

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

NOTICE IS HEREBY GIVEN that the Board of Adjustment will hold Public Hearings on the following petitions on **Tuesday, September 17, 2024** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

The request of **Jonagold Empire LLC (Owners)**, and **Benjamin Otis (Applicant)** for property located at **230 Lafayette Road, Unit 10 A/B** whereas relief is needed to establish a medical office in units 10 A and 10 B which requires the following: 1) Variance from Section 10.440 Use #6.20 to allow a medical office use where it is not allowed. Said property is located on Assessor Map 151 Lot 6-D10B and lies within the General Residence A (GRA) District.

The request of **Condos at Rock Hill (Owners)**, and **Stewart Bradley (Applicant)**, for property located at **962 Islington Street** whereas relief is needed to demolish and reconstruct the existing front steps which requires the following relief: 1) Variance from Section 10.521 for a) an 11 foot front yard where 30 is required, and b) 30% building coverage where 20% is allowed; and 2) Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 171 Lot 1 and lies within the Single Residence B (SRB) District.

The request of **Ryan and Joanna Brandt (Owners)** for property located at **570 Dennett Street** whereas relief is needed to demolish the existing single car detached garage and construct a new single car garage which requires the following: 1) Variance from Section 10.571 to allow an accessory structure to be located in the required front yard and closer to the street than the principal building; 2) Variance from Section 10.573 to allow a 3 foot secondary front yard where 14 feet are required; and 3) Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance. Said property is located on Assessor Map 161 Lot 12 and lies within the General Residence A (GRA) District.

Members of the public also have the option to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Registration information will be provided on the meeting agenda when it is posted to the web page. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or by phone 603-610-7216.

Those interested in submitting written comments should email planning@cityofportsmouth.com. Comments received by close of business the day before the meeting will be incorporated into the record of the meeting. Any comments received after this deadline must be submitted in person at the meeting.

Peter Britz
Director of Planning and Sustainability