

## **McCue Petition to the Portsmouth NH Zoning Board of Adjustment**

*May 29<sup>th</sup>, 2019*

Petition of Charles J McCue Jr and Kimberlee S McCue for property located at 105 Middle Road, Portsmouth NH, wherein relief is required from the Zoning Ordinance for a proposed one-story master bedroom suite addition (190 sq. ft.) including a variance from Section 10.521 to allow for a 5-6 foot setback where a 10-foot setback is required. Said property is shown on Tax Map 152, Lot 18.

The proposed structure will be on the second story of a 10' x 18' structure that was constructed as part of a 2014 removal of a structurally unsound portion of the house the McCue's purchased in 2014.

Permit 2014-01026 gave approval to remove existing 10'x18' addition and stair system on the back of the house and to build a 10' x 18' addition and stairs in the exact same location and dimensions per BOA approval granted 28-OCT-2014.

This 2019 work will occupy the space above this 10 'x 18' replacement.

This proposed addition's location will not alter the essential character of the neighborhood, threaten public health, safety of welfare, or otherwise injure "public rights", because the property is located in a neighborhood where most of the properties, including the immediate abutting properties, are non-conforming.

It is believed that the benefit to the Applicants is not outweighed by harm to other individuals, as it will allow the Applicants to remain and thrive in the home they share with their two children who are both enrolled students at Portsmouth High School. The property currently offers one very small 5.5' x 7' bathroom on the second floor, which is not suitable for two adults and two teenaged children. The proposed addition with a master suite will allow the creation of a master bedroom suite with an additional bath on the second floor.

Since the McCue's purchased this property in 2014, they have invested in the neighborhood by upgrading both the property and the grounds it sits on. Continued investment in this property should only continue to increase the property's value, thereby also continuing to increase the value of the surrounding properties.

Careful planning during prior work in 2014 has ensured that the property creates no additional impact to storm water runoff onto adjacent properties. Proposed work will also not create any additional environmental impact.

Literal enforcement of the Ordinance would result in unnecessary hardship in that the Applicants – without expansion of the second floor – would bring about the real possibility they would be forced to move out of their home.

The McCue's have lived in Portsmouth for the past 20 years and their children have attended Portsmouth Public Schools. It is the hope of the McCue's to remain in this home at 105 Middle Road for many years to come.

## Application for a Variance to permit the following:

The construction of a 190 sqft Master Bedroom addition to the second floor of the existing residence, which has a 5'-0" side yard where 10'-0" would be required per section 10.521

- **The variance will not be contrary to the public interest.**

The proposed addition will not alter the essential character of the neighborhood.

- **The spirit of the ordinance will be observed.**

The proposed addition will improve the performance and look of the property.

- **Substantial Justice will be done.**

The property currently offers one bath on the second floor for two adults and two teenaged children. The proposed addition will allow the creation of a master bedroom suite with an additional bath on the second floor, allowing the family to continue to live and thrive in their home.

- **The values of surrounding properties will not be diminished.**

The proposed addition will add value to the property and thereby increase the value of the surrounding homes.

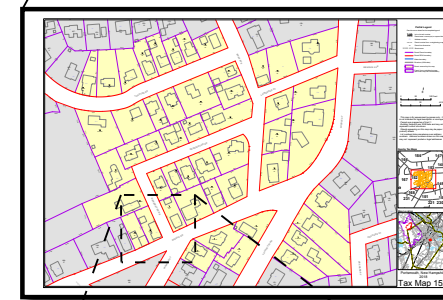
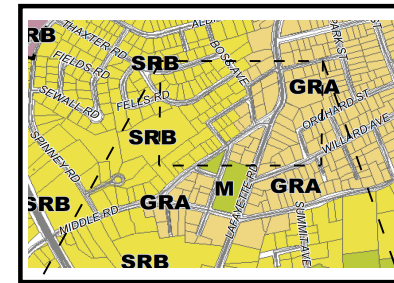
- **Literal enforcement of the provisions of the Ordinance would result in unnecessary hardship.**

Literal enforcement would prevent the family from thriving in place, and force them to move out of their home, where they have lived for the past five years .

