



# 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

m-brulotte@hotmail.com

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2015-15

DATE FILED 5-20-15

Karen Thomas  
ZONING BOARD CLERK

Phone No (603) 345 7391

Name of applicant Mitchell Brulotte

Address 6 LANTERN LN. ROCHESTER NH 03868

Owner of property concerned SAME

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

Address SAME

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

Location 6 Lantern Lane

Map No. 215A

Lot No. 12 BIK 63

Zone R-2

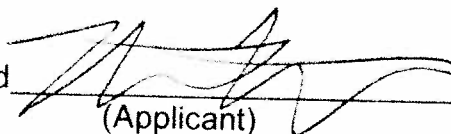
Description of property Residential

Proposed use or existing use affected BACK DECK

The undersigned hereby requests a variance to the terms of Article 42, Section 19A and asked that said terms be waived to permit deck being extended 16' From rear property boundary

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)

13 MAY 2015

# CRITERIA FOR VARIANCE

Case # 2015-15

Date: 5/20/15

A Variance is requested by Mitchell S. Brulotte

from Section 42.19 Subsection Table 19A

of the Zoning Ordinance to permit: Extension of back deck.

closer to back lot line than allowed

at 6 Lantern Map 215 Lot 12-63 Zone R2

Facts supporting this request:

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

Extension would be in back of house not close  
to any abutting properties.

2) Granting the variance is not contrary to the public interest because: Back property  
line is a wooded "common area".

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: It is a small

lot and we would like to be able to utilize  
a decent outdoor living area.

4.) Granting the variance would do substantial justice because: It would allow  
our family to enjoy our property much  
more greatly.

5.) The use is not contrary to the spirit of the ordinance because: I believe the  
intended use of the <sup>variance</sup> ~~area~~ falls well within  
spirit of the ordinance.

Name Mitchell Brulotte Date: 11 MAY 2015

## REQUEST FOR VARIANCE

We are respectfully requesting a variance to extend our deck off the back of our home. We would like to extend our existing covered deck 10' further towards the back of our property line which is a wooded common area. We have looked at our options and believe that the proposed extension is the only way that would work with our property layout and would also not be intrusive to our neighbors. Granting us this variance would allow us to enjoy our property much more by giving us an area outdoors to grill without having to worry about the smoke damaging our home, and would give us access to our back yard with a set of stairs coming off the extension.

# Request of waiver of requirement to have a Certified Plot Plan for Case # 2015- 15

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: THE EXTENSION IS GOING TOWARDS  
A WOODED AREA
- 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.)  
WOODS
- 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: \_\_\_\_\_

# Possible Waiver for Case # 2015-15

## Sample wording to make a motion to waive the need for certified plot plan

Even though the property owner does not have a certified plot plan, I move that we waive the requirement for one because there are no objections from any abutter and:

- Other information has been provided in the file that makes the Board comfortable in hearing this application.
- Based on the information provided, the distance into the setback will not create any problems to the abutting property.
- The property is described in its deed as being bounded, on the side for which relief is requested, by a natural feature like a river or stream or an old established landmark like a stone wall, well, or row of large trees so that it is unlikely the actual boundary is different enough to make a material difference to the Board.
- The request for relief from the setback required is modest enough that I believe the probability of a surveying error large enough to make a material difference to the Board is remote.
- Information provided by the applicant that is based upon other surveyed parcels in the immediate vicinity is consistent with the tax map information upon which the applicant is relying, so that I believe the probability of a surveying error large enough to make a material difference to the Board is remote.
- 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.



# FOUNDATION LOCATION PLAN

NOT FOR MORTGAGE LOAN PURPOSES

LOCATION: 6 LANTERN LANE, ROCHESTER, N.H.

TAX MAP 215, LOT 12-63

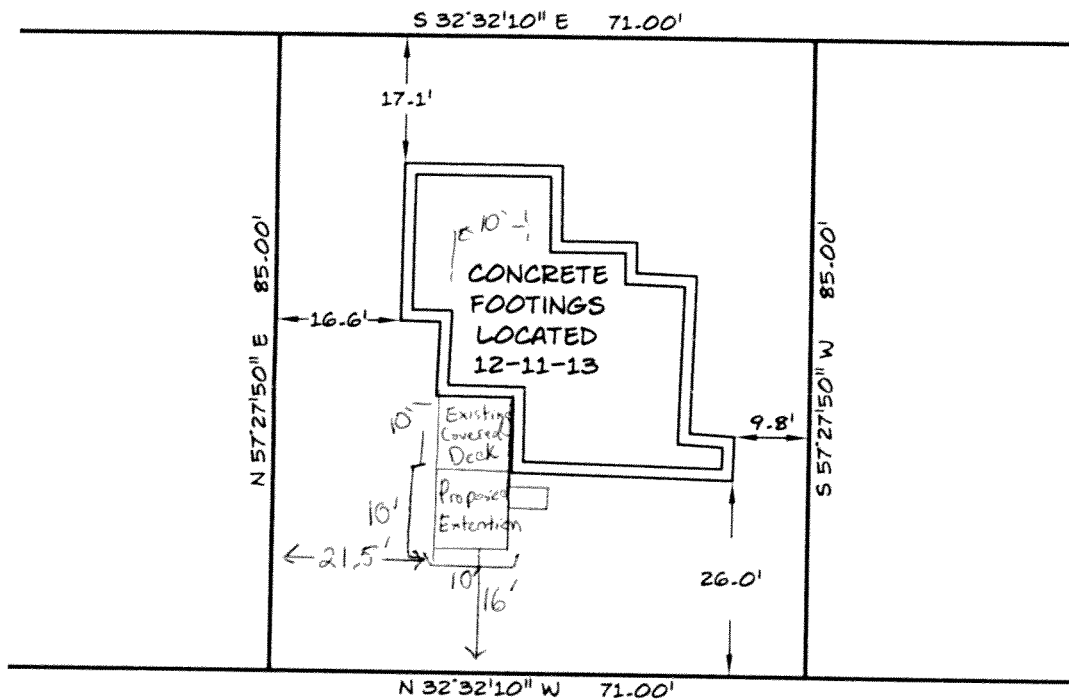
OWNER OF RECORD: ARCUS HOMES, INC.

