

CITY OF PORTSMOUTH
Zoning Board of Adjustment Application



Department Use Only
Assessor Plan # 283 Lot # 5 Date _____
Zone SRA Lot area _____ Fee _____
By _____

Fill in below by printing in ink or typing / Complete all Blanks or indicate "N/A" if not applicable

Applicant Carrie Richesson Owner of Record Carrie Richesson
Applicant Street Address 101 Martha Terrace Owner Street Address Same
Applicant City / State / Zip 03801 Owner City / State / Zip Same
Applicant phone (603) 748-0346 Owner phone (____) Same
Applicant e-mail zappadoggie@yahoo.com

Location (street address) of proposed work: 101 Martha Terrace
Existing use: Single family residence

Undersigned hereby requests:

Article and Section

- Appeal from an Administrative Decision
See Article 2, Section 10.234.30 _____
- Special Exception
See Article 2, Section 10.232.20 _____
- Variance 10.521 (Dimensional Requirements)
- Other _____

To permit the following:

To allow an attached garage addition to be located 12' from the side yard lot line where a minimum of 20' side yard is required (30' secondary front yard). To allow building coverage to exceed 10%.

The undersigned alleges that the required conditions exist for granting of this request according to the terms of the Zoning Ordinance as demonstrated in the attached submittals.

Only complete applications will be accepted by the deadline date. A complete application shall consist of: a completely filled out application with original signatures, the application fee, and 12 packets of required plans and any supporting documents or photos. Incomplete applications will not be accepted. Applications received after the deadline will be scheduled for the following month. The owner or his/her representative is required to attend the Public Hearing for the above appeal.

Carrie Richesson Signature of Owner 1/30/19 Date

Please PRINT name here Carrie Richesson

Applicant's Responsibilities

1. All applications for Variances and Special Exceptions must be submitted to the Planning Department prior to the published deadline. In the case of Appeals from an Administrative Decision, the appeal shall be filed no later than 30 days from the date of the action which is being appealed.
2. A Building Permit application must also be filed for the project for which zoning relief is being sought. The Building Permit application can be submitted with the Board of Adjustment application or filed prior. The Planning Department may waive this requirement when the application is for a substandard lot for subdivision purposes and no other zoning relief is required.
3. An applicant shall be one of the following: a) the owner of record of the property, or b) the holder of a valid purchase and sales agreement for the purchase of the subject property, or c) the holder of a valid option for the purchase of the subject property.
4. All applications shall include a written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (see Section 10.234.30 for Administrative Appeals, Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions).
5. It is the obligation of the applicant to submit adequate plans and exhibits in accordance with the terms of the Zoning Ordinance for all applications for Administrative Appeals, Variances, Special Exceptions, and Equitable Waivers.
6. One (1) original copy of a completed and signed "Board of Adjustment Application Check-List" shall accompany all applications.
7. For applications requesting dimensional relief, the minimum requirements for adequate plans shall include the following:

<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Site Plan(s) showing existing and proposed conditions including: <ul style="list-style-type: none"> - Front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line) - Lot dimensions - Abutting street(s) and street names - Driveways / accessways - Dimensions (size and height) of structures - Dimensions and location of parking spaces 	<ul style="list-style-type: none"> <input type="checkbox"/> Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size) <input type="checkbox"/> Labeled photo(s) of existing conditions <input type="checkbox"/> Building plans and elevations of any <i>proposed</i> structures or additions <input type="checkbox"/> Interior floor plans for any renovations or expansion to existing structures
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8. For applications requesting relief from land use requirements, the minimum requirements for adequate plans shall include the following:

<ul style="list-style-type: none"> <input type="checkbox"/> Site Plan showing dimensions and location of parking spaces including the scale (the scale is the ratio of the drawing's size relative to the actual size) <input type="checkbox"/> Interior floor plans and/or exterior site plans showing the location of the proposed use(s) <input type="checkbox"/> Labeled photo(s) of existing conditions

9. Plans should be 8 ½" x 11" in size, 11" x 17" plans may be used only if the plan would otherwise be unreadable.
10. The Planning Department is authorized by the Board of Adjustment to refuse applications which do not meet these minimum requirements. The Planning Department may also require additional information and/or exhibits as needed to illustrate the scope of the project. Public Hearings shall not be scheduled, advertised or held until such time as the minimum requirements for adequate plans have been submitted. The Board may postpone any application requiring more information prior to any action being taken.
11. The applicant shall submit one (1) original and eleven (11) copies of the application and any plans, exhibits, and supporting documents.
12. The applicant shall provide electronic files in Portable Document Format (PDF) of all submittals.

