

**Variance Application Summary**  
**Tyler Forthofer & Savannah Fodero**  
**629 Broad Street, Portsmouth, NH 03801**  
(860) 918-4439 | [tyler.forthofer@gmail.com](mailto:tyler.forthofer@gmail.com)  
(603) 812-5496 | [fodero1014@gmail.com](mailto:fodero1014@gmail.com)

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**To permit the following:**

1. Modification of existing flat gravel roof over the current garage. The modification will replace the flat gravel roof with a pitched roof and will change the overall height of the garage from 8 feet to 12 feet. The garage is an existing non-conforming structure within the setback. This modification will not expand/modify the floor space or footprint of the existing garage and is only related to roofing work.

**Background:**

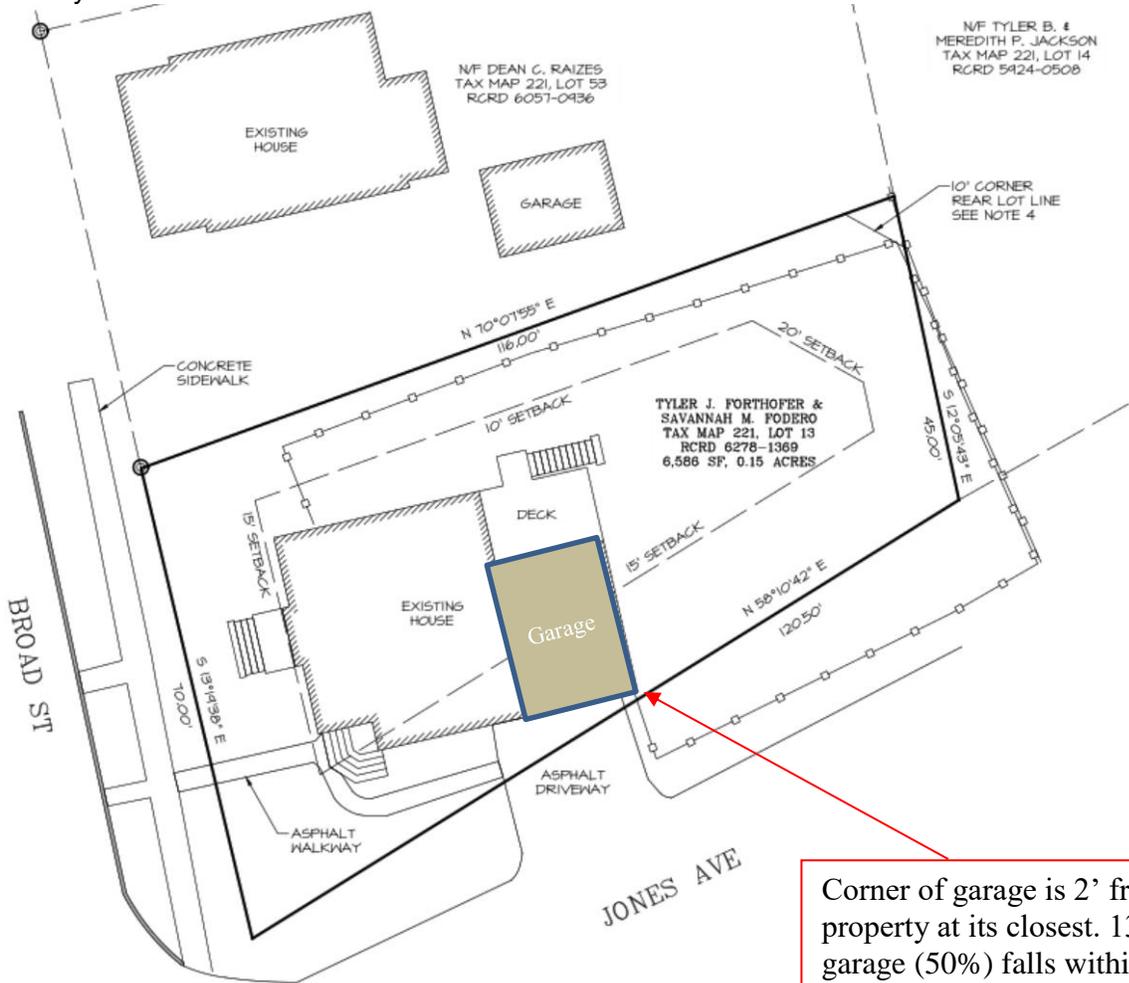
The house located at 629 Broad Street and is situated on the corner of Jones Avenue and Broad Street. The garage and driveway outlet on to Jones Avenue. The current roof on the garage is a flat gravel roof which leaks with any precipitation. The leaking allows for standing water inside the garage preventing any type of storage inside the garage. The leaking has continued for a significant time and has started to cause damage to the framing of the garage itself. The proposed roof is a pitched, asphalt roof that will create water runoff in three directions and will control the runoff with gutter systems. Solving the leaking problem will allow for further improvements inside the garage such as adding fireproofing, improving lighting, and creating a safer egress route into the garage. Lastly, this will improve the overall look, appearance and value of the home by making the garage look and feel like the other homes in the neighborhood.

**Criteria for the Variance:**

1. The variance is not contrary to the public interest in that many properties in this neighborhood are non-conforming to Building Area and Setbacks. This is also a modification to an existing non-conforming structure in order to improve the structural integrity.
2. The Variance is consistent with the spirit of the ordinance in that it will allow this modification, which will allow for further improvements in areas related fireproofing, egress and appearance of the home.
3. Substantial justice will be done as this work will allow the owner to improve the property without affecting adjacent properties.
4. This variance will not diminish the value of surrounding properties.
5. Literal enforcement of the provisions of this ordinance would result in unnecessary hardship in that the current roof leaks with any precipitation which prevents further improvements to electrical work inside the garage, fireproofing improvements, and causes water seepage into the basement of the home.

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Survey:



N.T.S.

