideyard setback where 10' is required

- 5) Case # 8-5
Petitioners: Raj Prem & Anita Kumari
Property: 1420 Woodbury Ave. Assessor Plan 238, Lot 6
Zoning district: Single Residence B
Request: Special Exception of Article II Section 10-206(12) to allow a Home Occupation II in a Single Residence B zone.
 - 1) Variance from Article I Definitions, to allow the operation of a Home Occupation II to be open Saturdays where the ordinance only allows Monday –Friday operations.

- 2) Variance from Article I Definitions to allow the hours of a Home Occupation II operation to be 9AM -8PM where 8AM-5PM is required.
- 3) Variance from Article IX Section 10-908 Table 14 to allow a 24 square foot sign in a Single Residence B zone where 4 square feet is allowed.

- 6) Case # 8-6
 Petitioners: Thomas & Christine L. Riddle
 Property: 109 Ash St. Assessor Plan 150, Lot 35
 Zoning district: General Residence A
 Requests: 1) Variance from Article III Section 10-302(A) Table 8 to construct an addition to a single family residence with a 6'-9"± right side sideyard setback where 10' is required
 2) Variance from Article III Section 10-302(A) Table 8 to allow for a building coverage of 26% where 25% is required
 3) Variance from Article IV Section 10-401(A)(2)(c) to allow the expansion of a non conforming structure.

- 7) Case # 8-7
 Petitioner: Elio & Lori A. Santana
 Property: 224 Crescent Way Assessor Plan 212, Lot 128-1
 Zoning district: General Residence B
 Request: 1) Variance from Article III Section 10-302(A) Table 8 to allow a 0'± left side sideyard setback where 10' is required
 2) Variance from Article IV Section 10-401(A)(2)(c) to allow the expansion of a non conforming structure.

- 8) Case # 8-8
 Petitioner: Laura (Purslow) Cattabriga
 Property: 143 Rockingham Ave. Assessor Plan 220, Lot 8
 Zoning district: Single Residence B
 Requests: Variance from Article III Section 10-302(A) Table 8 to allow the construction of a mud room with a 5'± right side sideyard setback where 10' is required.

- 9) Case # 8-9
 Petitioners: Portsmouth Housing Authority
 Property: 140 Court St. Assessor Plan 116, Lot 38
 Zoning district: Mixed Residential Office
 Requests: 1) Variance from Article III section 10-303(A) Table 9 to allow for a 0'± rearyard setback where 15 is required
 2) Variance from Article IV Section 10-401(A)(2)(c) to allow the expansion of a non conforming structure

- 10) Case # 8-10
 Petitioners: Portsmouth Housing Authority
 Property: 245 Middle St Assessor Plan 136, Lot 16
 Zoning district: Mixed Residential Office

Requests: 1) Variance from Article III section 10-303(A) Table 9 to allow for a 0'± left side sideyard setback where 10' is required
2) Variance from Article IV Section 10-401(A)(2)(c) to allow the expansion of a non conforming structure

11) Case # 8-11

Petitioners: Matthew J. & Sarah E. Curtin

Property: 28 Kensington Rd. Assessor Plan 152, Lot 25

Zoning district: Single Residence B

Requests: 1) Variances from Article III Section 10-302(A) Table 8 to allow for a 18'2"± front yard setback where 30' is required
2) Variance from Article III Section 10-302(A) Table 8 to allow for a 24'4" ± rear yard setback where 25' is required
3) Variance from Article III Section 10-302(A) Table 8 to allow building coverage of 22.6% where 20% is required.
4) Variance from Article IV Section 10-401(A)(2)(c) to allow the expansion of a non conforming structure

Lee Jay Feldman, Principal Planner