CITY OF PORTSMOUTH / BOARD OF ADJUSTMENT

DIMENSIONAL VARIANCE APPLICATION SUPPORT

Existing covered front porch reconstruction | 125 Echo Avenue, Portsmouth, NH 03801

REQUESTED RELIEF - FRONT YARD

Variance from Section 10.521 (SRB front-yard setback) to reconstruct the existing 22 ft x 6 ft covered front porch in the same location, at an approximate 21 ft front setback, instead of the ordinary 30 ft requirement (approximately 9 ft of relief). Final relief depends on field-verified boundaries and any applicable exception under Section 10.516.10.

PROPERTY AND APPLICANTS

Property	125 Echo Avenue, Portsmouth, NH 03801
Parcel	Tax Map 237 / Lot 61
Zoning / land area	Single Residence B (SRB)	approx. 0.449 acres (19,558 sq ft)
Owners / applicants	Sara Reed and Glynn Reed [confirm recorded ownership]
Applicant / filer	Property owners filing directly; no third-party representative designated
Application contact	Owner-provided email and telephone number [enter in City application]
Related permit	BLDG-26-749
Existing use	Residential dwelling [confirm number of dwelling units: ____]

WORK PROPOSED

The property contains an existing house and a covered front porch. The applicant proposes to remove deteriorated porch-deck components and rebuild the deck structure, footings, posts, decking, railings and steps in the same 22 ft by 6 ft footprint. Temporary shoring will support the existing covered roof during the work. The existing porch-roof framing and roofline will remain unaltered. No porch expansion, enclosure, additional dwelling area, building relocation or new structure footprint is proposed.

The proposed deck height is approximately 24 inches above adjacent grade. Four concrete piers or approved helical-pile foundations and code-compliant framing connections are detailed in the attached drawings. This is a request to make a structurally sound replacement within the long-established building configuration, not to enlarge the dimensional nonconformity.

REQUESTED ZONING ACTION

Approve the front-yard dimensional relief needed to permit reconstruction of the existing covered porch in its present location, as depicted on the accompanying plot plan and construction sheets. The applicant does not seek relief for any increase in porch size, change in use, or roof alteration.

VARIANCE REQUEST | PROJECT FACTS

Existing and proposed conditions

Dimension / component	Existing	Proposed	Standard
Front setback (Echo Ave)	~21 ft	~21 ft	30 ft
North side setback	~45 ft	~45 ft	10 ft
South side setback	~30 ft	~30 ft	10 ft
Rear setback	~165 ft	~165 ft	30 ft
Covered porch footprint	22 x 6 ft	22 x 6 ft	No increase
Covered porch area	132 sq ft	132 sq ft	N/A
Porch deck height	~24 in	~24 in	Building code
Porch roof	Existing	Unaltered	No change
House footprint / GFA	[confirm]	Unchanged	[confirm]
Roof / building height	[confirm]	Unchanged	[confirm]

BASIS FOR THE REQUEST

Existing arrangement. The existing front entry, dwelling wall, covered roof and porch supports form a single building configuration. The porch is already located forward of the usual SRB setback line; its projection is not being increased.

Minimum intervention. Moving the porch back to a different line would require a materially different entry design and potentially changes to the roof/structural supports that the project otherwise proposes to retain. The application seeks only the relief necessary to retain the present footprint.

Safety and maintenance. Replacement of deteriorated structural elements provides an opportunity to achieve safe, code-compliant support for the existing roof and front access. These safety benefits support the reasonableness of the proposal; they do not, by themselves, satisfy the hardship requirement.

VARIANCE REQUEST | FINDINGS

Five statutory variance criteria

Written statement under Portsmouth Zoning Ordinance Section 10.233.20. The applicant respectfully submits the following reasons for approval, subject to the factual verifications identified in this packet.

1 Not contrary to the public interest. The rebuilt porch will occupy the identical existing footprint, with the same street-facing placement and covered roof. There is no proposed encroachment closer to Echo Avenue, no new residential floor area, and no added building bulk. Restoring the deteriorated deck and supports will improve structural safety and appearance without creating a new setback impact beyond the existing condition.

2 Spirit of the ordinance observed. The front-yard standard generally protects building separation, open space and an orderly streetscape. The proposal preserves the existing relationship between the house, its front entry and the street; it does not extend the porch farther into the yard. Granting limited relief for in-place reconstruction respects those purposes more closely than an expansion or new encroachment would.

3 Substantial justice will be done. Denial would prevent the owners from rebuilding the existing porch in its present configuration and could require redesign of an existing roof-supported entrance rather than straightforward replacement of deteriorated structural components. The public receives little additional setback benefit from compelling a relocation where the existing porch and roofline are already established and the proposed footprint is unchanged.

4 Surrounding property values will not be diminished. The replacement will keep the present massing, open-porch appearance and site arrangement. New deck framing, supports, surface materials, railing and steps are intended to replace deteriorated components. With no expansion or change of use, the work is not expected to cause adverse privacy, traffic or building-mass impacts on adjoining lots. Existing-condition photographs and elevations are provided.