I have read the above list of responsibilities, have provided all required information, and such information is current, accurate, and complete to the best of my knowledge.

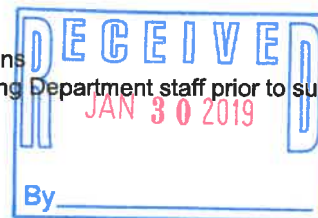


1/30/19

(Applicant's Signature, date)

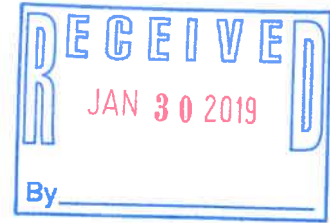
The Applicant is encouraged to consider the following when completing the application:

- Provide neat and clear plans
- Use of color or highlights is encouraged in order to identify pertinent areas on plans
- Applicants are encouraged to review the application with a member of the Planning Department staff prior to submittal
- All applicants are encouraged to discuss the project with impacted neighbors



Zoning Board of Adjustment Application Statement

Permit #: 30337
Property ID: 0283-0005-0000
Location: 101 Martha Terrace
Owner: Carrie Richesson



The proposed use of adding an attached garage does not alter the essential character of the neighborhood, as the majority of the houses in this neighborhood have attached garages, many of which include more than ten percent building coverage. I have spoken with my neighbors closest to my house including those in view of my home, and they are all supportive of the proposed addition. Adding a garage to this lot does not cause harm to others or create a hazard and is likely to increase property values of surrounding lots. The structure will not cause storm water runoff onto adjacent property or streets, and it will not create any additional demands on municipal services.

The proposed placement is the only practical location on this lot for a garage without a request for additional variances and excessive costs for site work, which would cause additional impermeable surface for an extended driveway. Additionally attaching the garage in the proposed location is more aesthetically appealing and consistent with the essential character of the neighborhood than another location on this lot. The side street Patricia Drive is not a through street, and it ends beside my lot in a circle drive for the house set just behind my lot. The homeowners of this adjacent property on Patricia Drive are in support of the proposed garage addition.



