

**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 New Business Petitions 1) through 5) on Tuesday November 18, 2014 at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

(NOTE: A reconvened meeting of the Board will be held on Tuesday, December 2, 2014 for which a separate Legal Notice will be published and posted.)

1) Case # 11-1

Petitioners: Lisa L. & Brett Comack

Property: 2 Sylvester Street

Assessor Plan 232, Lot 35

Zoning District: Single Residence B

Description: Subdivide one lot into two.

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

1. Proposed Lot One:

Variances from Section 10.521 to allow the following:

(a) A lot area and lot area per dwelling unit of 10,183± s.f. where 15,000 s.f. is required;

(b) A right side yard setback for an existing structure of 2.9'± where 10' is required.

2. Proposed Lot Two:

Variances from Section 10.521 to allow the following:

(a) A lot area and lot area per dwelling unit of 5,609± s.f. where 15,000 s.f. is required.

(b) A lot depth of 79.94'± where 100' is required;

(c) Continuous street frontage of 70.1'± where 100' is required.

2) Case # 11-2

Petitioner: Tiffany L. Forrest

Property: 65 Pearson Street

Assessor Plan 232, Lot 99

Zoning District: Single Residence B

Description: Construct a 22' x 27' garage with breezeway connector.

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 3.5'± right side yard setback where 10' is required.

3) Case # 11-3

Petitioner: Laurie J. Harrigan Revocable Trust, Laurie J. Harrigan, Trustee

Property: 116 Sherburne Avenue

Assessor Plan 112, Lot 37

Zoning District: General Residence A

Description: Replace a one-story addition and deck with a 2-story 30'± x 30'± rear addition.

(over)

- Requests: The Variances necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.321 to allow a lawful nonconforming structure to be extended, reconstructed or structurally altered without conforming to the requirements of the Ordinance.
 2. A Variance from Section 10.521 to allow 30.9%± building coverage where 25.4%± exists and 25% is the maximum allowed.

4) Case # 11-4

Petitioners: Andrew C. McGeorge & Lisa J. Boudrieau

Property: 72 Willard Avenue

Assessor Plan 150, Lot 29

Zoning District: General Residence A

Description: Replace existing roof adding gables and dormers.

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

1. A Variance from Section 10.321 to allow a lawful nonconforming structure to be extended, reconstructed or structurally altered without conforming to the requirements of the Ordinance.
2. Variances from Section 10.521 to allow an 8'6" ± left side yard setback and a 6'10" ± right side yard setback where 10' is required for both.

5) Case # 11-5

Petitioners: Jeffrey Wade and Deborah Walsh

Property: 40 Marjorie Street

Assessor Plan 232, Lot 157

Zoning District: Single Residence B

Description: Construct 12'± x 12'± enclosed deck with attached 8'± x 12'± open deck.

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 rear yard setback of 23'± where 30' is required.

Rick Taintor, Planning Director