5 Literal enforcement would result in unnecessary hardship. The special circumstances asserted here arise from the specific siting and construction of this property: the established dwelling location and a covered front porch whose roof, posts and access are tied to that location. Requiring the porch to move behind the ordinary 30-foot line would disrupt that integrated arrangement even though the rebuilding would not extend the existing yard encroachment. On these facts, a strict setback applied to in-kind reconstruction bears little fair and substantial relation to the setback purpose at this property, and the continued covered front entrance is a reasonable residential use. This analysis relies on Section 10.233.31; the Board must determine whether the site-specific conditions are legally sufficient.

REQUESTED ACTION AND LIMITATIONS

The applicants request approval for the replacement of the existing 22 ft x 6 ft covered front porch/deck at a verified front-yard setback no less than the existing setback, with the current porch roof retained. This filing does not request approval of other site changes. All construction remains subject to building permits, structural review and other applicable approvals.

OWNER SIGNATURES | SIGNATURES REQUIRED

Owner acknowledgment of variance application

To the Portsmouth Planning and Sustainability Department / Zoning Board of Adjustment:

We, the undersigned owners of the property at 125 Echo Avenue, Portsmouth, New Hampshire, are applying in our own names for the dimensional variance associated with reconstruction of the existing covered front porch. We request the zoning relief described in this application and the attached plans. No third-party applicant representative is designated in this packet.

We have reviewed the proposed scope of work and the accompanying materials. We understand that the application proposes to retain the covered porch in its existing footprint and that a variance, if granted, does not replace building permits or other approvals.

_____ _____

Sara Reed - property owner Date

_____ _____

Glynn Reed - property owner Date

EXHIBIT INDEX | INCORPORATED IN ATTACHED PDF

EXHIBIT A | SP1 - Existing condition / setback plot plan (10/07/2026, draft, NTS)

EXHIBIT B | A0 - Existing-condition labeled front and side photographs and scope

EXHIBIT C | S1 - Foundation and framing plan

EXHIBIT D | S2 - Elevations and building section

EXHIBIT E | S3 - Structural connection details

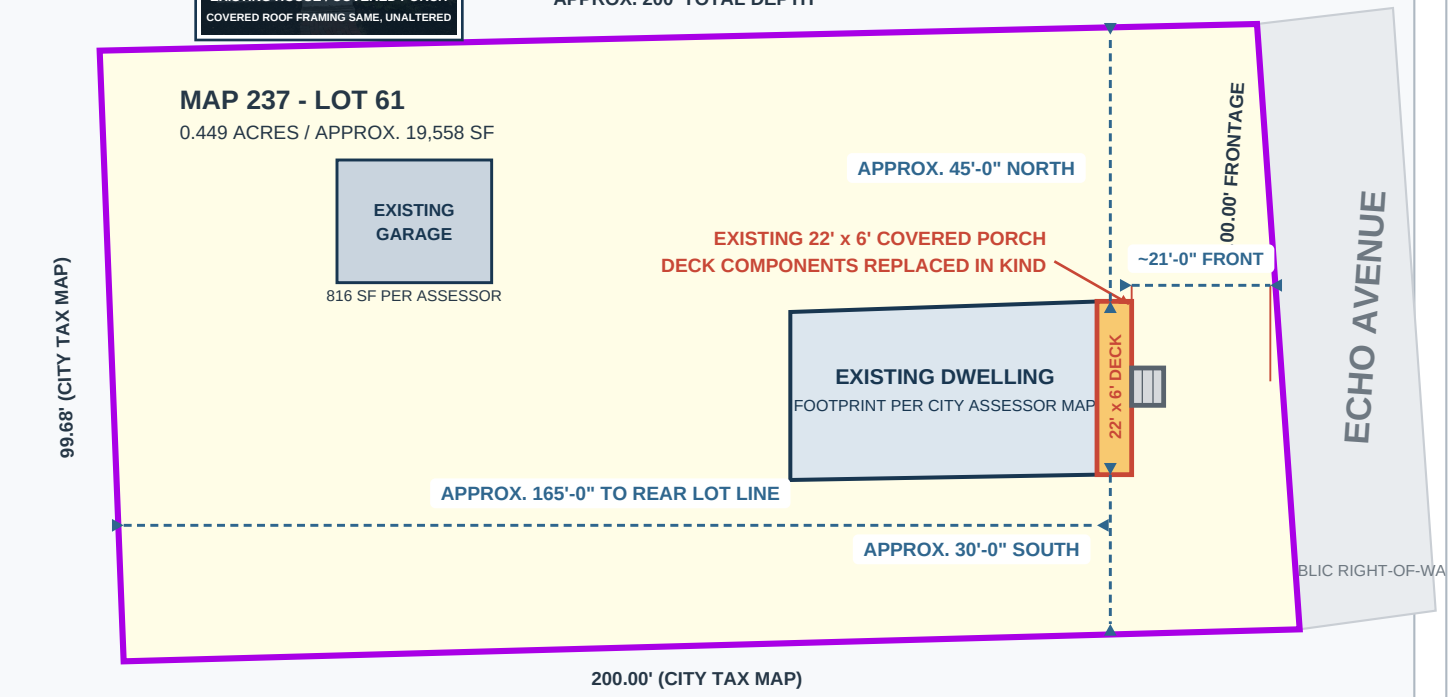
SITE PLAN - EXISTING COVERED FRONT PORCH / DECK

