

The goal is to remove the existing portico (small, covered, open porch) on front (north side) of house and replace with a more structurally sound and appealing structure, 4 feet deep, 8 feet wide, approximately 11 feet tall.

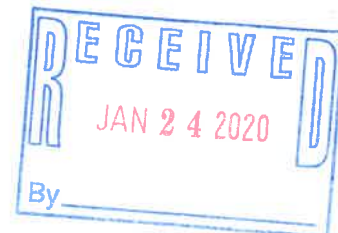
The existing residence and primary structure were built around 1900. According to the tax records, the property is about 0.12 acres and the structure is uniquely situated within the property. Specifically, the house is very near the neighboring property line to the East (left line), at approximately 5 feet, with a small bay jutting out and only a couple feet from the same property line. Additionally, the front of the house is very close to the front property line (the existing front portico is likely less than a foot from the front property line). The setback from the paved road, however, is approximately 15 feet. Additionally, there is a utility pole approximately 8ft from the nearest corner of the structure between the road and the existing structure.

The portico (a covered, open porch in the tax records) is in substantial disrepair, appears to be a safety hazard, and is generally considered unsightly to the home owner and neighbors. The homeowners have contracted me to renovate the portico with a more appealing and structurally sound entrance. We agreed upon a structure that generally fits within the footprint of the existing portico, but will be set back a few inches further from the front property line (approximately 1') and set back about the same distance from the left property line (approximately 5' 4"). It will be slightly wider to the right to center the portico to the front door but will not be closer to the property lines.

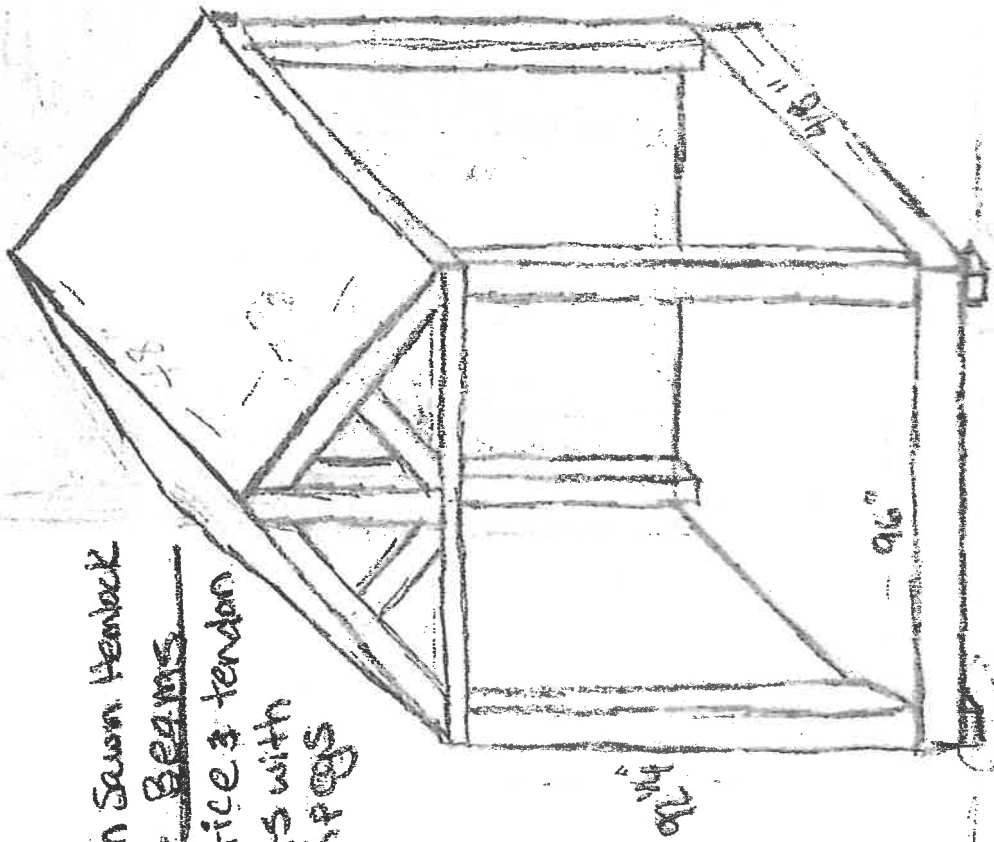
The new structure will consist of a post-and-beam style open porch attached to the existing house. It will be covered with a pitched gable roof with western red cedar shingles that esthetically matches the pitch of the main house. The posts will be of 6"x6" and the beams will be 4"x6" hemlock or similar species, and finished with a natural oil, linseed or similar. Decking will be a commercially available composite material (Trex or similar) color-matched to the front siding. The general esthetic will be that of a traditionally built post-and-beam entrance with only traditional wood joinery (mortise-and-tenon, hardwood dowel pins, etc.) seen, and no noticeable modern fasteners that might detract from the overall effect.

Since this is a replacement structure, substantially in-kind dimensionally, we request a variance for the front property line setback. The left property line shared with a neighboring property, we believe, is greater than the requirement of not less than 5' encroachment (when the structure is a covered, open porch less than 12' tall). The front property line is well back from the public road, and the encroachment of this proposed portico would not hinder public access to the road, parking or any sidewalks or rights-of-way that we know of. There have been no public complaints of the footprint of the existing portico that we are aware of, and do not expect any detriment to the public. In point of fact, replacing this structure with a new, safer and historically inspired post-and-beam style entrance would enhance the public safety and we believe would greatly enhance the esthetics and beauty of this neighborhood within Portsmouth.

Following the strict letter of the setback ordinance of 15 feet in this case, because of the uniqueness of the lot and structure being so close to the front property line would effectively limit any improvements or repair to the entirety of the front of the house since it was built closer than 15 feet from the property line. As such, any improvements for safety or aesthetics would be against the letter of the ordinance, but we do not believe it would be against the spirit. As the neighborhood exists now, most of the houses are close to their respective front property lines, but the navigable road is almost entirely on the northern half of the public right-of-way, meaning quite far from the houses. This gives the appearance of front yard space to all the houses, even when the property lines are quite close to the structures. In this way, the replacement of this front portico is very much in keeping with the character of the neighborhood and would not be a detriment to any neighbors or the public.



Rough Sawn Hemlock
 6x6 BEAMS
 Mortice & tendon
 joints with
 oak pegs



2x6
 rafters
 2x4
 floor joists
 2x4
 post base

D'Neil
 106 Kane St
 Portsmouth
 Portico

LEFT PROPERTY LINE

EXISTING
STRUCTURE

106 KANE ST
DORSMOUTH, NH

approx
set back
from LEFT
line

~5'4"

8"

22' -

4'

8'

~8"

approx set back
from FRONT
property line

1'9" WIDER
TO POLE

UTILITY POLE

FRONT PROPERTY LINE

SCALE: 1 block
= 1 foot

KANE ST (actual paved road not shown)

