



City of Rochester, New Hampshire

Department of Building, Zoning and Licensing Services

31 Wakefield Street * Rochester, NH 03867

(603) 332-3508 * Fax (603) 509-1912

APPLICATION FOR A VARIANCE

TO: **BOARD OF ADJUSTMENT
CITY OF ROCHESTER**

DO NOT WRITE IN THIS SPACE

CASE NO. 2015-25

DATE FILED 10/29/15

ZONING BOARD CLERK

Phone No 603-833-6022

Name of applicant David Turgeon

Address 54 Harding St Rochester NH 03867

Owner of property concerned same

(If the same as applicant, write "same")

Address same

(If the same as applicant, write "same")

Location 54 Harding St Rochester NH 03867

Map No. 128 Lot No. 163 Zone R-1

Description of property Home (residential neighborhood) single family

Proposed use or existing use affected shed to store lawn furniture & equipment - single car garage is full.

The undersigned hereby requests a variance to the terms of Article 42,
Section 19.4 and asked that said terms be waived to permit a shed

closer to the rear & side lot line than what is allowed.

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a variance.

Signed

(Applicant)

CRITERIA FOR VARIANCE

Case # 2015-25

Date: _____

A Variance is requested by David & Terri Turgeon

from ^{table} Section 19.4 Article 42 Subsection _____

of the Zoning Ordinance to permit: a shed closer to the rear & side

lot line than what is allowed. Would place 2-3' from property line

at 54 Harding St Rochester NH Map 128 Lot 1163 Zone R-1 & side.

Facts supporting this request:

1) The proposed use would not diminish surrounding property values because:

it will be in the back of the house, a new structure for storage
& add value to existing property. will be sided & have asphalt
Shingle roof.

2) Granting the variance is not contrary to the public interest because: it will add to

value of property & will help clean up property for
storage.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: we have a single car garage

and using lawn for storage. This shed will allow us to
store for winter and use our garage for the car w/mt
scraping car door due to bumping into things.

4.) Granting the variance would do substantial justice because: _____

Clean up property, add property value, & allow us
to store things

5.) The use is not contrary to the spirit of the ordinance because: the shed will

not be on our neighbors property line, due to our lot size
we need reduce setbacks.

Name _____

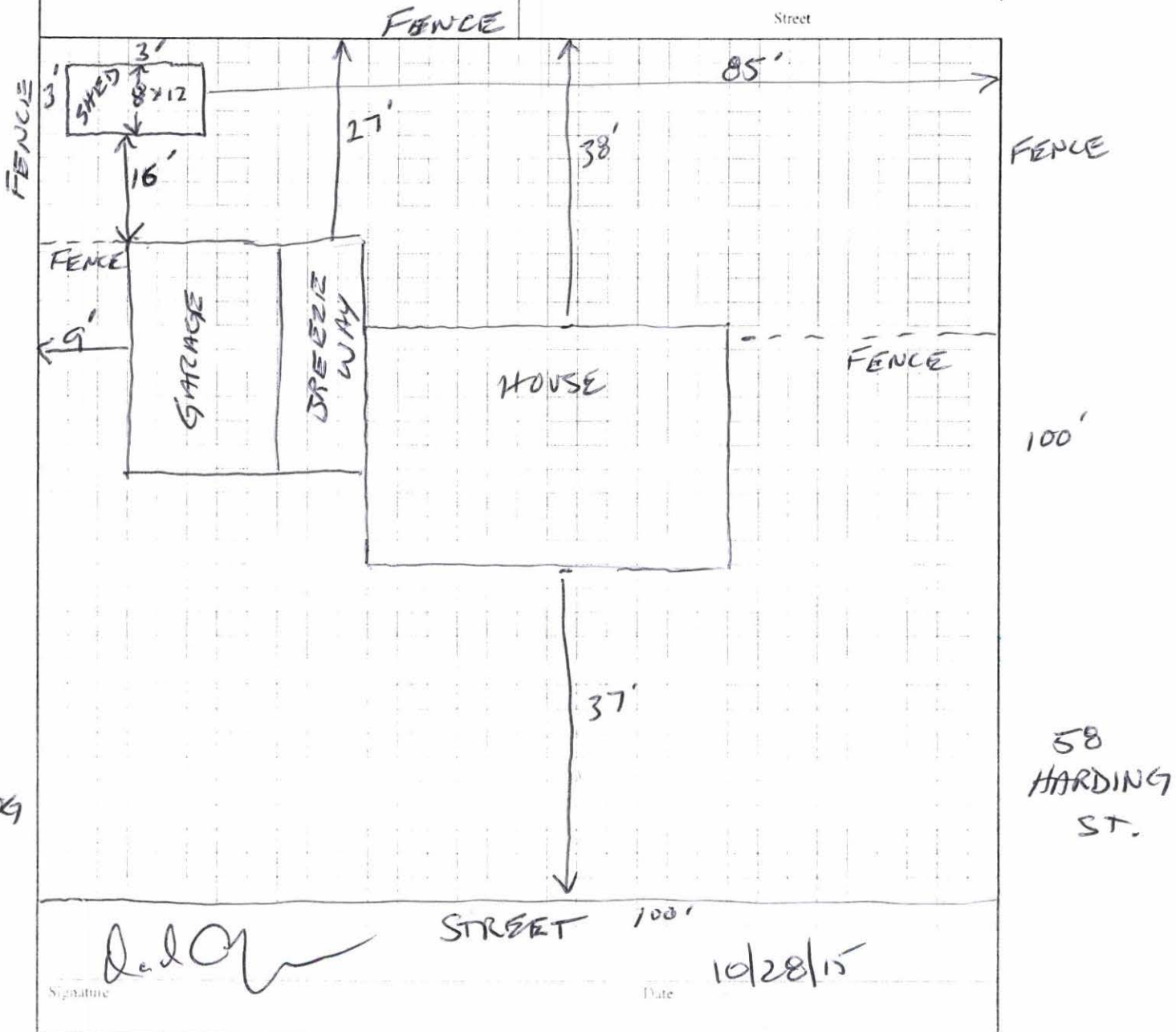
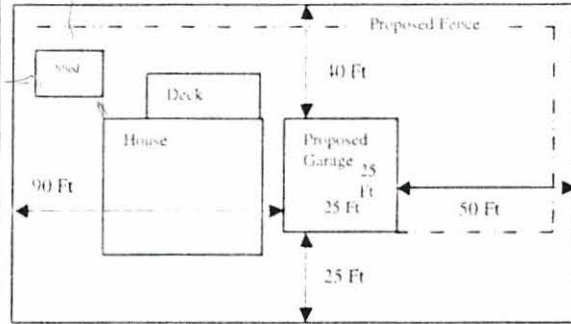
Date: 10/28/15

Sketch Plan

Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing a fence – show the location.

Sample Plan:



Request of waiver of requirement to have a Certified Plot Plan for Case # 2015-25

I request a waiver of the requirement to have a certified plot plan for the following reasons:

- There are no objections from any abutter, and:
- Based on the information provided, the distance into the setback will not create any problems to the abutting property because: IT WILL BE LOCATED INSIDE AN EXISTING FENCE
- The property is described in its deed as being bounded, on the side for which relief is requested, by a natural feature like a: (stone wall/ row of large trees/roadway, etc. N/A)
- The request for relief from the setback required is modest enough that the probability of a surveying error large enough to make a material difference is remote. Yes ☒ No ☐
- Information provided is based upon other surveyed parcels in the immediate vicinity and is consistent with the tax map information, so the probability of a surveying error large enough to make a material difference is remote. Yes ☐ No ☒
- The request for relief from the setback required is in a direction where any impact on the abutter is small or nonexistent and, should a large surveying error be found in the future, there is adequate land area to correct the problem through a lot-line adjustment. Yes ☐ No ☒
- Any other applicable information: THERE IS AN EXISTING PROPERTY MARKER IN THE CORNER WHERE I'D LIKE THE SHED. THE LOCATION WAS VERIFIED WHEN I BOUGHT THE HOUSE.

0128

0163

0000

1 of 1

RESIDENTIAL

TOTAL ASSESSED: 128,000

MAP

BLOCK

LOT

LOT2

LOT3

CARD

Rochester

!4776!



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
Land Reason:
Bld Reason:

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		HARDING ST, ROCHESTER

OWNERSHIP

Owner 1:	TURGEON DAVID A & ELLIS TERRI
Owner 2:	L
Owner 3:	
Street 1:	54 HARDING ST
Street 2:	
Twn/City:	ROCHESTER
St/Prov:	NH Cntry
Postal:	03867-3723
Own Occ:	Y
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .23 AC of land mainly classified as SINGLE FAM with a(n) CAPE Building Built about 1961, Having Primarily VINYL Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms Total, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	RESIDENC	100	U	2	CITY SEWER
o				t	1	CITY WATER
n				I	4	NONE
Census:				Exmpt		
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	SINGLE FAM		0.23		PRIMARY A SITE		1.0	0	45,000.	3.846	1302									39,803						39,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	88,200		0.230	39,800	128,000		31844
							GIS Ref
							GIS Ref
							Insp Date
Total Card	88,200		0.230	39,800	128,000	Entered Lot Size	
Total Parcel	88,200		0.230	39,800	128,000	Total Land: 0.23	
Source: Market Adj Cost		Total Value per SQ unit /Card: 99.76		/Parcel: 99.76		Land Unit Type: AC	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	101	FV	88,200	0	.23	39,800	128,000	128,000	Year-end	10/1/2015
2014	101	FV	88,200	0	.23	39,800	128,000	128,000	Year End Roll	9/29/2014
2013	101	FV	97,100	0	.23	53,100	150,200	150,200	Year End Roll	9/4/2013
2012	101	FV	97,100	0	.23	53,100	150,200	150,200	Year End Roll	9/20/2012
2011	101	FV	97,100	0	.23	53,100	150,200	150,200	Year End Roll	9/27/2011
2010	101	FV	97,100	0	.23	53,100	150,200	150,200	roll	8/26/2010
2009	101	FV	96,500	0	.23	53,100	149,600	149,600	Year End Roll	9/24/2009
2008	101	FV	121,500	0	.23	66,800	188,300	188,300		8/25/2008

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOUSTON MARJORI	1829-413	1	10/26/1995	Val Lnd&Bldg	75,500	No	No	4		
THOMPSON RICHA	1465-562	1	8/31/1987		90,000	No	No	4		
WORTLEY WILLIAM	1337-688	1	8/28/1987		98,000	No	No	4		
LAMPER REBECCA	1151-370	1	11/8/1984		54,500	No	No	4		
HILL LOTTA E ES	1025-972	3	12/4/1978	Estate Sale	32,000	No	No	4		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/7/2006	06-1622	FENCE	1,525	CI	11/22/2006			
5/1/1997	405	POOL	3,500	C				AGP & DECK

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2010	INTER ONLY	TG	THERESA
5/25/2010	EXT ONLY	TG	THERESA
11/22/2006	MEAS+INSPCTD	NM	NANCY
9/9/2002	EXT ONLY	TM	TOM

Sign:

VERIFICATION OF VISIT NOT DATA

//_

Total AC/HA: 0.23000 Total SF/SM: 10018.80 Parcel LUC: 101 SINGLE FAM Prime NB Desc: RESIDENTIAL

Total: 39,803 Spl Credit: Total: 39,800

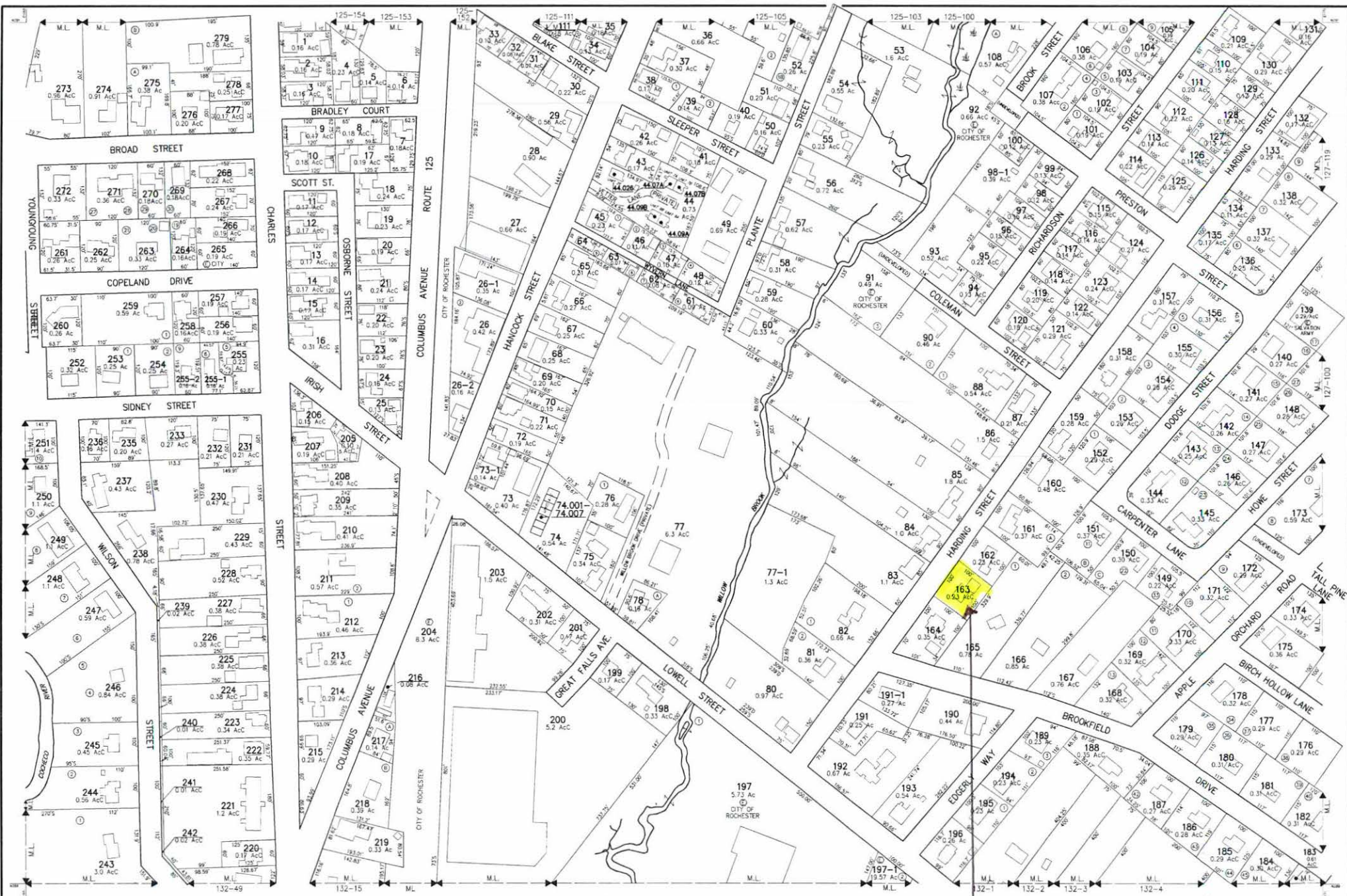
Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro

kareng

2016





THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
PHOTOGRAPHY DATE: APRIL 28, 1990
COMPLETION DATE: JUNE 30, 1992

PRODUCED IN 1992 BY
CAI Technologies
111 PLAZA STREET, LEXINGTON, MASSACHUSETTS 01866
TEL: 617-552-4100 FAX: 617-552-4101

AREA SURVEYED:
AREA CALCULATED:
RECORD DIMENSION:
SCALED DIMENSION:
MATCH LINE:
WATER:

LEGEND
EMPTY PROPERTY
SUBDIVISION LOT NO.
BUILDING
RIGHT OF WAY
COMMON OWNERSHIP
WETLANDS

FEET
1" = 100'
REVISD TO : APRIL 1, 2015

PROPERTY MAPS
ROCHESTER
NEW HAMPSHIRE

INDEX DIAGRAM
MAP NO. 128
124 125 126
129 127
131 132 133



0' Abutters List Report

Rochester, NH
October 22, 2015

6x394 = 23.64
Variance 175.00
City of Rock. 198.64

Subject Property:

Parcel Number: 0128-0163-0000
CAMA Number: 0128-0163-0000
Property Address: 54 HARDING ST

Mailing Address: TURGEON DAVID A & ELLIS TERRI L
54 HARDING ST
ROCHESTER, NH 03867-3723

Abutters:

Parcel Number: 0128-0083-0000
CAMA Number: 0128-0083-0000
Property Address: 55 HARDING ST

Mailing Address: BARKER BRIAN D & JOY J
55 HARDING ST
ROCHESTER, NH 03867-3726

Parcel Number: 0128-0084-0000
CAMA Number: 0128-0084-0000
Property Address: 53 HARDING ST

Mailing Address: HAYES ARLINE R & FISHER COLLEEN L
53 HARDING ST
ROCHESTER, NH 03867-3726

Parcel Number: 0128-0162-0000
CAMA Number: 0128-0162-0000
Property Address: 52 HARDING ST

Mailing Address: BURKE DANIEL R & MICHELE K M
52 HARDING ST
ROCHESTER, NH 03867-3723

Parcel Number: 0128-0164-0000
CAMA Number: 0128-0164-0000
Property Address: 58 HARDING ST

Mailing Address: SAVARD BONNIE L & PAUL L
58 HARDING ST
ROCHESTER, NH 03867-3723

Parcel Number: 0128-0165-0000
CAMA Number: 0128-0165-0000
Property Address: 2 BROOKFIELD DR

Mailing Address: FOOTE DAVID T & SABINA D
2 BROOKFIELD DR
ROCHESTER, NH 03867-3705



www.cai-tech.com

10/22/2015

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