

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, January 19, 2010 at 7:00 P.M. in **Conference Room B**, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

- 1) Case # 1-1
Petitioners: 337 Pleasant St. LLC Owners
Property: 337 Pleasant Street Assessor Plan 103, Lot 62
Zoning district: General Residence B
Request: **Variance(s)** from:
 Section 10.321 to allow the enlargement of a lawfully nonconforming structure
 Section 10.521 to allow a front yard setback of 1.5'± where 5' is required

- 2) Case # 1-2
Petitioner: George Byron McAlpin & Glenn P. Smart, Owners
Property: 428 Ocean Road Assessor Plan 294, Lot 15
Zoning district: Single Residence A
Requests: **Variance** from:
 Section 10.521 for the placement of an 8' x 10' shed at
 428 Ocean road with a building coverage of 10.5% where 10% is allowed

- 3) Case # 1-3
Petitioner: Saco Avenue Professional Building, Inc., Owner and Stan Pasay, Applicant
Property: 125 Brewery Lane Assessor Plan 154, Lot 2
Zoning district: Business
Request: **Special Exception** from:
 Section 10.440, Use #4.42 to allow a Fitness Center of more than 2,000 square feet
 proposed to be located within an existing building in the Business zone

- 4) Case # 1-4
Petitioners: David J. & Vasilina Tooley,
Property: 166 New Castle Avenue Assessor Plan 101, Lot 24
Zoning district: Single Residence B
Request: **Variance(s)** from:
 Section 10.321 to allow the enlargement of a lawfully nonconforming structure
 Section 10.521 to allow a rear yard setback of 1'2"± where 30' is required
 Section 10.521 to allow a building coverage of 50% where 20% is allowed
 Section 10.521 to allow open space coverage of 41% where 40% is allowed

Lee Jay Feldman, Principal Planner