

Tyler Garzo

62 McKinley Rd ♦ Portsmouth, NH 03801

September 21, 2025

City of Portsmouth Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

Subject: Request for Variance - Second Driveway for Concept Detached Accessory Dwelling Unit at 62 McKinley Road

Dear Members of the Zoning Board of Adjustment,

I am writing to request a variance from Section 10.1114.31 of the Portsmouth Zoning Ordinance to construct a second driveway to serve a concept Detached Accessory Dwelling Unit (DADU) at my property located at 62 McKinley Road. As a corner lot, my property has frontage on both McKinley Road and Coolidge Drive. The proposed second driveway would be located on Coolidge Drive and constructed of asphalt or stone, measuring ± 10 feet wide by ± 50 feet long.

While the Ordinance generally limits properties to a single driveway, the unique configuration of my corner lot and the need for safe, functional access to the DADU justify this request. I have reviewed the five criteria for a variance under Section 10.233.20 and offer the following:

1. Unnecessary Hardship (Section 10.233.25):

Literal enforcement of the single-driveway provision would create a hardship not of my own making. The existing driveway on McKinley Road currently accommodates 2-3 vehicles. Requiring this driveway to also serve the DADU would reduce usable parking and force reliance on street parking as well as vehicle jockeying. McKinley Road is not well-suited for additional on-street parking that is not of a temporary nature.

Additionally, the turning radius needed to access the Coolidge-facing DADU from the existing driveway is insufficient. Architects for other properties before the board advised that a minimum of 26 feet is required between the garage and adjacent structures to safely maneuver vehicles. Achieving this would require widening the existing driveway and relocating the existing garage, compromising both safety and aesthetics. A second driveway on Coolidge Drive would provide direct, unobstructed access to the DADU without these issues.

To offset the addition of asphalt/stone, I propose removing a portion of the existing paved area adjacent to the primary garage or not aligned with the primary garage. This will help balance impervious surface coverage and improve site drainage. Almost 250 sqft of asphalt will be removed.

2. Not Contrary to Public Interest (Section 10.233.21):

The proposed driveway will enhance safety by preventing hazardous vehicle maneuvers and conflicts on McKinley Road related to vehicle jockeying. It will have minimal impact on pedestrian or vehicular traffic. The corner lot configuration allows for a second driveway without disrupting the flow or character of the neighborhood. There are several properties on Coolidge with 20' driveways, this is only a 10' driveway.

3. Spirit of the Ordinance Observed (Section 10.233.22):

The DADU supports the city's goals of expanding housing options and promoting sustainable development. A dedicated driveway ensures safe, independent access without disrupting the residential character of the area. The modest size and thoughtful placement of the driveway on Coolidge Drive respects the spirit of the Ordinance.

4. No Diminution of Property Values (Section 10.233.24):

I am committed to using high-quality materials and maintaining a visually appropriate design that complements the neighborhood. The driveway will improve the functionality and safety of the property without negatively affecting surrounding property values.