### List of Drawings

- AD-01 COVER SHEET & LOCATION MAP
- AD-02 EXISTING PLOT PLAN
- AD-03 EXISTING & NEW FLOOR PLANS - 2ND FLOOR
- AD-04 EXTERIOR ELEVATION NORTH
- AD-05 EXTERIOR ELEVATION EAST

## Location Map



Location of property  
105 Middle Road,  
Portsmouth NH 03801,  
Tax Map 152, Lot 18.



Master Bedroom Addition Variance Submittal

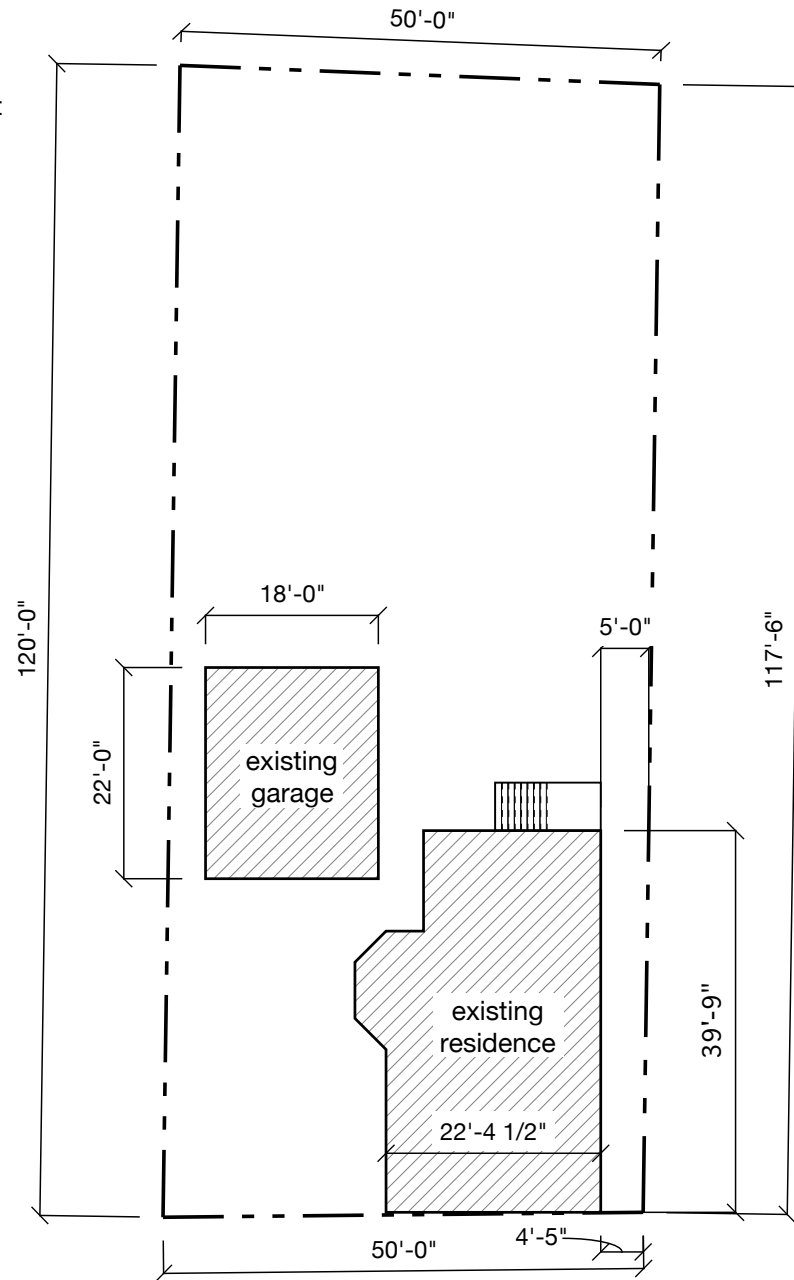
**The McCue Residence**  
105 Middle Road, Portsmouth NH 03801

## Cover Sheet

Issue date: March 21, 2018    Scale: n/a  
Revision dates:

**AD-01**

lot 152-18                      5,938 sq ft  
 existing residence                933 sq ft  
 existing garage                  396 sq ft