View from Martha Terrace



View from the corner of Martha Terrace & Patricia Drive



View from Patricia Drive



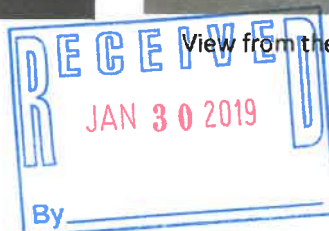
View of side yard



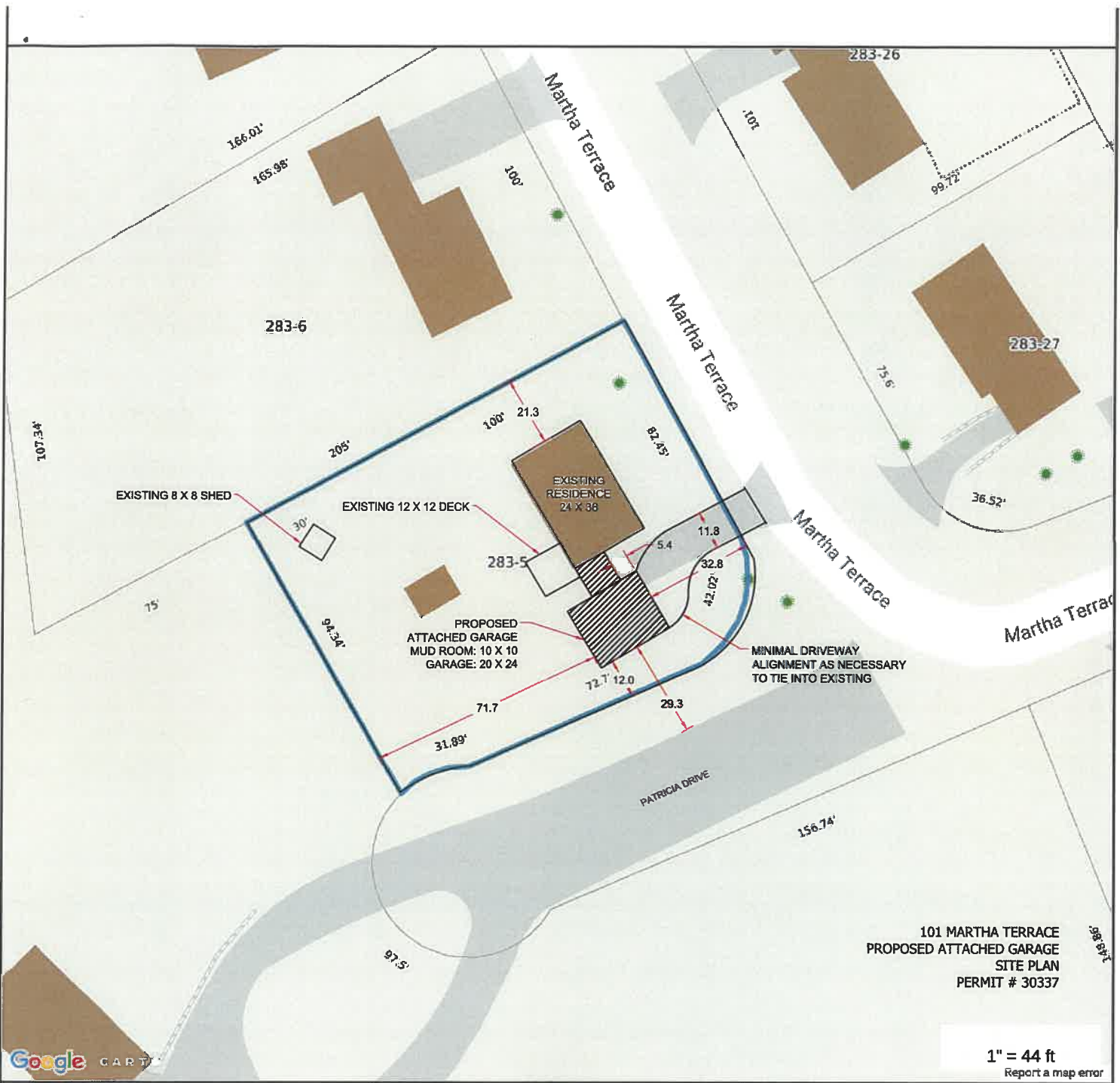
View from driveway



View from the corner of Martha Terrace & Patricia Drive



101 Martha Terrace
Permit #30337



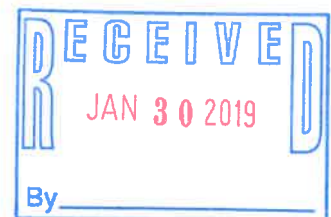
Property Information
 Property ID 0283-0005-0000
 Location 101 MARTHA TER
 Owner RICHESSON CARRIE