5. Substantial Justice (Section 10.233.23):

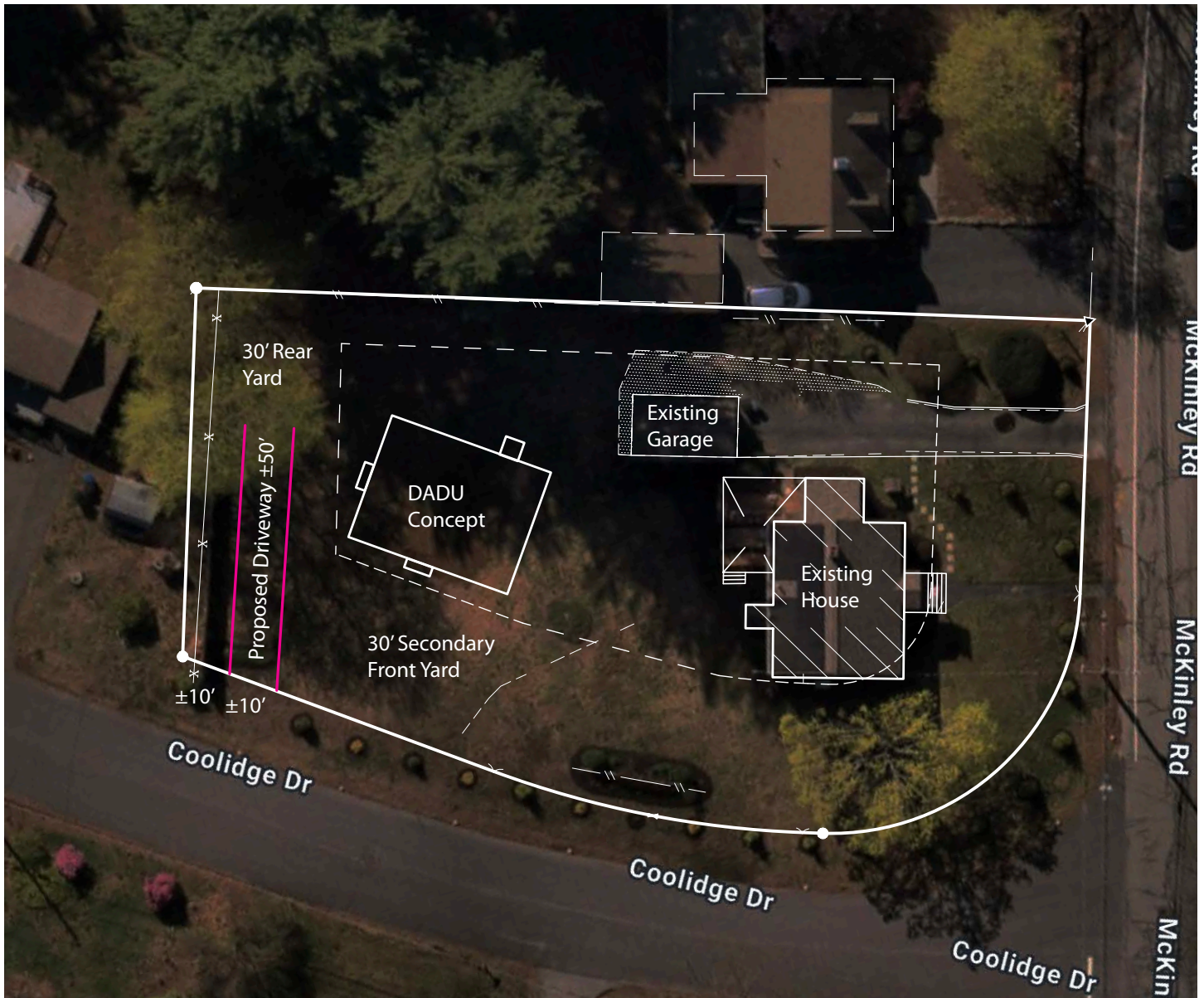
Granting this variance allows me to make reasonable use of my property and fully utilize the DADU allowed by right. It provides a fair solution that balances zoning goals with the practical realities of a corner lot. My property has ample frontage on both McKinley Road and Coolidge Drive to accommodate a second driveway without adverse impact to neighbors or the public. Both the existing and proposed driveways are single car width where they meet the road.

A site plan illustrating the proposed driveway and concept DADU placement is attached. I am committed to working with the city to ensure all construction meets the highest standards and complies with applicable regulations.

Thank you for your time and consideration.