Master Bedroom Addition Variance Submittal  
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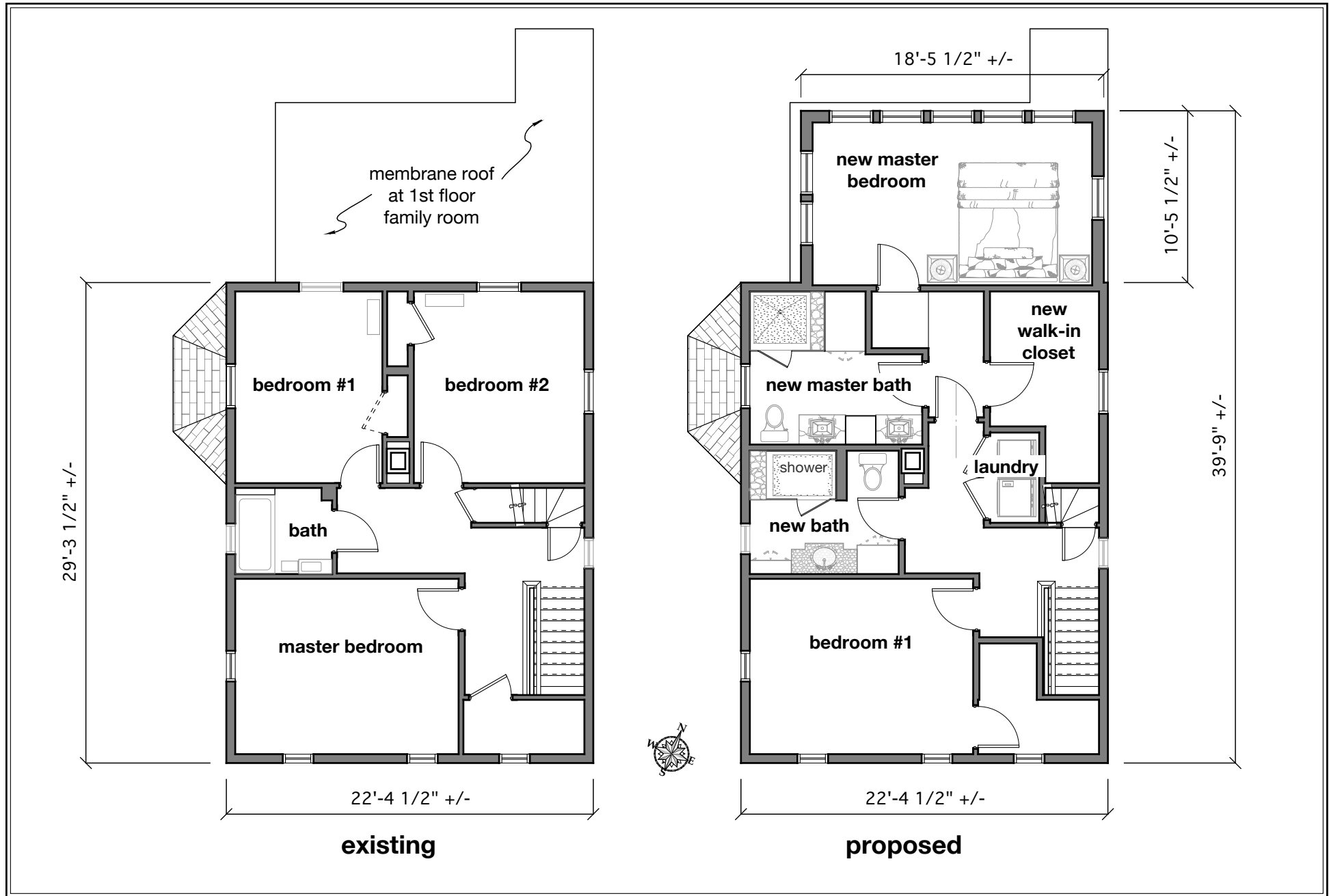
### Existing Plot Plan

Issue date: May 29, 2019

Scale: 1" = 20'-0"

Revision dates:

**AD-02**



Master Bedroom Addition Variance Submittal  
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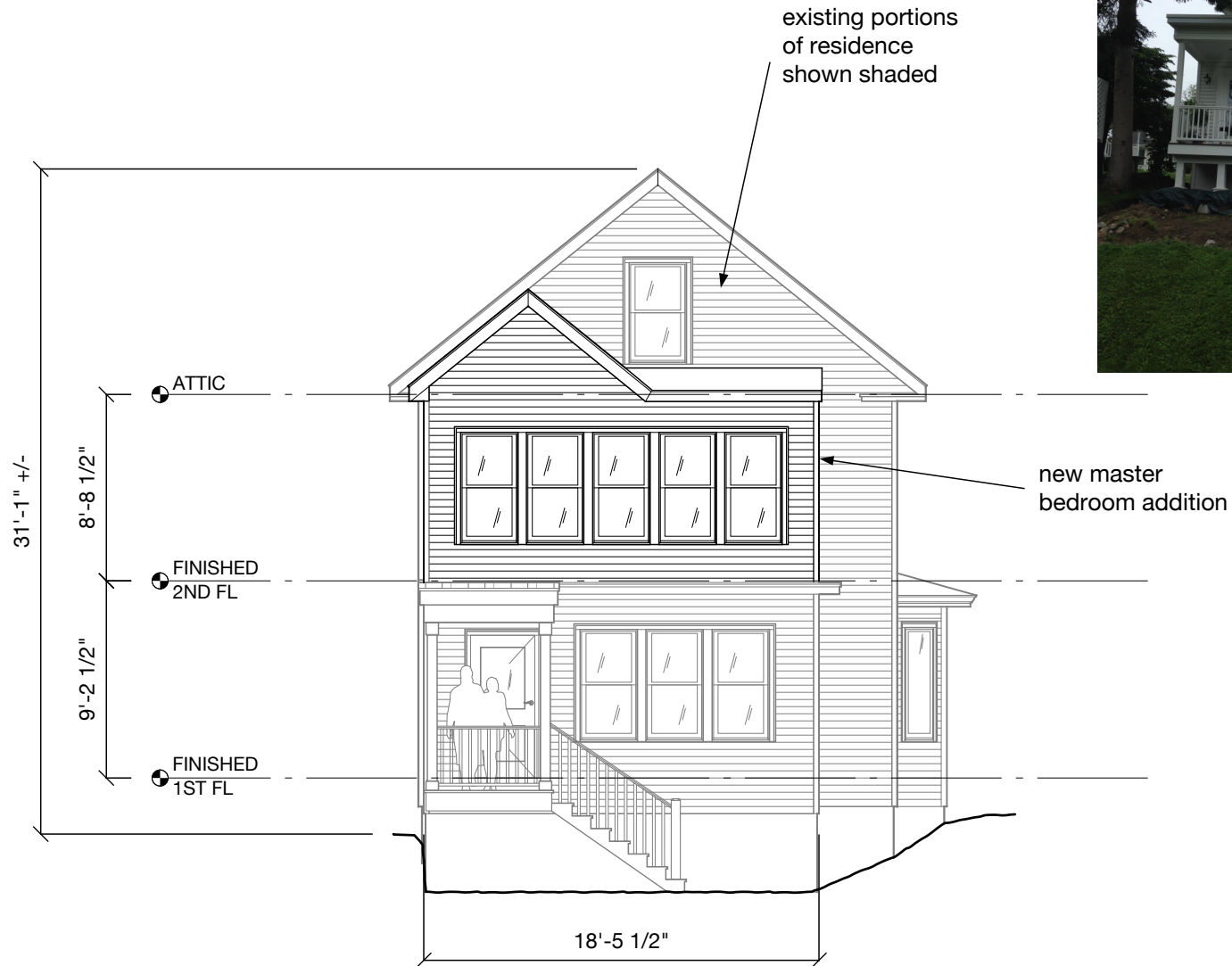
## Second Floor Plans

Issue date: May 29, 2019

Scale: 1/8" = 1'-0"

Revision dates:

**AD-03**



Master Bedroom Addition Variance Submittal  
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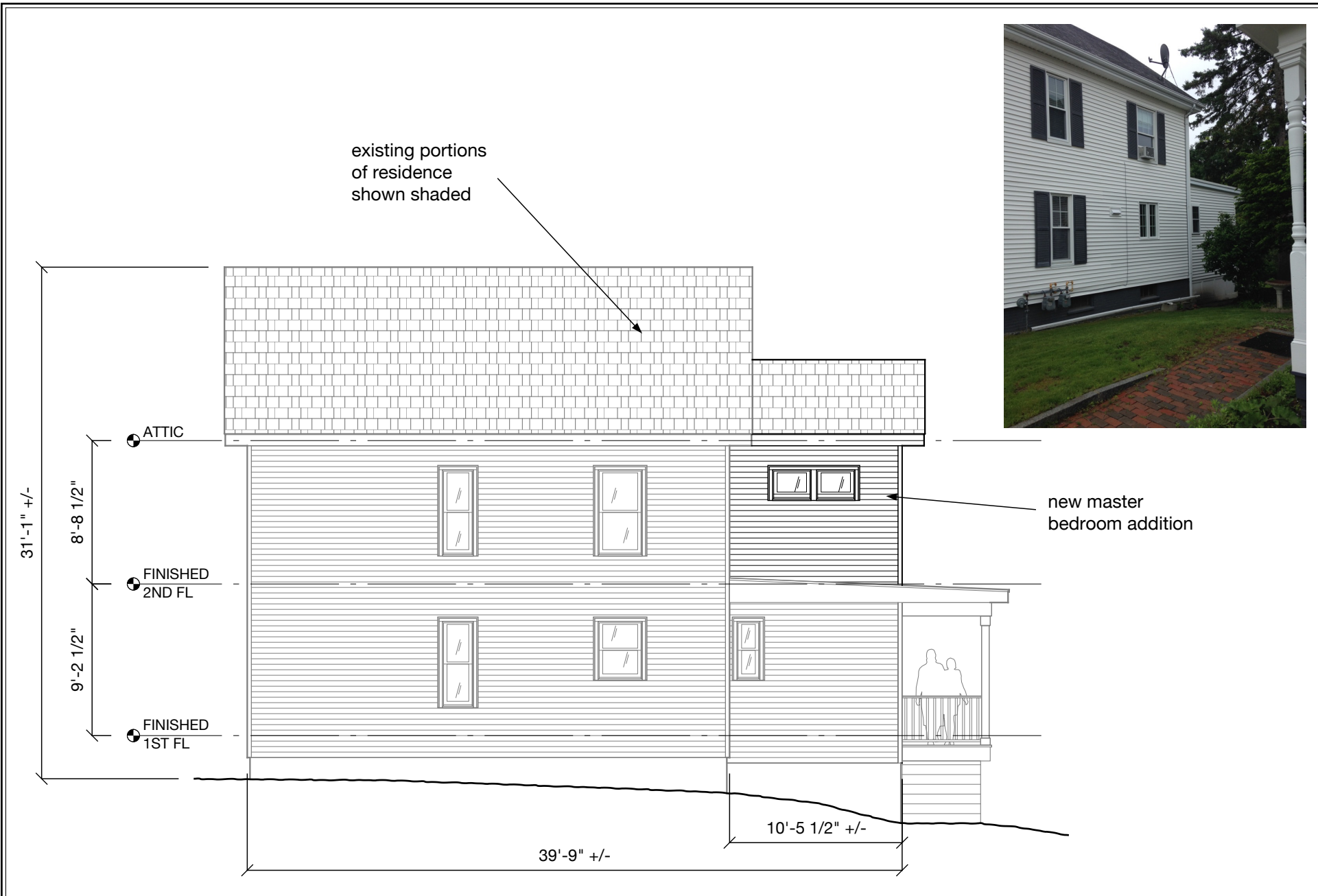
## Exterior Elevation North

Issue date: May 29, 2019

Scale: 1/8" = 1'-0"

Revision dates:

**AD-04**



Master Bedroom Addition Variance Submittal  
**The McCue Residence**  
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### Exterior Elevation East

Issue date: May 29, 2019

Scale: 1/8" = 1'-0"

Revision dates:

**AD-05**