**REFERENCE PLANS**

- 1) "PLAN OF LAND FOR HENRY F. DEWITT ET AL BROAD STREET & JONES AVENUE COUNTY OF ROCKINGHAM PORTSMOUTH, NEW HAMPSHIRE" BY AMBIT SURVEY, DATED SEPTEMBER 18, 1941. RCRD B-21258
- 2) "PLAN OF LOT 603 BROAD STREET PORTSMOUTH, N.H." BY JOHN W. DURGIN, DATED MAY 1958.
- 3) "SANBORN FIRE INSURANCE MAP FROM PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE" BY SANBORN MAP COMPANY, DATED 1920, REPUBLISHED 1956.
- 4) "PLOT PLAN OF LOT NO. 62 ON BROAD ST PORTSMOUTH, N.H." BY JOHN W. DURGIN, DATED APRIL 1951.
- 5) "LAND OF J. RICHARD MCCORMACK CORN. JONES & MARIE AVES. PORTSMOUTH, N.H." BY JOHN W. DURGIN, DATED JUNE 1940.
- 6) "PLAN OF LAND NO 305 SAGAMORE AVE PORTSMOUTH, N.H." BY JOHN W. DURGIN, DATED APRIL 1940.
- 7) "PLAN OF LOTS OF LAND EXTENDING FROM SOUTH ROAD TO JONES AVENUE PORTSMOUTH, N.H." BY A.C. HOYT SURVEYOR, DATED AUGUST 1, 1893. RCRD 00287

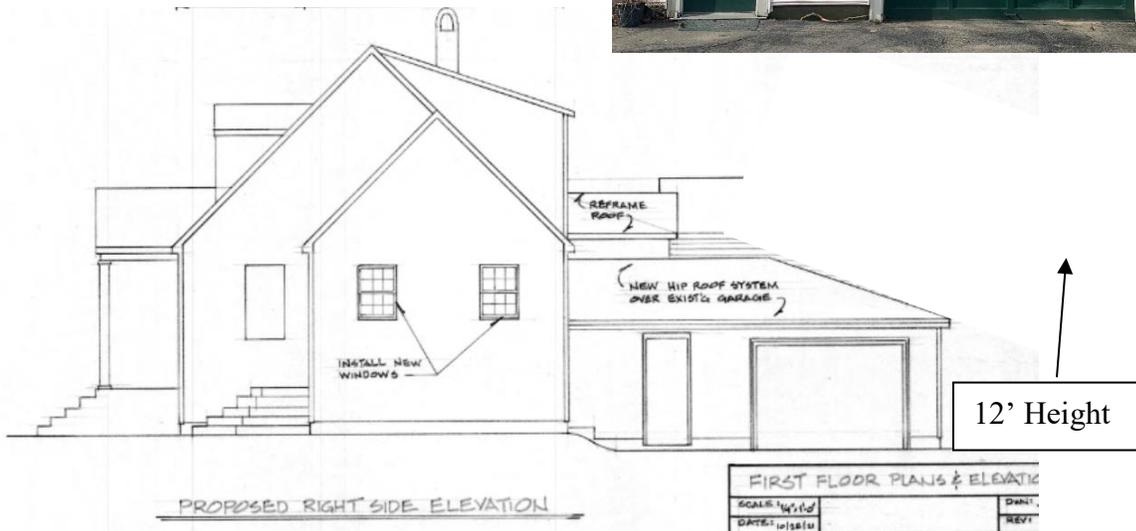
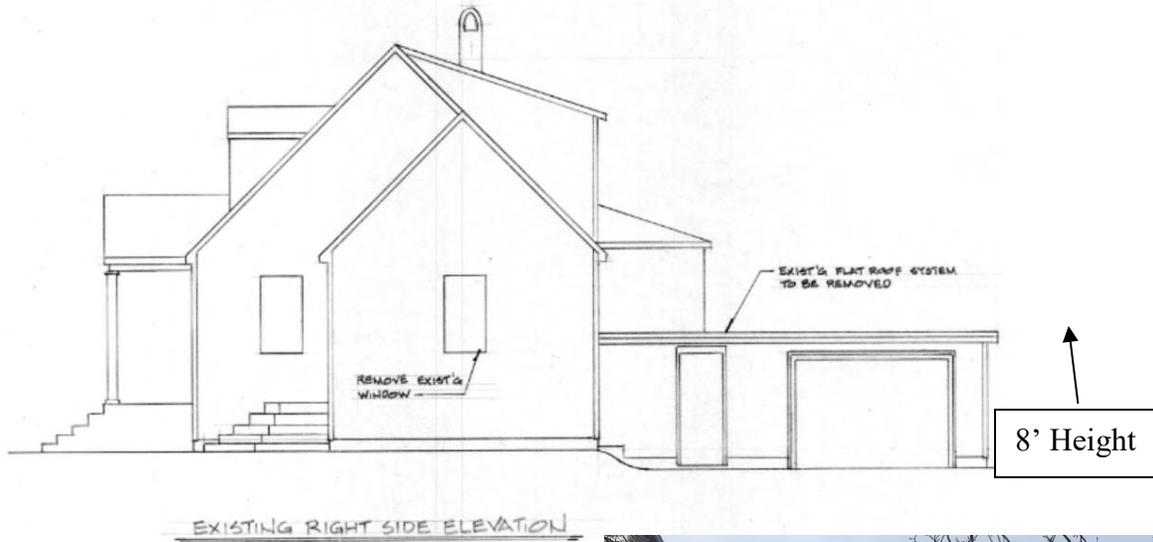
**NOTES**

- 1) OWNER OF RECORD:  
 TYLER J. FORTHOFFER & SAVANNAH M. FODERO  
 TAX MAP 221, LOT 13  
 629 BROAD ST  
 PORTSMOUTH, NH 03801  
 RCRD: 6278-1369  
 AREA: 6,586 SF, 0.15 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- 3) PARCEL IS IN GENERAL RESIDENCE A (GRA) ZONE:  
 MINIMUM LOT AREA.....1500 SF  
 MIN. LOT AREA PER DWELLING UNIT.....7500 SF  
 MINIMUM FRONTAGE.....100 FT  
 MINIMUM DEPTH.....10 FT  
 SETBACKS:  
 FRONT.....15 FT  
 SIDE.....10 FT  
 REAR.....20 FT  
 MAXIMUM BUILDING HEIGHT:  
 SLOPED ROOF.....35 FT  
 FLAT ROOF.....30 FT  
 MAXIMUM BUILDING COVERAGE.....25%  
 MINIMUM OPEN SPACE.....30%
- 4) AS PER PORTSMOUTH ZONING ORDINANCE, IF A REAR LOT LINE IS LESS THAN 10 FT IN LENGTH OR IF THE LOT FORMS A POINT AT THE REAR, THE REAR LOT LINE SHALL BE DEEMED TO BE A LINE 10 FT IN LENGTH WITHIN THE LOT. THE REAR SETBACK IS CALCULATED FROM THIS 10 FT LOT LINE.
- 5) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0210F, PANEL 2 TO OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.

Corner of garage is 2' from edge of property at its closest. 13' of the garage (50%) falls within the setback on a diagonal

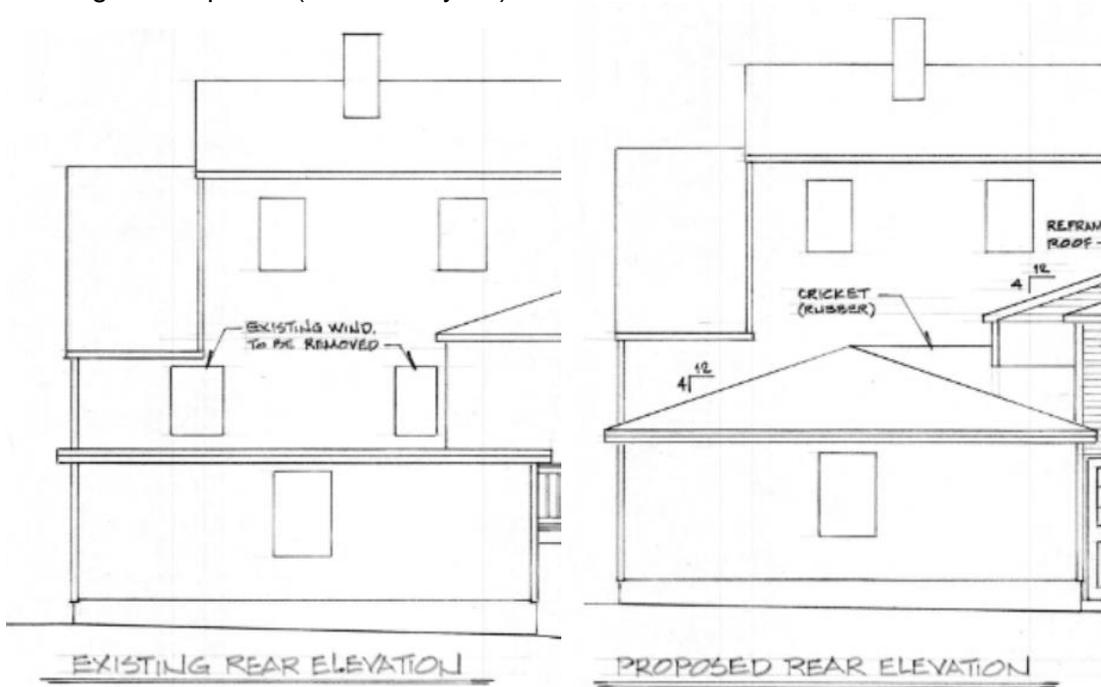
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Existing vs. Proposed (Looking from Jones Ave):

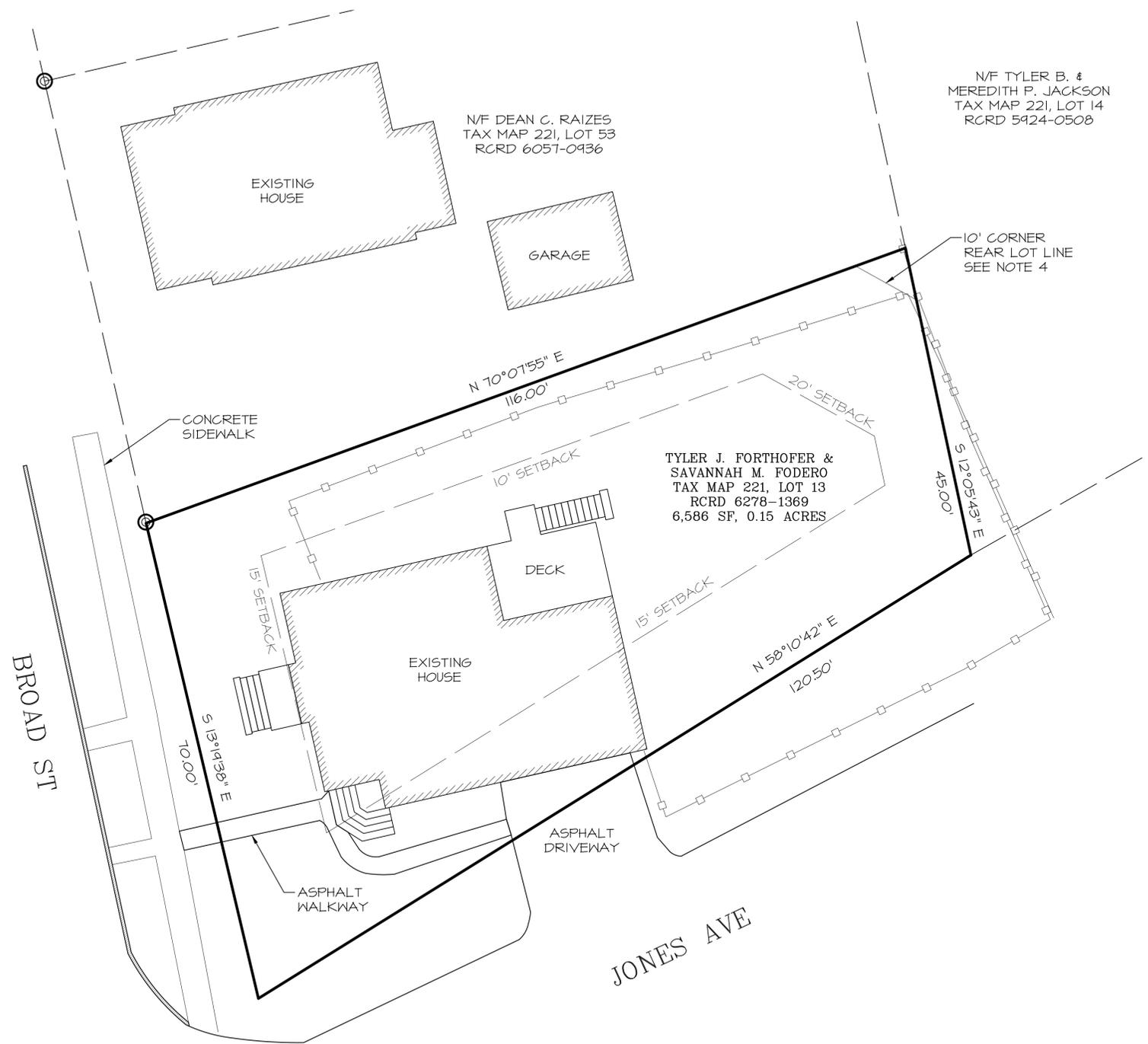


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Existing vs. Proposed (From backyard):