DRAFT FOR REVIEW - EXISTING FOOTPRINT

ASSESSOR-MAP-BASED SITE PLAN

NOT A BOUNDARY SURVEY | NTS





LEGEND

- PROPERTY LINE
- DECK - SAME FOOTPRINT
- EXISTING STRUCTURE
- APPROX. DIMENSION

PROJECT DATA

125 ECHO AVENUE

Portsmouth, New Hampshire 03801

Assessor parcel:	Map 237 / Lot 61
Lot area:	0.449 ac (19,558 SF)
Zoning:	Single Residence B (SRB)
Permit:	BLDG-26-749

SCOPE

- Replacement of deteriorated deck components in kind.
- Same existing 22'-0" x 6'-0" covered porch/deck footprint.
- Covered roof framing - same, unaltered.
- No expansion, relocation or enclosure proposed.

APPROXIMATE SETBACKS

Front / Echo Avenue	**21'-0" approx.**
North side	**45'-0" approx.**
South side	**30'-0" approx.**
Rear	**165'-0" approx.**

BASIS AND LIMITATIONS

- Parcel outline, lot dimensions and structure locations are based on the City of Portsmouth 2025 Rural Tax Map 237 and assessor records.
- This drawing is not a survey and does not establish property boundaries.
- All setback dimensions are scaled estimates and must be field verified from known boundary monuments.
- Written deck dimensions govern. Do not scale construction dimensions from this site plan.

125 ECHO AVENUE - SITE PLAN Portsmouth, NH 03801 | Existing 22'-0" x 6'-0" covered porch footprint	**DECK COMPONENT REPLACEMENT IN KIND** Same existing location - no footprint expansion Source: City tax map and assessor card	DATE: 10/07/2026 REV: DRAFT 7 SCALE: NTS VERIFY SETBACKS	**SP1**

COVERED FRONT PORCH / DECK RECONSTRUCTION

Permit drawing - existing footprint





SCOPE OF WORK

- Remove and replace the existing 22'-0" long x 6'-0" wide porch deck, existing deck footings, deck framing, decking, rails, and front steps.
- Existing porch roof, roof framing, roof covering, and front roof header remain. Provide independent temporary shoring before disturbing any post or deck framing.
- Install four 12-inch diameter straight-sided concrete Sonotube piers, one below each lower post and existing roof-column line. Approved helical piles may be used in lieu of concrete piers.
- Maintain the existing footprint and approximate deck elevation of 24 inches above adjacent grade. No enclosure and no roof alteration are proposed.
- Before construction, verify actual roof-post spacing, roof/header condition, house rim/band condition, finished deck height, stair grade, utilities, and soils. Maintain direct roof-column-to-pier alignment.

DESIGN BASIS

- 2021 IRC with current New Hampshire amendments.
- Deck live load: 40 psf; deck dead load: 10 psf.
- Portsmouth ground snow load: 50 psf. Existing roof remains; its reactions must align over new supports.
- Concrete piers: 12-inch diameter, straight-sided; bottom at least 48 inches below finished grade. Approved helical piles may be used in lieu of concrete piers.

GENERAL CONSTRUCTION NOTES

- All lumber No. 2 or better pressure-treated for exposure. Use UC4B for posts near grade and field-treat cuts per AWPA M4.
- Use ZMAX, hot-dip galvanized, or stainless connectors and fasteners compatible with treatment. Use manufacturer-specified fasteners in every connector hole.
- Do not attach a ledger through siding or to brick veneer. Remove siding locally and flash the ledger continuously.

DRAWING LIMITATIONS

- This contractor-generated plan is based on photographs and dimensions supplied by the contractor; it is not a stamped engineering design.
- Permit approval and field inspection govern. Obtain a New Hampshire professional engineer if required by the building official or if concealed conditions differ materially from this plan.
- Do not scale field dimensions from photographs or diagrams. Written dimensions govern.

SHEET INDEX

- A0 - Cover, photographs, scope, design basis, and general notes.
- S1 - Foundation layout and deck framing plan.
- S2 - Front/side elevations, transverse section, and granite stair detail.
- S3 - Structural connection details and Simpson Strong-Tie hardware schedule.

