

**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, January 17, 2017 at 7:00 p.m** in the Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire:

- 1) Case #1-1
Petitioners: Timothy P. Lieto and Maureen M. Lieto
Property: 27 Baycliff Road
Assessor Plan 207, Lot 49
Zoning District: Single Residence B
Description: Reconstruct single-family home with attached garage.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including Variances from Section 10.521 to allow the following:
 1. A lot area of 7,749 s.f. where 15,000 s.f. is required;
 2. A lot area per dwelling unit of 7,749 s.f. where 15,000 s.f. is required;
 3. Continuous street frontage of 60' where 100' is required; and
 4. Building coverage of 21% where 20% is the maximum allowed.

- 2) Case 1-2
Petitioners: 406 Highway 1 Bypass, LLC, owner, Primary Brewing Company, LLC, applicant
Property: 406 Route One By-Pass
Assessor Plan 172, Lot 2
Zoning District: Gateway
Description: A restaurant with a 250-500 occupant load and related parking.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
 1. A Special Exception under Section 10.440, Use #9.43 to allow a restaurant use with an occupant load of 250 to 500 in a district where the use is only allowed by Special Exception.