ZONE: R-2

S.C.R.D. BOOK 4176, PAGE 344

SETBACKS: FY= 15', SY= 8', RY= 25'

## LANTERN LANE

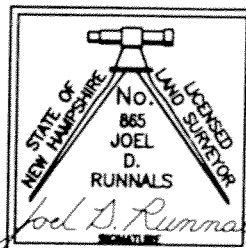


### NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

P.O. Box 249, Rochester, N.H. 03867

TELEPHONE (603) 335-3948



#### REFERENCE PLAN:

"SUBDIVISION PLAN, NORWAY PLAINS ROAD  
ROCHESTER, NH, FOR ROCHESTER PLAINS, LLC"  
DATED NOVEMBER 2004

BY NORWAY PLAINS ASSOCIATES, INC.  
S.C.R.D. PLAN NOS. 84-60, 61 & 62

FN: 149  
JN: 13178  
DWG: 08198\FL-1  
DATE: 12-11-13  
SCALE: 1"= 20'

James Chanat 12/11/13

SPAILDING  
TURNPIKE



MAP IS FOR ASSESSMENT PURPOSES - IT IS NOT VALUED  
-ALIAN DESCRIPTION OF CORNER LABEL  
-HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE  
-NAD 83 COORDINATE SYSTEM  
-TOPOGRAPHY DATE: APRIL 28, 1990  
-PLAN DATE: JUNE 27, 1992

PRODUCED IN USE BY  
**CAN**  
TECHNOLOGIES  
11 HARRIS STREET, LITTLETON, COLORADO 80120  
TEL: 303.766.1111 FAX: 303.766.1112

AREA SURVEYED  
RECORD DIMENSION  
SCALED DIMENSION  
WATER LINE  
FENCE LINE  
LEGEND  
PROPERTY  
SUBDIVISION LOT  
BUILDING  
RIGHT OF WAY  
CAMPUS DIMENSION  
RECORDED

SCALE 1" = 100'  
FEET 0 50 100 150 200  
METERS 0 25 50 75 100  
REVISED TO: APRIL 1, 2014

PROPERTY MAPS  
**ROCHESTER**  
NEW HAMPSHIRE  
INDEX DIAGRAM  
MAP NO. 215A

TOTAL ASSESSED: 208,600  
1122801

Postat: 03870-2348	NARRATIVE DESCRIPTION
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This Parcel contains .13 AC. of land mainly classified as (SINGLE FAM with an) CAPE Building Built about 2013, Having Primarily VINYL Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms Total, and 3 Bdrms.

Code	Descrip/No	Amount	Com. Int
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101 SINGLE FAM 013 PRIMARY A SITE

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10-1-78	1000	1000	1000					

1.0 0 45,000. 0.088 1,305

[illegible]

1000

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst Verif

[illegible]

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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[illegible]

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1. *Journal of the American Statistical Association*, 1995, 90, 1093-1103.

Prior Id # 1:

1000

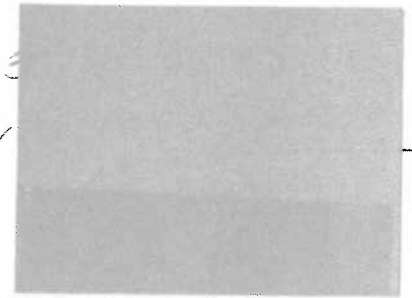




# O' Abutters List Report

Rochester, NH  
May 13, 2015

5x  
Var



## Subject Property:

Parcel Number: 215A-0012-0063  
CAMA Number: 215A-0012-0063  
Property Address: 6 LANTERN LN

Mailing Address: BRULOTTE MITCHELL SCOTT &  
BRULOTTE SAMANTHA  
6 LANTERN LN  
ROCHESTER, NH 03868

## Abutters:

Parcel Number: 215A-0012-0055  
CAMA Number: 215A-0012-0055  
Property Address: 3 LANTERN LN

Mailing Address: RAINVILLE RENE A  
3 LANTERN LN  
ROCHESTER, NH 03868-8828

Parcel Number: 215A-0012-0056  
CAMA Number: 215A-0012-0056  
Property Address: 7 LANTERN LN

Mailing Address: DALY THOMAS CHARLES JR & DALY  
JENNIFER MARIE  
7 LANTERN LN  
ROCHESTER, NH 03868

Parcel Number: 215A-0012-0062  
CAMA Number: 215A-0012-0062  
Property Address: 8 LANTERN LN

Mailing Address: FOSTER BEN C & ACINTYA M  
8 LANTERN LN  
ROCHESTER, NH 03868-8828

Parcel Number: 215A-0012-0064  
CAMA Number: 215A-0012-0064  
Property Address: 4 LANTERN LN

Mailing Address: ARCUS HOMES INC  
11 WHITE HORSE DR  
RYE, NH 03870-2348

Parcel Number: 215A-0012-0065  
CAMA Number: ~~215A-0012-0065~~  
Property Address: 13 RANGEWAY DR

Mailing Address: OPEN SPACE COMMON OWNERSHIP  
NA

*House sold  
did not  
change  
yet*

2015-05-13 14:46 RCVD

2015-05-13 15:15 RCVD  
*kg*



www.cai-tech.com

5/13/2015

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