125 ECHO AVENUE - FRONT PORCH / DECK RECONSTRUCTION

Portsmouth, New Hampshire 03801 | Existing 22'-0" x 6'-0" covered porch footprint

COVER / EXISTING CONDITIONS

Prepared for: Slepoy Home Renovations

DATE: 10/04/2026
REV: 6 - PORCH ROOF ARROWS

SCALE: NTS

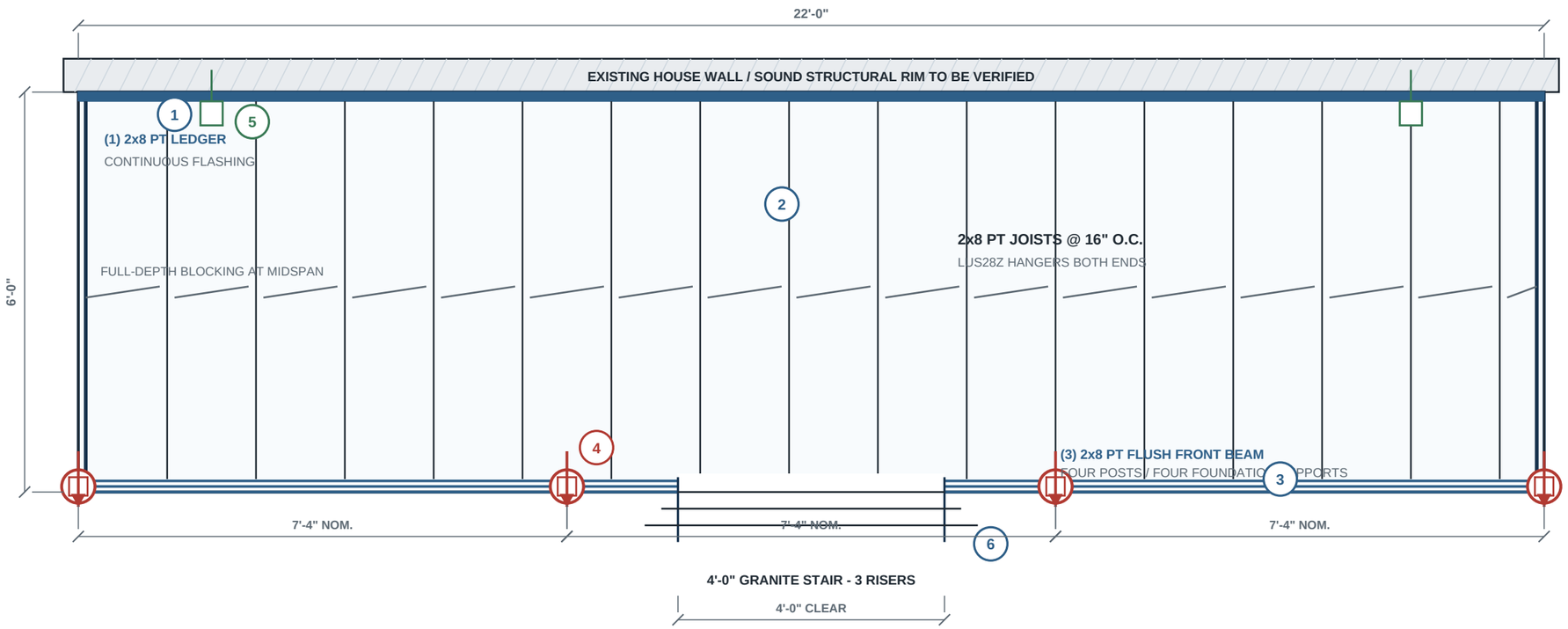
A0
CONTRACTOR-GENERATED PLAN

FOUNDATION AND FRAMING PLAN

Written dimensions govern

FRAMING PLAN

SCALE: 1/2" = 1'-0"