SEE NOTE 2



**LEGEND**

- ⊕ MONUMENT TO BE SET
- ⊙ MONUMENT FOUND
- ⊕ UTILITY POLE
- 6' STOCKADE FENCE
- ▬ VERTICAL GRANITE CURB



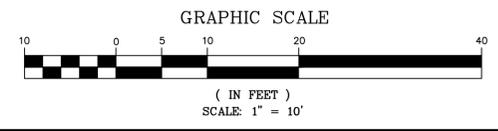
**LOCUS PLAN  
N.T.S.**

**REFERENCE PLANS**

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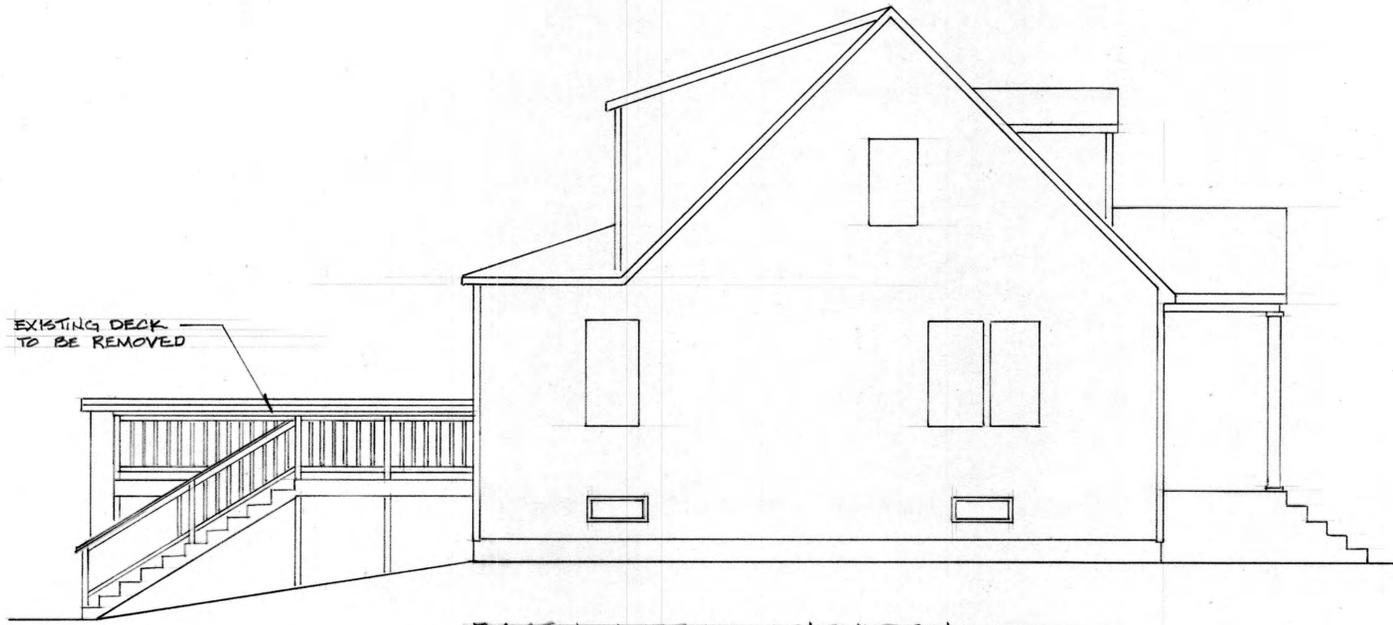
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MIN. LOT AREA PER DWELLING UNIT.....7,500 SF  
MINIMUM FRONTAGE.....100 FT  
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SETBACKS:  
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SIDE.....10 FT  
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- 5) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C027OF, PANEL 270 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.



ISS.	2/18/2022	FOR REVIEW
DATE		DESCRIPTION OF ISSUE
SCALE	1" = 10'	
CHECKED	A.ROSS	
DRAWN	D.D.D.	
CHECKED		
<b>ROSS ENGINEERING, LLC</b> Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560		
CLIENT TYLER FORTHOFFER 629 BROAD ST PORTSMOUTH, NH 03801		
TITLE <b>BOUNDARY SURVEY &amp; EXISTING CONDITIONS PLAN</b> 629 BROAD ST PORTSMOUTH, NH 03801 TAX MAP 221, LOT 13		
JOB NUMBER	DWG. NO.	ISSUE
21-163	1 OF 1	1

