

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, May 17, 2011 at 7:00 P.M. in Conference Room B, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

- 1) Case # 5-1  
Petitioner: Brian M. Regan  
Property: 28-30 Dearborn Street                      Assessor Plan 140, Lot 1  
Zoning district: General Residence A  
Description: To appeal decision of Code Official to allow a Variance application by one co-owner of the property without authorization from the second co-owner.  
Request: Appeal from an Administrative Decision under Section 10.234.20
  
- 2) Case # 5-2  
Petitioners: Ryan J & Molly Shaw Wilson  
Property: 1360 South Street                      Assessor Plan 168, Lot 4  
Zoning district: General Residence A  
Description: To operate a pediatric occupational therapy business as a Home Occupation 2.  
Requests: Special Exception under Section 10.440 Use# 19.22 to allow a Home Occupation 2.
  
- 3) Case # 5-3  
Petitioner: Laurie Ann McCray 2005 Rev. Trust, Laurie Ann McCray, Trustee  
Property: 15 Haven Road                      Assessor Plan 111, Lot 17  
Zoning district: Single Residence B  
Description: To create a mudroom by expanding and enclosing existing porch.  
Requests: Variance from Section 10.321 to allow the expansion of a nonconforming structure.  
                    Variance from Section 10.521 to permit a building coverage of 25%± where 20% is the maximum allowed.  
                    Variance from Section 10.521 to permit a rear yard setback of 4'± where 30' is required.
  
- 4) Case # 5-4  
Petitioners: Stephen R. & Elisabeth C. Rakaseder  
Property: 93 Thaxter Road                      Assessor Plan 166, Lot 43  
Zoning district: Single Residence B  
Description: To build a two-story addition to the right rear corner of the existing structure.  
Requests: Variance from Section 10.321 to allow the expansion of a nonconforming structure.  
                    Variance from Section 10.521 to permit a building coverage of 27%± where 20% is the maximum allowed.

- 5) Case # 5-5  
Petitioners: Earl A. Picard, Jr. & Linda J. Picard  
Property: 375 Ocean Road Assessor Plan 292, Lot 220  
Zoning district: Single Residence B  
Description: To add a 12' x 22' rear deck.  
Requests: Variance from Section 10.521 to permit a rear yard setback of 21'± where 30' is required.
- 6) Case # 5-6  
Petitioners: John L. & Jean M. Shields  
Property: 308 Pleasant Street Assessor Plan 109, Lot 18  
Zoning district: General Residence B  
Description: To replace existing deck and stairs to the left rear of existing structure.  
Requests: Variance from Section 10.521 to permit a left side yard setback of 4'± where 10' is required.
- 7) Case # 5-7  
Petitioners: T Beyar Realty LLC, Owner, William Lodwyk, Applicant  
Property: 141 Banfield Road Assessor Plan 254, Lot 2  
Zoning district: Industrial  
Description: To operate a custom race car fabrication/retrofit facility.  
Requests: Special Exception under Section 10.440, Use #11.20 to allow a motor vehicle service use.

Rick Taintor, Planning Director