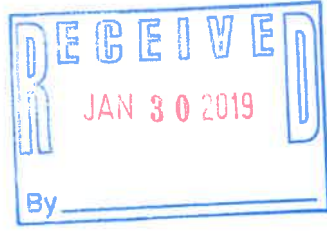
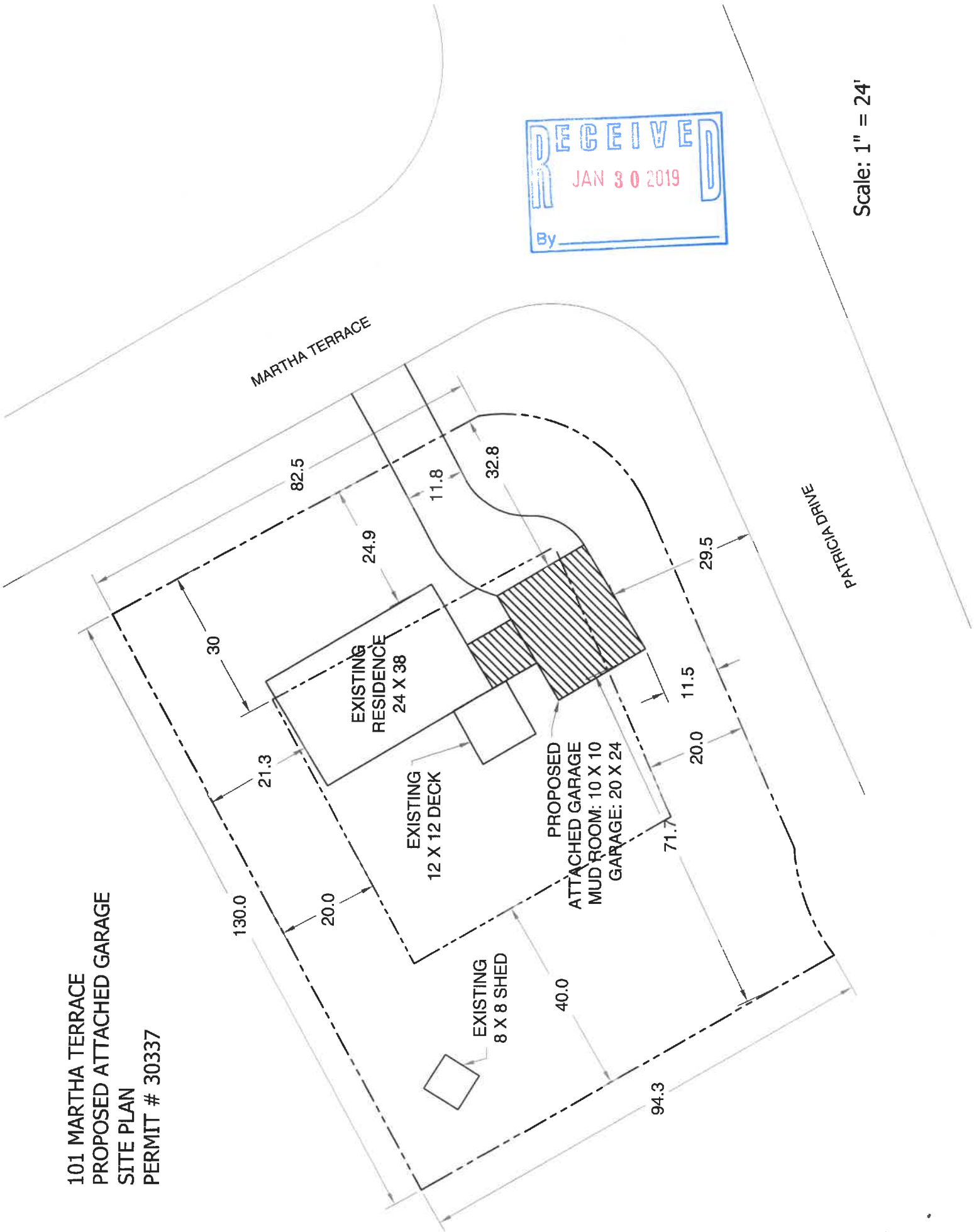
**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