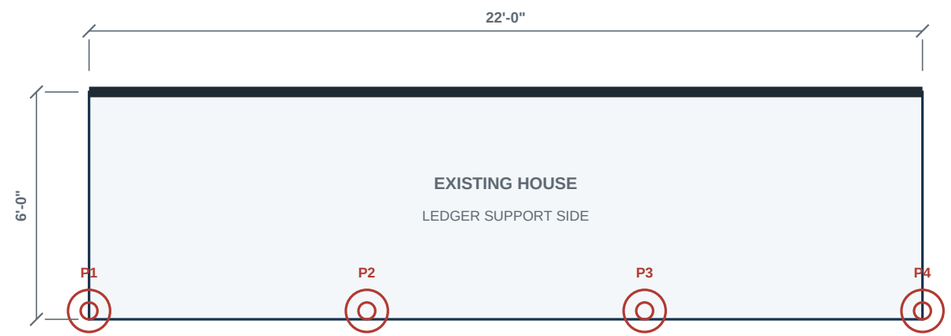


KEYED FRAMING NOTES

1. 2x8 PT ledger attached only to verified solid house rim/band framing. Remove siding locally; provide continuous metal cap flashing and self-adhered membrane. No attachment to veneer.
2. 2x8 PT No. 2 or better joists at 16 inches o.c. Maximum clear span 6'-0". Install one full-depth row of blocking at midspan.
3. Flush front beam: three 2x8 PT plies, No. 2 or better. Maximum support spacing 7'-4". Fasten plies together in staggered rows with approved HDG structural fasteners.
4. Four new 6x6 PT lower posts over four straight-sided concrete piers, or approved helical piles, centered below the existing roof columns. Maintain a direct vertical load path through beam, post, approved base/cap, and foundation.
5. Provide two DTT2Z 1,500 lb lateral deck-to-house ties, one within 2 feet of each end, into verified house floor framing.
6. Granite stair centered at existing opening: three equal risers and two treads. Total rise shall not exceed 23-1/4 inches; establish the finished bottom landing elevation before fabrication.

FOUNDATION LAYOUT

SCALE: 1/4" = 1'-0"



P1-P4: FOUR 12-INCH STRAIGHT-SIDED CONCRETE PIERS OR APPROVED HELICAL PILES

CONCRETE: BOTTOM 48-INCH MIN. BELOW GRADE. HELICAL: SEE FOUNDATION NOTES.

MEMBER SCHEDULE

- Ledger: one 2x8 PT, continuous, fully flashed.
- Joists: 2x8 PT No. 2 or better at 16 inches o.c.; maximum 6-foot span.
- Front beam: three 2x8 PT plies; maximum 7'-4" between support centerlines.
- Lower posts: 6x6 PT UC4B. Upper roof columns: existing or matching replacement; direct bearing over lower posts.
- Decking: minimum 5/4 PT or approved composite installed per manufacturer. Maintain drainage gaps.
- Guards: 36 inches high where installed, with openings less than 4 inches. Structurally anchor 4x4 posts to framing.

FOUNDATION OPTIONS

- Concrete option: four 12-inch diameter straight-sided concrete Sonotube piers, one at each P1-P4 centerline. Extend bottom at least 48 inches below finished grade onto suitable undisturbed bearing soil.

- No reinforcing is shown in the concrete piers; provide reinforcing only if required by the inspector or engineer. Keep the pier straight-sided for its full depth.

- Concrete post connection: Simpson ABU66Z or approved equal 6x6 standoff base with anchor and manufacturer-specified fasteners; provide a positive connection.

- Helical alternative: four corrosion-protected piles with a current ICC-ES report to AC358; listed 6x6 caps. Each pile: 5.0-kip minimum allowable compression or greater approved demand, plus required uplift/lateral capacity; bearing helix below 48-inch frost depth.

- Pile manufacturer or NH PE shall verify pile/helix/cap selection and capacities. Qualified installer shall provide installation depth, torque, and capacity report. Obtain foundation approval before framing.

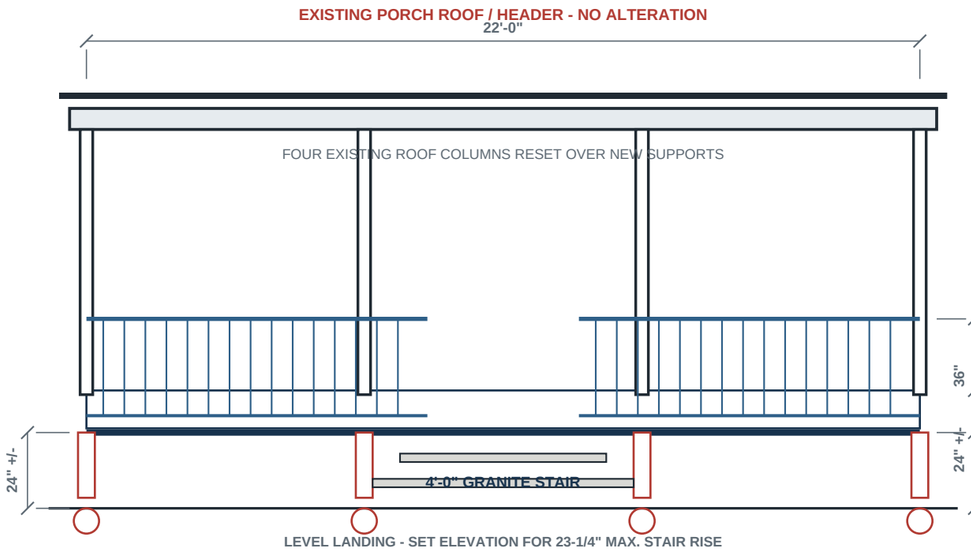
125 ECHO AVENUE - FRONT PORCH / DECK RECONSTRUCTION Portsmouth, New Hampshire 03801 | Existing 22'-0" x 6'-0" covered porch footprint	**FOUNDATION AND FRAMING PLAN** Prepared for: Slepoy Home Renovations	DATE: 10/04/2026 REV: 6 - PORCH ROOF ARROWS SCALE: AS NOTED	**S1** CONTRACTOR-GENERATED PLAN