Tyler Garzo

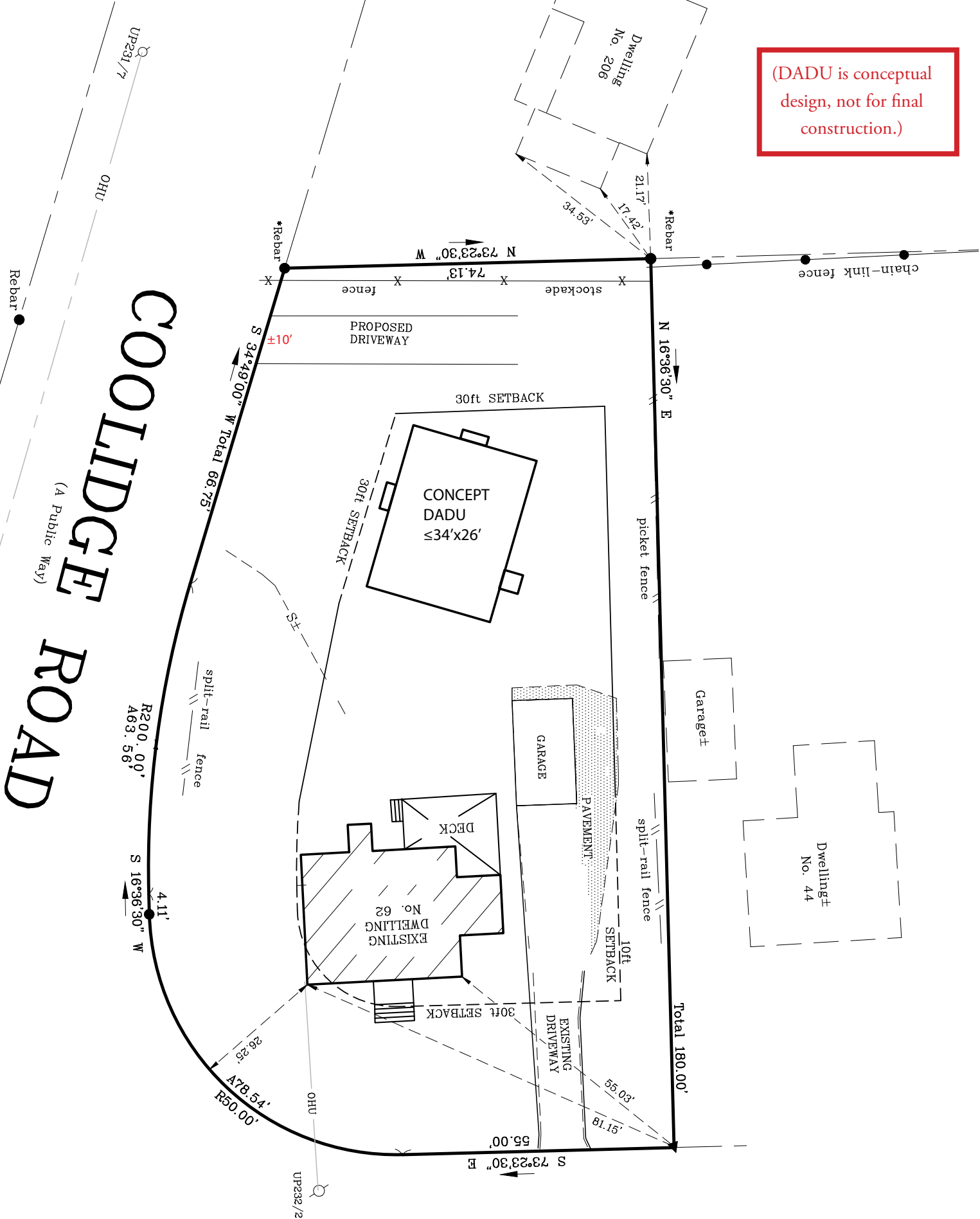
(DADU is conceptual design, not for final construction.)



McKINLEY ROAD

(A Public Way)

(DADU is conceptual design, not for final construction.)



COOLIDGE ROAD

(A Public Way)

Proposed driveway position with DADU AI mock-up (conceptual design, not for construction):



Proposed driveway construction area:
 $\pm 10'$ from rear lot line, $\pm 10'$ driveway, $\pm 10'$ to rear yard line.



(DADU is conceptual
design, not for final
construction.)

Proposed driveway construction area:
±23' from fence to small tree including ±3' to rear lot line behind fence accommodates ±10' driveway.



Proposed driveway construction area:
±10' from rear lot line, ±10' driveway.



Existing garage rear, remove asphalt outlined in red:



Existing garage side, remove asphalt in red:



McKinley Rd frontage, driveway width $\pm 10'$, remove wider area marked in red which runs to rear of garage:



McKinley Rd frontage, driveway on right.



Neighbor/abutter at 44 McKinley Rd (to west):



Neighbor/abutter at 206 Coolidge Dr (to south),
note substantial tree screening on rear lot line which is $\pm 3'$ left of fence:

