

**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 petitions on **Tuesday, May 28, 2019 at 7:00 p.m\*** in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

*\*A separate meeting has been scheduled for Tuesday, May 21, 2019 to hear additional petitions for which a separate Legal Notice was published and posted.*

**1) Case 5-8.** Petition of 75 NH Ave LLC owner and Two International Construction Co., LLC, applicant for property located at **85 New Hampshire Avenue** for a 51.75 s.f. wall sign and a 39 s.f. monument sign wherein the following variances are required: a) from Section 306.01(d) of the Pease Development Ordinance to allow an aggregate signage of 256.75 s.f. where 200 s.f. is the maximum aggregate allowed. Said property is shown on Assessor Plan 306 Lot 3 and lies within the (Pease) Airport Business Commercial District.

**2) Case 5-9.** Petition of Lonza Biologics, Inc. for property located at **101 International Drive** to add two new generators, above ground storage tanks, a transformer pad, and gear/switch enclosure wherein the following variances are required: a) from Section 308.02(c) of the Pease Development Ordinance to allow above ground storage tanks (AST) exceeding 2,000 gallon capacity per facility. Said property is shown on Assessor Plan 305 Lot 6 and lies within the (Pease) Airport Business Commercial District.

**3) Case 5-10.** Petition of Weeks Realty Trust, Kaley E. Weeks, Trustee and Chad Carter, owners and Tuck Realty Corporation, applicant, for property located at **3110 Lafayette Road**, Lafayette Road, and 65 Ocean Road to construct twenty-three townhouses on three merged lots wherein the following variances are required: a) from Section 10.513 to allow more than one dwelling per lot; b) from Section 10.521 to allow a lot area per dwelling unit of 4,205± s.f. where 15,000 s.f. is required; and c) from Section 10.440, Use #1.40 to allow townhouses in a district where they are not permitted. Said property is shown on Assessor Plan 292, Lots 151-1, 151-2 and 153 and lies within the Single Residence B District

**4) Case 5-11.** Petition of Michael R. & Denise Todd for property located at **254 South Street** wherein relief is required from the Zoning Ordinance to install an A/C unit wherein the following variances are required: a) from Section 10.521 to allow a 6.5'± left side yard where 10' is required. Said property is shown on Assessor Plan 111, Lot 4 and lies within the Single Residence B District.

**5) Case 5-12.** Petition of PNF Trust of 2013, Peter N. Floros, Trustee, for property located at **266-278 State Street** wherein relief is required from the Zoning Ordinance for a mixed use three story building with penthouse. The required relief includes the following variances: a) from Section 10.5A43.31 to allow a 55' height where 45' is the maximum allowed for 2-3 stories (short 4<sup>th</sup>); b) to allow a structure to be designated as a penthouse without meeting the 15'

setback from the edge of the roof as outlined in the definition of a penthouse; c) from Section 10.5A41.10C to allow 93% building coverage where 90% is the maximum allowed and a 3' rear setback from the lot line at the center building where 5' is the minimum required. Said property is shown on Assessor Plan 107, Lot 78 and lies within Character District 4 and the Downtown Overlay District.

**6) Case 5-13** Petition of 2219 Lafayette Road LLC for property located at **2219 Lafayette Road** wherein relief is required from the Zoning Ordinance for parking space size and location. The required relief includes the following variances: a) from Section 10.1113.20 to allow parking between a principal building and a street; and b) from Section 10.1114.21 to allow 8.5' x 18' parking spaces where 8.5' x 19' spaces are required. Said property is shown on Assessor Plan 272, Lot 1 and lies within the Single Residence A District and the Gateway Neighborhood Mixed Use Corridor (G1).

Juliet T.H. Walker  
Planning Director