ELEVATIONS AND BUILDING SECTION

Existing roof remains unchanged

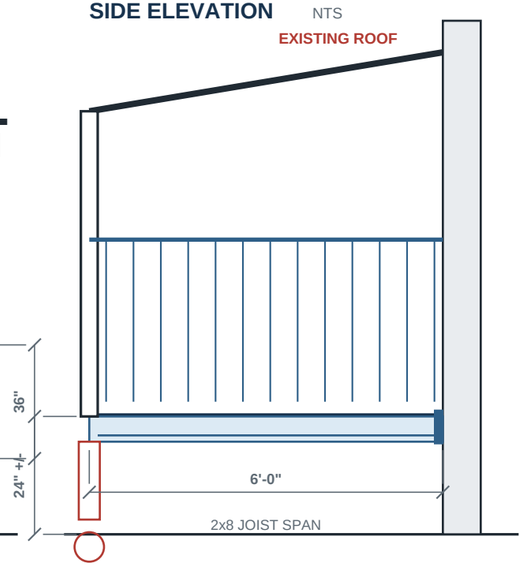
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



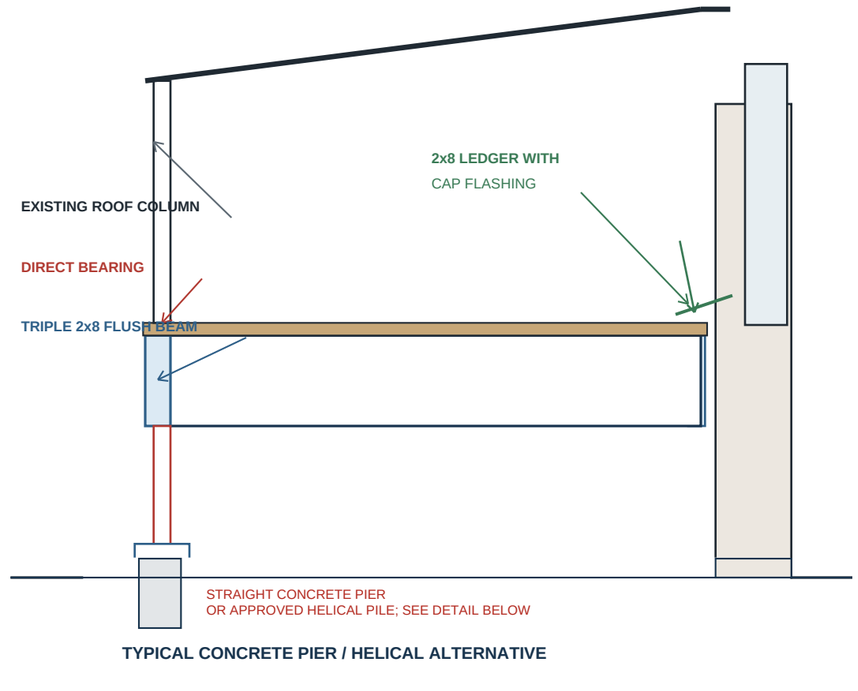
SIDE ELEVATION

NTS



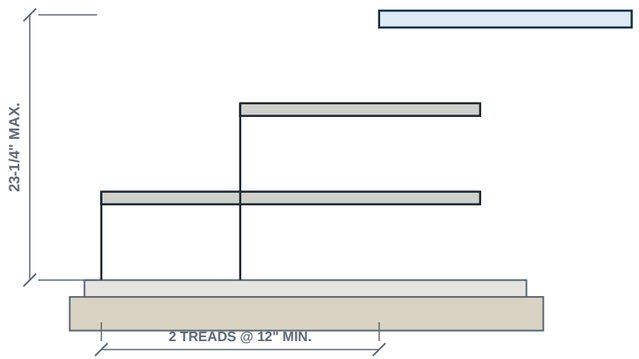
TRANSVERSE SECTION A-A

NTS



GRANITE STAIR ELEVATION / SECTION

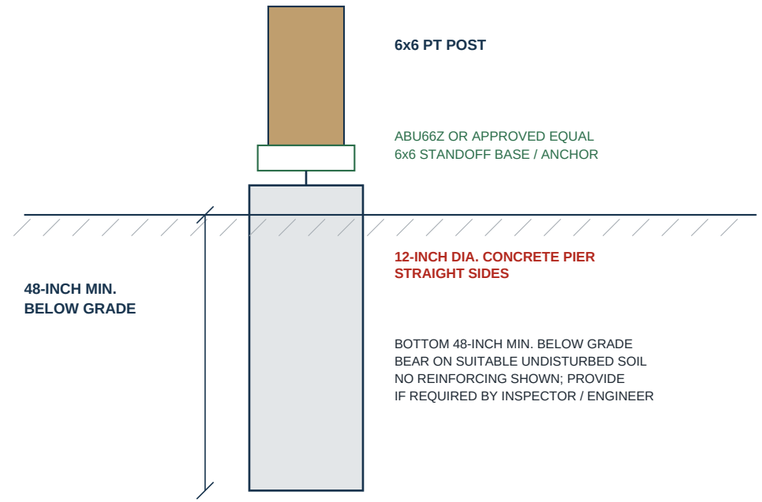
3 EQUAL RISERS - NO STAIR HANDRAIL



STAIR AND LANDING NOTES

- Provide three equal risers. Maximum riser 7-3/4 inches; minimum tread depth 10 inches; total finished landing-to-deck rise shall not exceed 23-1/4 inches.
- No stair handrail is proposed for this three-riser flight. Field-verify the finished bottom landing elevation before ordering granite. If total rise exceeds 23-1/4 inches, stop and revise the approved plan.
- Granite treads: 48 inches minimum clear width; 12 inches minimum depth recommended; slip-resistant finish and eased/nosed front edge.
- Set independent granite assembly on 6-inch reinforced concrete pad over 12 inches compacted crushed stone, or on an alternate frost-protected system approved by the building official. Maintain 1-inch isolation gap from wood framing.