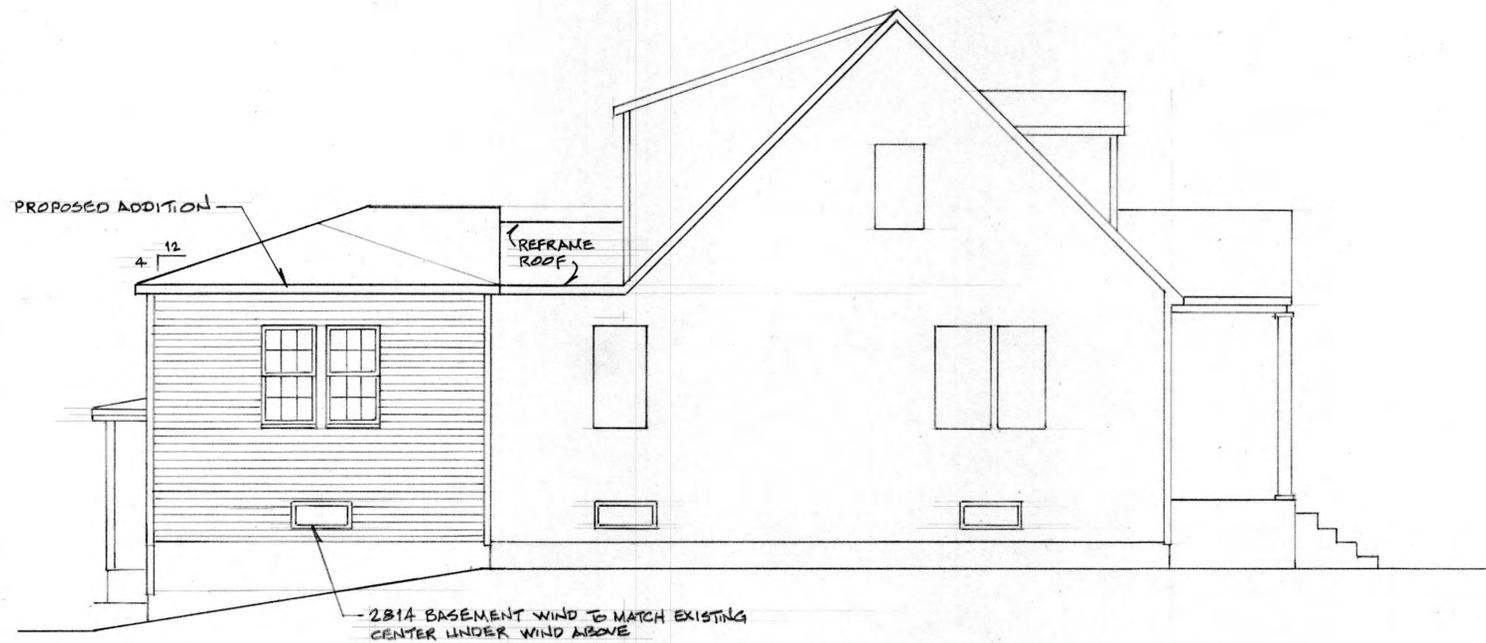




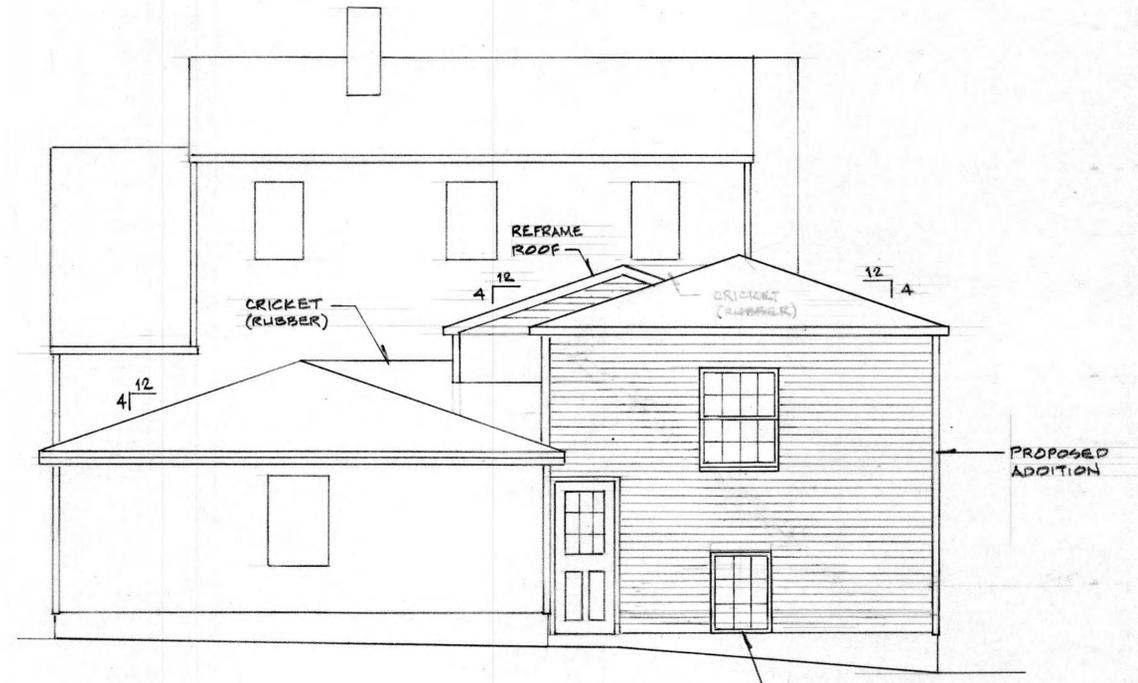
EXISTING LEFT SIDE ELEVATION



EXISTING REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



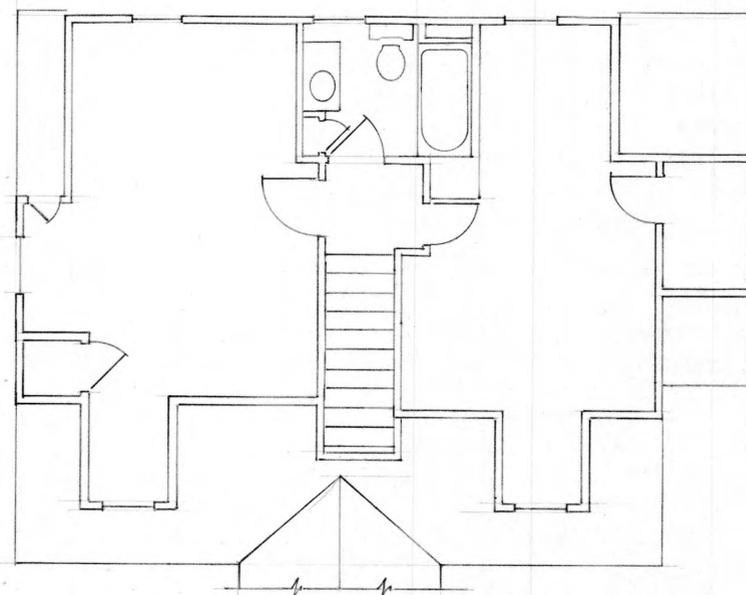
PROPOSED REAR ELEVATION

ELEVATIONS

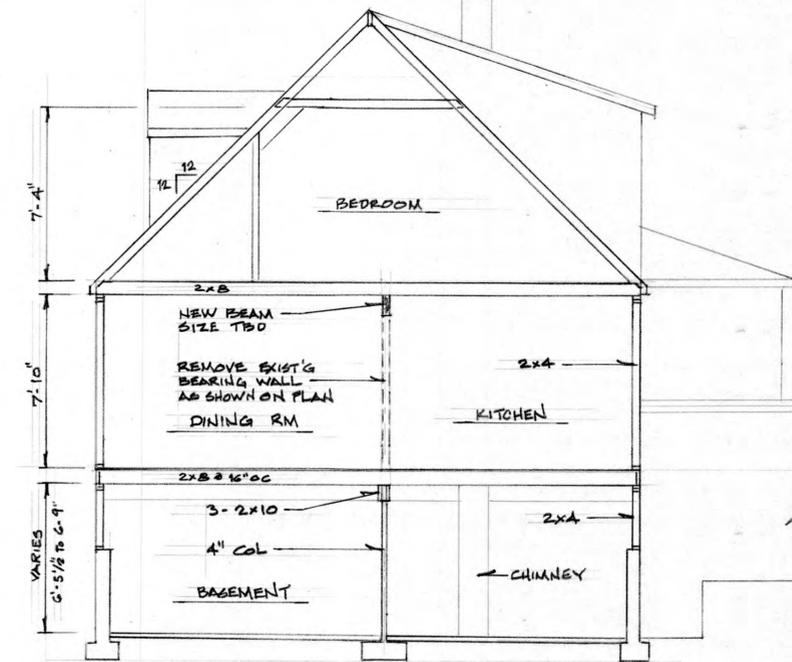
SCALE: 1/4"=1'-0"	DWN: TPM
DATE: 10/28/21	REV.
FOR: TYLER FORTHOFFER & SAVANNAH FODERO 629 BROAD ST. PORTSMOUTH, NH.	
BY: TOM MCCARTHY DESIGN BUILD, INC. 76 ATLANTIC AVE N. HAMPTON, NH 03862 TEL. 603-964-1351	
	A-2



