

**LEGAL NOTICE
BOARD OF ADJUSTMENT
PORTSMOUTH, NEW HAMPSHIRE**

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold Public Hearings on Old Business and the following applications on Tuesday, December 17, 2013 at 7:00 P.M. in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

- 1) Case # 12-1
Petitioner: 10 State Street , LLC
Property: 10 State Street
Assessor Plan 105, Lot 4
Zoning District: Central Business A
Description: Appeal.
Request: Appeal from an Administrative Decision.

- 2) Case # 12-2
Petitioners: Smith, Smith & Ward, LLC, owner & Paul Mercier, applicant
Property: 1338 Woodbury Avenue
Assessor Plan 237, Lot 70
Zoning District: Mixed Residential B
Description: Allow a recreational vehicle (RV) to be used as a residence.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
 1. A Variance from Section 10.331 to allow a lawful nonconforming use to be enlarged or changed without conforming to the requirements of the Ordinance.
 2. A Variance from Section 10.440 to allow a recreational vehicle (RV) to be used as a permanent dwelling.

- 3) Case # 12-3
Petitioner: GTY MA/NH Leasing, Inc., owner & Nouria Energy Corporation, applicant
Property: 786 Route One By-Pass
Assessor Plan 161, Lot 42
Zoning District: General Residence A
Description: Revise existing free-standing sign to add logo and LED display.
Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
 1. A Variance from Section 10.1281 to allow a nonconforming sign to be altered or reconstructed without bringing the sign into conformity with the Zoning Ordinance.
 2. A Variance from Section 10.1241 and Section 10.1251.20 to allow a free-standing sign with an area of 168± s.f. in a district where a free-standing sign is not permitted.
 3. A Variance from Section 10.1253.10 to allow a sign height of 50'± where 7' is the maximum allowed and a front yard setback of 0'± where 5' is the minimum required.

4. A Variance from Section 10.1261.10 to allow direct illumination where sign illumination is not allowed.

4) Case # 12-4

Petitioners: Paul R. Frohn, Jr. and Susan C. Frohn

Property: Meadow Road (between 70 and 100 Meadow Road)

Assessor Plan 236, Lot 80

Zoning District: Single Residence B

Description: Allow construction of a single-family home on a nonconforming lot.

Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:

- 1 A Variance from Section 10.521 to allow a lot area and lot area per dwelling unit of 7,500± s.f. where 15,000 s.f. are required for each dimension.
- 2 A Variance from Section 10.521 to allow continuous street frontage of 75'± where 100' is required.

Rick Taintor, Planning Director