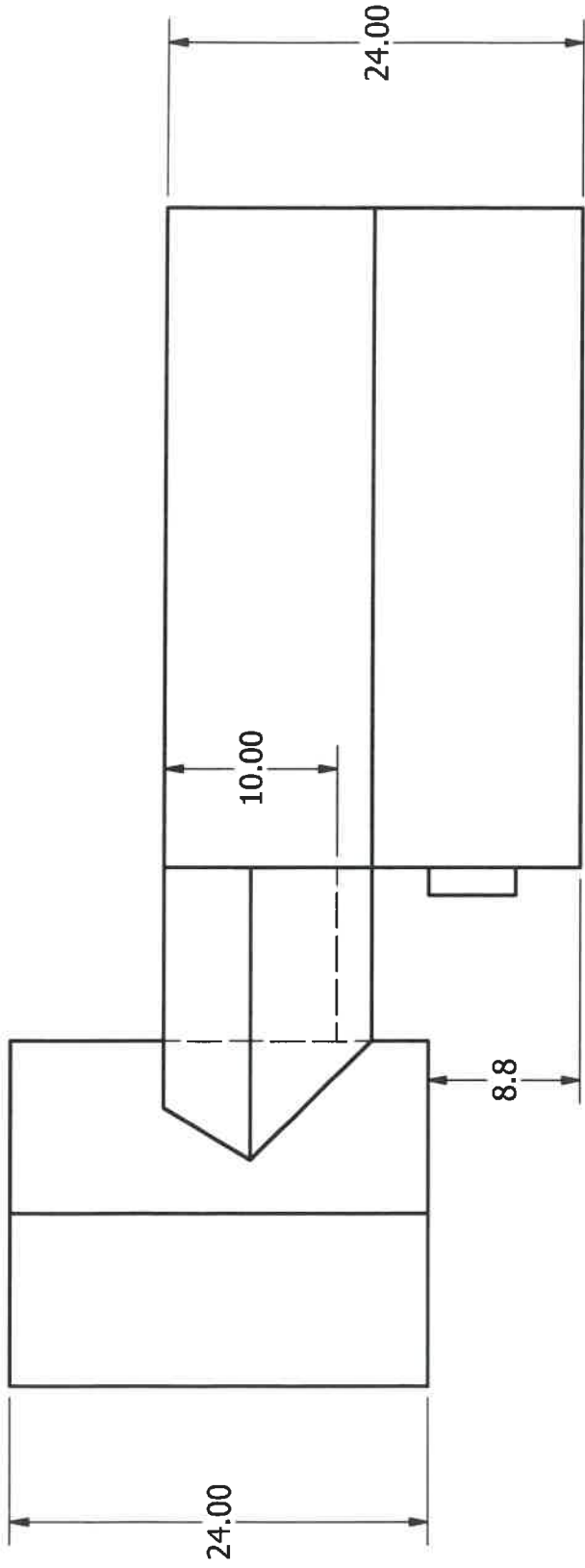
Parcels updated 01/04/2018
 Properties updated 05/09/2018



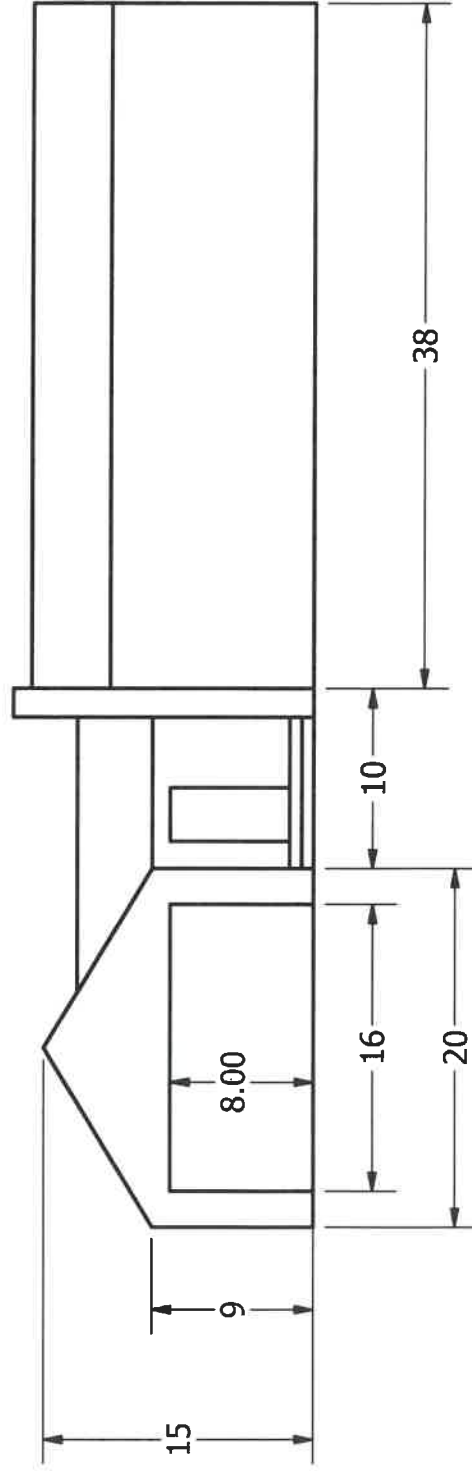
101 MARTHA TERRACE
PROPOSED ATTACHED GARAGE
SITE PLAN
PERMIT # 30337



Scale: 1" = 24'



Plan View
SCALE 3/32" = 1'



Front Elevation
SCALE 3/32" = 1'

101 MARTHA TERRACE
PROPOSED ATTACHED GARAGE
PERMIT # 30337