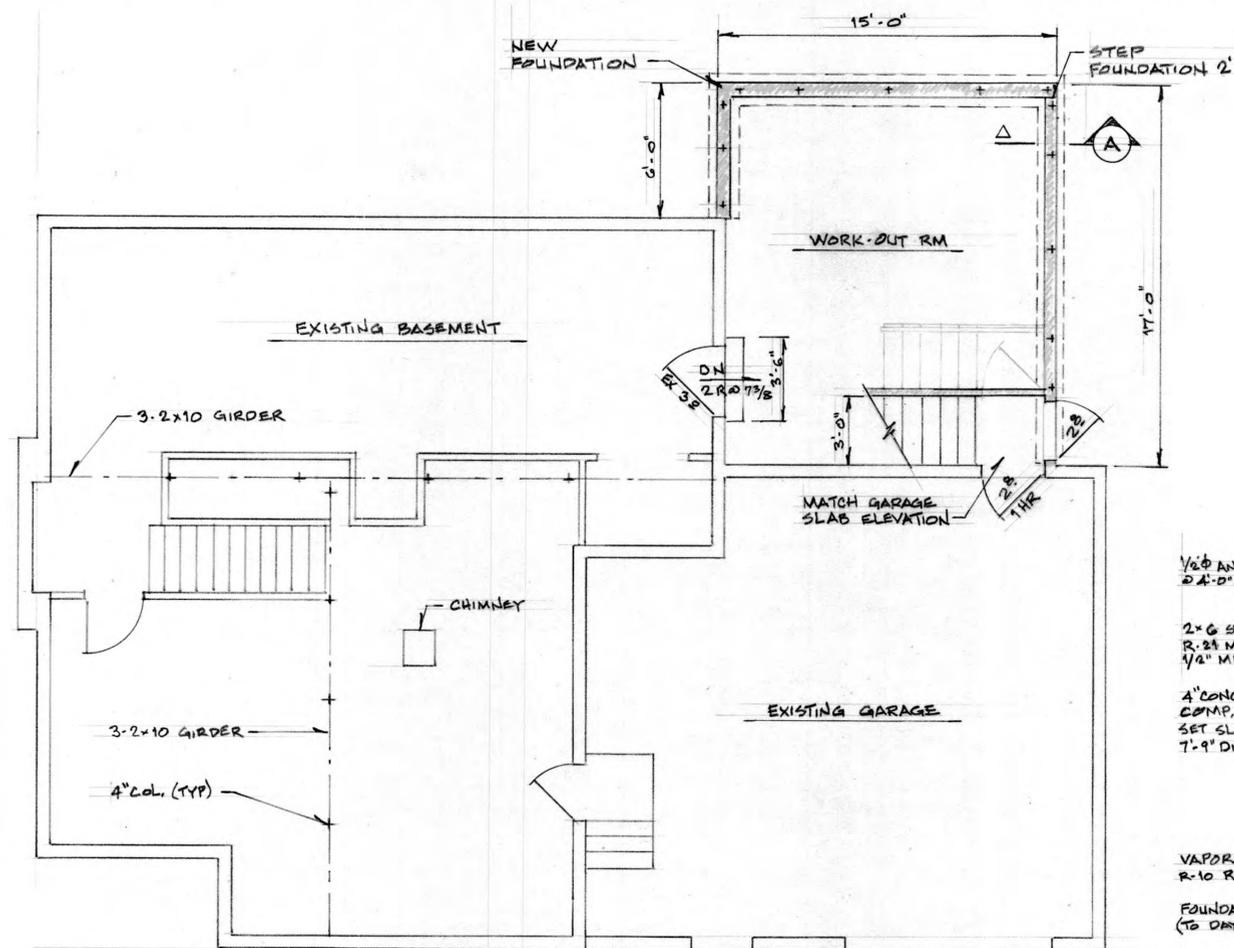
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



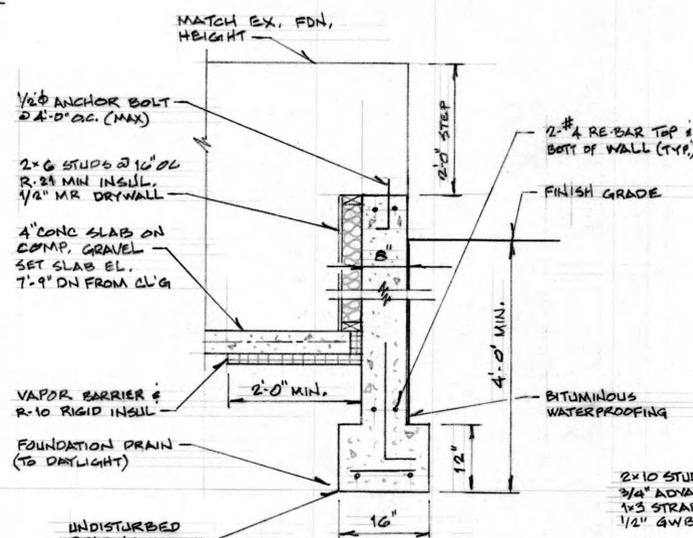
**EXIST'G SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0" NO CHANGES