- Existing brick walk may serve as bottom landing only if level, stable, and at least 36 inches deep in the direction of travel and at least stair width.

TYPICAL CONCRETE PIER / HELICAL ALTERNATIVE



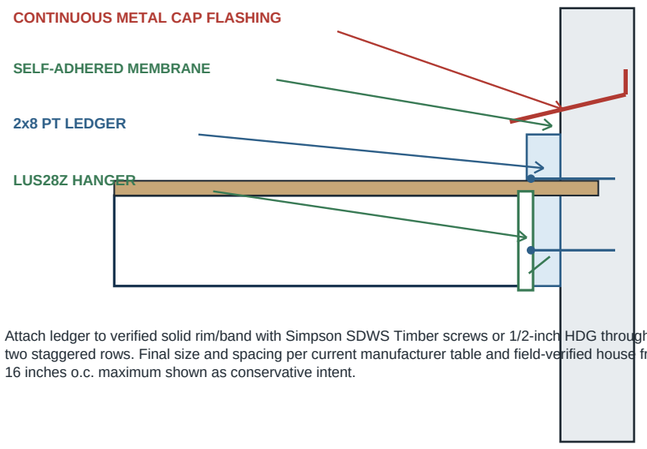
HELICAL ALTERNATIVE: approved AC358 pile with listed 6x6 cap; 5.0-kip minimum allowable compression or greater approved demand. Helix below 48-inch frost depth; verify uplift/lateral capacity and submit installation report.

125 ECHO AVENUE - FRONT PORCH / DECK RECONSTRUCTION Portsmouth, New Hampshire 03801 | Existing 22'-0" x 6'-0" covered porch footprint	**ELEVATIONS AND BUILDING SECTION** Prepared for: Slepoy Home Renovations	DATE: 10/04/2026 REV: 6 - PORCH ROOF ARROWS SCALE: AS NOTED	**S2** CONTRACTOR-GENERATED PLAN

STRUCTURAL CONNECTION DETAILS

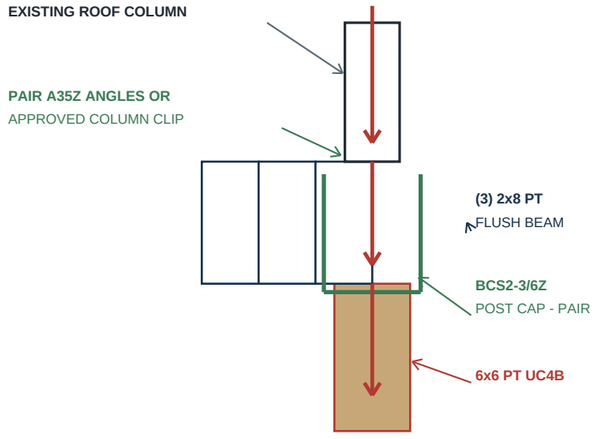
Use only listed connector fasteners

1 LEDGER, FLASHING, AND JOIST HANGER



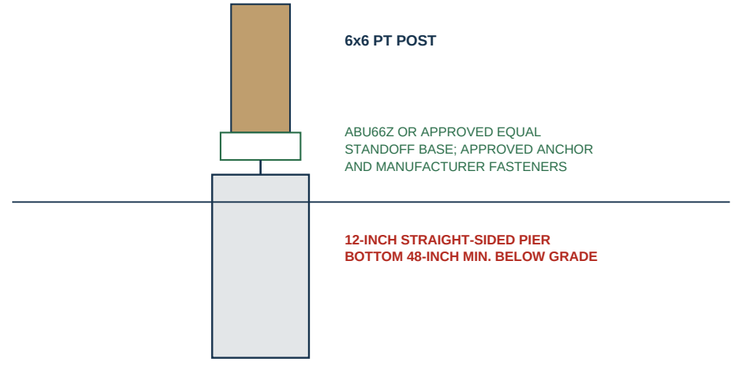
Attach ledger to verified solid rim/band with Simpson SDWS Timber screws or 1/2-inch HDG through-bolts in two staggered rows. Final size and spacing per current manufacturer table and field-verified house framing; 16 inches o.c. maximum shown as conservative intent.

