

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, October 19, 2010 at 7:00 P.M. in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

1) Case #10-1

Petitioners: Nicole R. Gregg Rev. Trust, Nicole R. Gregg, Trustee

Property: 13 Salter Street Assessor Map 102, Lot 28

Zoning district: Waterfront Business

Description: To change a nonconforming residential use with 5 residential units to a nonconforming residential use with 2 units and expand a nonconforming structure by adding a two story addition and an attached garage with less than the minimum required front and side yards.

Requests: Special Exception under Section 10.335 to allow a lawful nonconforming use to be changed to a similar nonconforming use with impacts on the adjacent properties less adverse than the current use.

Variance from Section 10.321 to allow the expansion of a nonconforming structure.

Variance from Section 10.334 to allow a nonconforming use of land to be extended into part of the remainder of a lot of land.

Variance from Section 10.521 to allow a front yard of 26' where 30' is required.

Variance from Section 10.521 to allow a right side yard of 16.5' where 30' is required.

2) Case # 10-2

Petitioners: Todd G. Merrill & Caroline Merrill

Property: 238 Lincoln Avenue Assessor Plan 130, Lot 5

Zoning district: General Residence A

Description: To remove the existing entryway and deck from the rear portion of the structure and locate a new entryway and deck on the right side of the structure.

Requests: Variance from Section 10.321 to allow a nonconforming structure to be altered.

Variance from Section 10.521 to allow a rear yard of 12' where 20' is required.

3) Case # 10-3

Petitioner: Todd Eiseman

Property: 29 Morning Street Assessor Plan 163, Lot 18

Zoning district: General Residence A

Description: To demolish the existing garage at the rear of the property and construct a new one story addition to the home on the same footprint.

Requests: Variance from Section 10.521 to allow a left side yard of 1' where 10' is required

Variance from Section 10.521 to allow a rear side yard of 1' where 20' is required.

Variance from Section 10.521 to allow a building coverage of 57% where 57% currently exists and 25% is allowed
Variance from Section 10.321 to allow a nonconforming structure to be reconstructed.

4) Case # 10-4

Petitioners: Christian L. Berling Revocable Trust, Christian L. Berling Trustee

Property: 117 Ash Street Assessor Plan 150, Lot 36

Zoning district: General Residence A

Description: To allow the expansion of the existing home with a 2 story addition

Requests: Variance from Section 10.321 to allow the expansion of a nonconforming structure

Variance from Section 10.521 to allow a left side yard of 3'± where 10' is required.

5) Case # 10-5

Petitioners: Celeste C. Ledoux & Christopher Ledoux

Property: 100 Dennett Street Assessor Plan 140, Lot 15

Zoning district: General Residence A

Description: To construct a front porch with a front yard of 9'6" where 15' is required.

Requests: Variance from Section 10.321 to allow the expansion of a nonconforming structure.

Variance from Section 10.521 to allow a front yard of 9'6" where 15' is required.

Lee Jay Feldman, Principal Planner