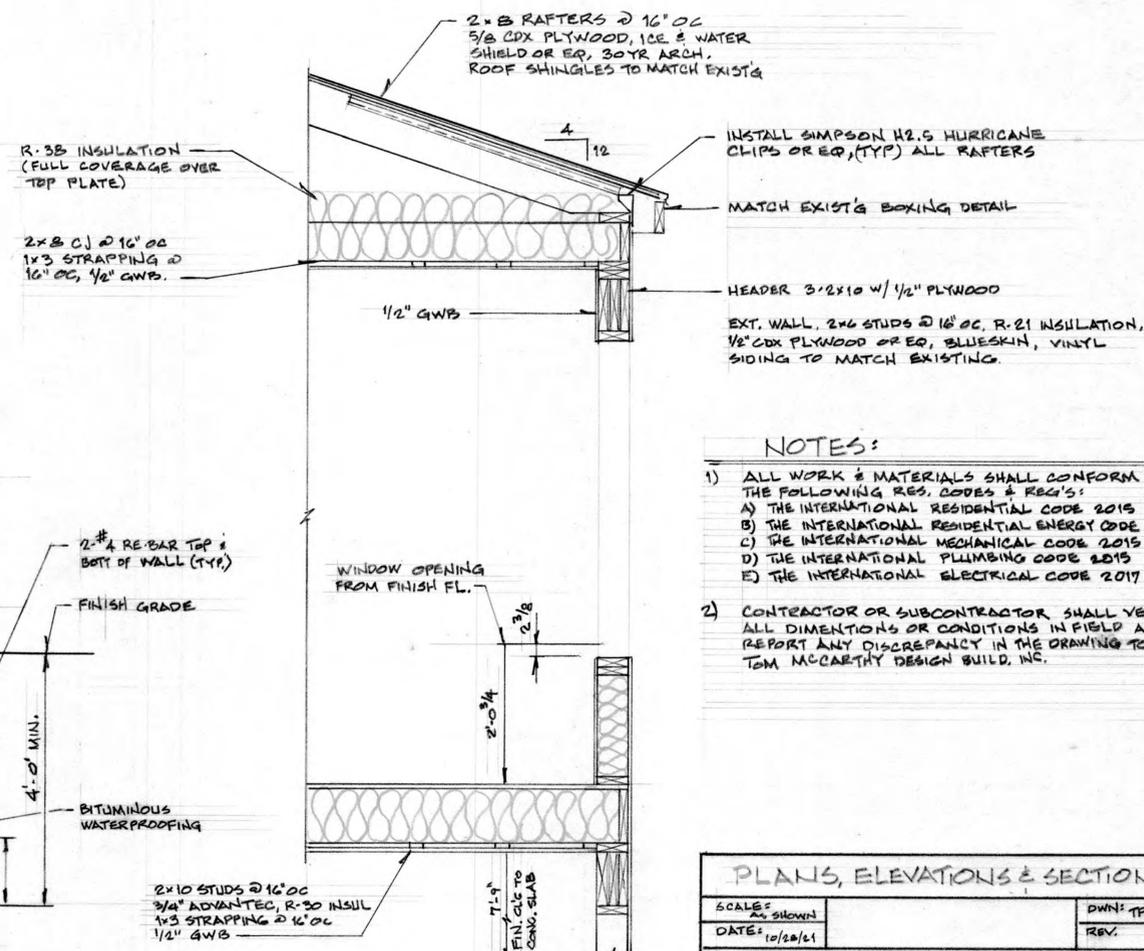
**SECTION C-C**  
SCALE: 1/4" = 1'-0"



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**SECTION A-A**  
SCALE: 3/4" = 1'-0"

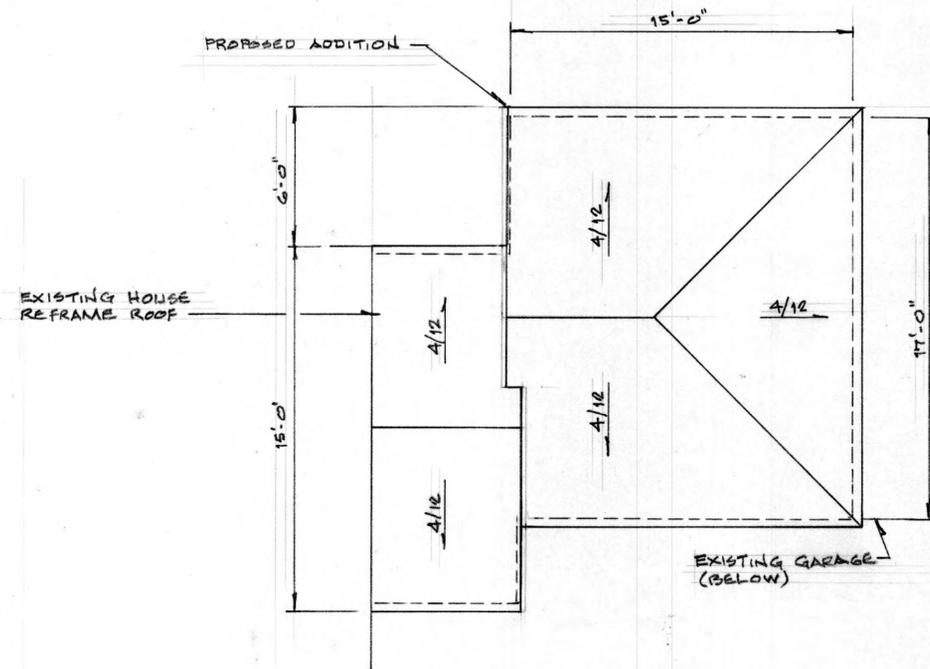


**SECTION B-B**  
SCALE: 3/4" = 1'-0"

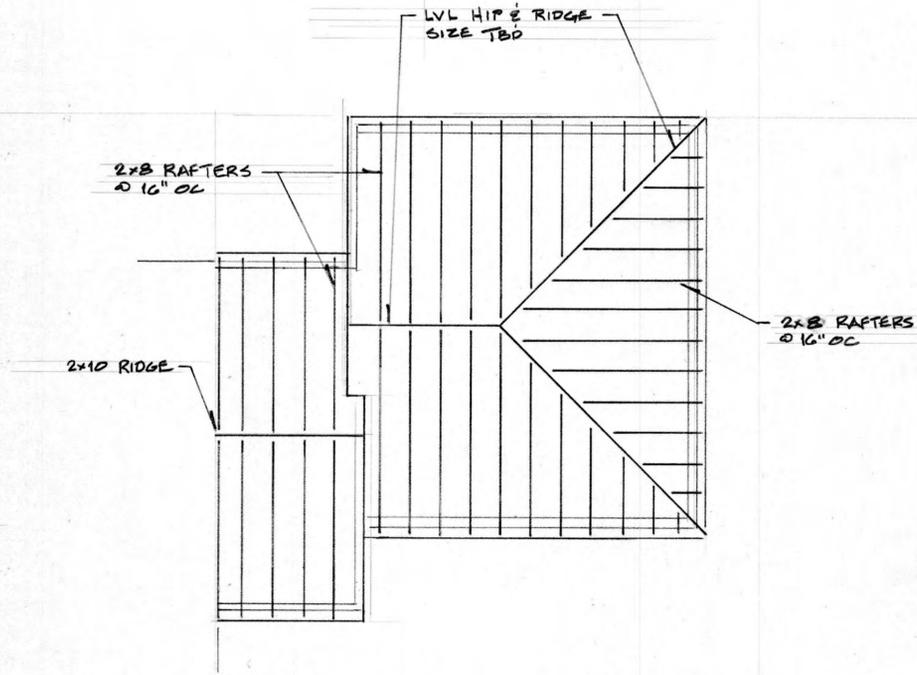
**NOTES:**

- 1) ALL WORK & MATERIALS SHALL CONFORM TO THE FOLLOWING RES. CODES & REGS:
  - A) THE INTERNATIONAL RESIDENTIAL CODE 2015
  - B) THE INTERNATIONAL RESIDENTIAL ENERGY CODE 2015
  - C) THE INTERNATIONAL MECHANICAL CODE 2015
  - D) THE INTERNATIONAL PLUMBING CODE 2015
  - E) THE INTERNATIONAL ELECTRICAL CODE 2017
- 2) CONTRACTOR OR SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS OR CONDITIONS IN FIELD AND REPORT ANY DISCREPANCY IN THE DRAWING TO: TOM MCCARTHY DESIGN BUILD, INC.