2 ALIGNED ROOF-COLUMN AND DECK-BEAM LOAD PATH



Roof column centerline, beam support, lower post, and concrete-pier or helical-pile support must align. Maximum offset: 1 inch unless approved by a New Hampshire PE or the building official.

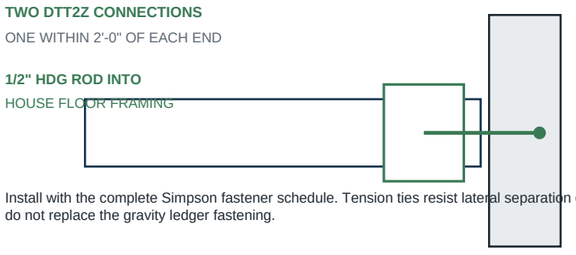
3 POST BASE - CONCRETE OR HELICAL



Concrete option: straight-sided 12-inch diameter pier, at least 48 inches below grade. No reinforcing shown; provide if required by inspector/engineer.

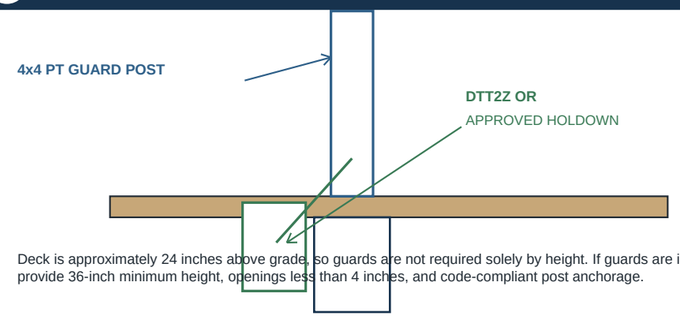
ALTERNATIVE: approved AC358 helical pile with listed 6x6 cap; minimum 5.0-kip allowable compression or greater approved demand, required uplift/lateral resistance, helix below frost depth, and installer depth/torque/capacity report.

4 DECK-TO-HOUSE LATERAL TIE



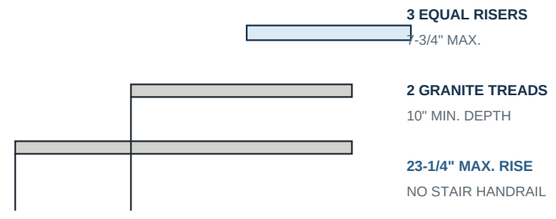
Install with the complete Simpson fastener schedule. Tension ties resist lateral separation only and do not replace the gravity ledger fastening.

5 GUARD POST CONNECTION WHERE GUARDS ARE INSTALLED



Deck is approximately 24 inches above grade, so guards are not required solely by height. If guards are installed, provide 36-inch minimum height, openings less than 4 inches, and code-compliant post anchorage.

6 GRANITE STAIR - THREE RISERS



SIMPSON STRONG-TIE HARDWARE SCHEDULE

MARK	APPLICATION	SPECIFIED CONNECTOR	INSTALLATION REQUIREMENT
H1	2x8 joist to ledger / flush front beam	LUS28Z	Fill all required holes with listed HDG nails or SD Connector screws.
H2	Triple 2x8 beam to 6x6 lower post	BCS2-3/6Z, installed as required pair	Full bearing; use exact catalog fasteners. No unsupported side-bolted beam.
H3	6x6 lower post to concrete pier / helical pile	ABU66Z or approved equal / listed 6x6 pile cap	Concrete: approved anchor and fasteners. Helical: listed cap/fasteners per approved pile system.
H4	Deck-to-house lateral connection	DTT2Z - two total	1,500 lb connection at two locations; connect into house floor framing.
H5	Roof column stabilization over beam	Paired A35Z angles or approved column clip	Column bears directly over lower post. Connector is for lateral/uplift restraint.
H6	Guard post connection where installed	DTT2Z or approved guard holdown	Through-bolt/fasten to full-depth blocking and rim framing.

Connector substitutions are permitted only when equal or greater capacity, corrosion resistance, member fit, and code listing are documented. Install current manufacturer fasteners; no drywall or generic deck screws.

125 ECHO AVENUE - FRONT PORCH / DECK RECONSTRUCTION

Portsmouth, New Hampshire 03801 | Existing 22'-0" x 6'-0" covered porch footprint

STRUCTURAL CONNECTION DETAILS

Prepared for: Slepoy Home Renovations

DATE: 10/04/2026
REV: 6 - PORCH ROOF ARROWS

SCALE: NTS

S3
CONTRACTOR-GENERATED PLAN