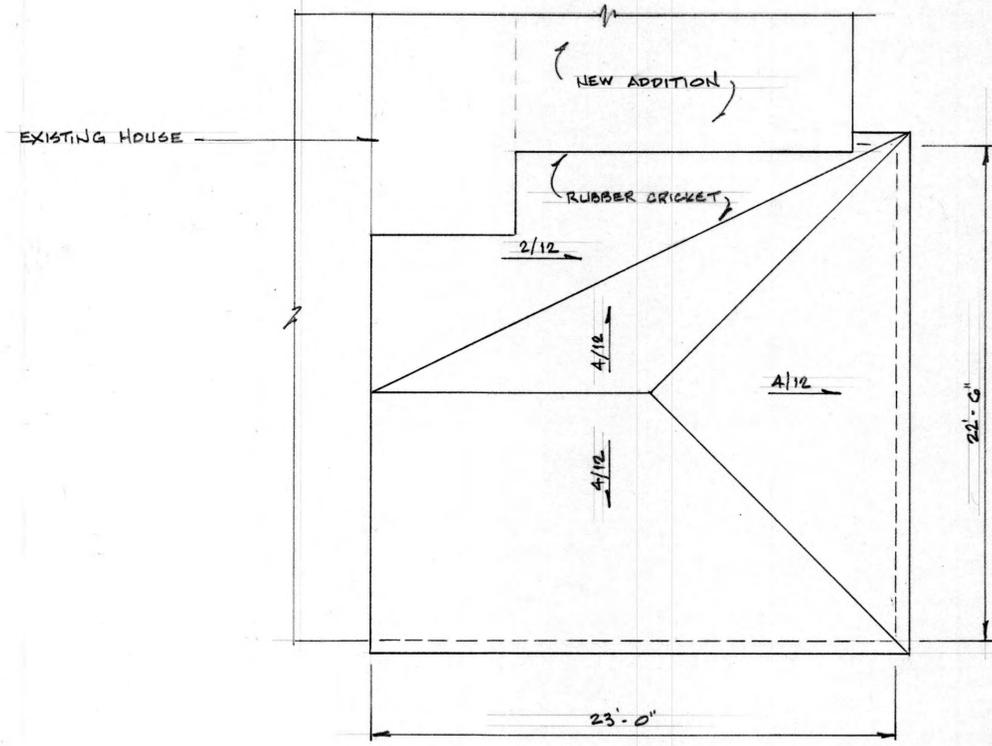
PLANS, ELEVATIONS & SECTIONS		
SCALE: AS SHOWN		DWN: TPM
DATE: 10/28/21		REV:
FOR: TYLER FORTHOFFER & SWANNAH FORSEK 629 BROAD ST. PORTSMOUTH, NH.		
BY: TOM MCCARTHY DESIGN BUILD, INC. 76 ATLANTIC AVE N. HAMPTON, NH. 03862 TEL: 603.964.1351		
		A-3



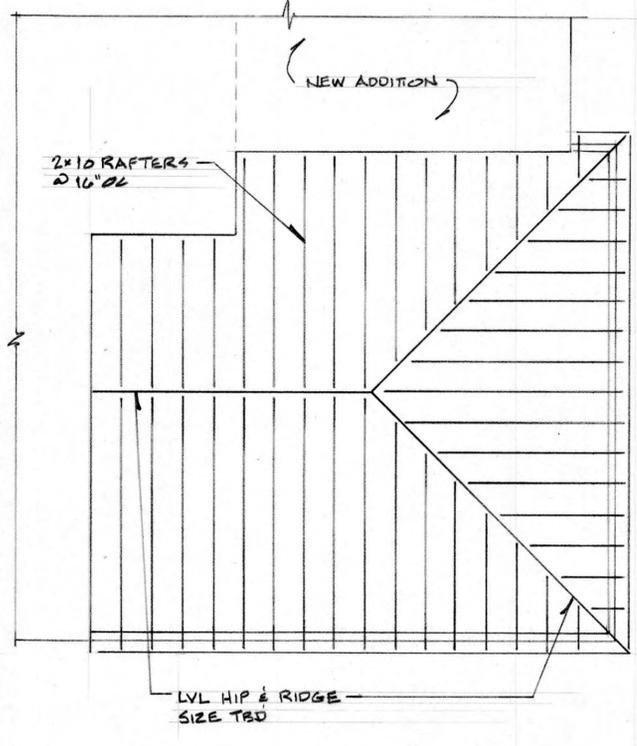
ADDITION ROOF PLAN



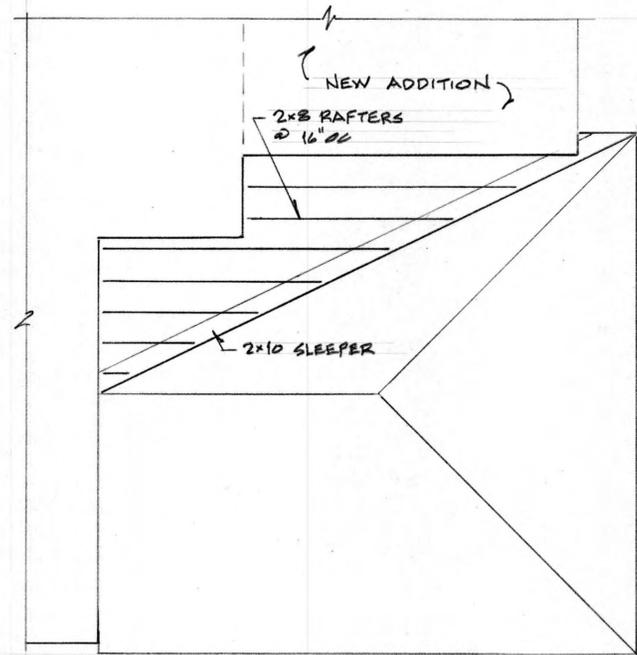
ADDITION ROOF FRAMING PLAN



GARAGE ROOF PLAN



GARAGE ROOF FRAMING PLAN



CRICKET FRAMING PLAN

ROOF PLANS		
SCALE: 1/4" = 1'-0"	DWN: TPM	
DATE: 10/25/21	REV: 1	
FOR: TYLER FORTHOPE & SAVANNAH FODERO 689 BROAD ST. PORTSMOUTH, NH		
BY: JIM MCCARTHY DESIGN BUILD, INC 76 ATLANTIC AVE. N. HAMPTON, NH 03862 TEL 603-964-1351		A-4