



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

Phone No 498-8006

Name of applicant RON PLAISTED

Address 18 CHESTNUT ST

Owner of property concerned SAME ronplasted@gmail.com
(If the same as applicant, write "same")

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

Location 18 Chestnut St

Map No. 121 Lot No. 80 Zone R2

Description of property residential home and lot

Proposed use or existing use affected 8x8 SHED TO STORE YARD TOOLS,
GRILL, SHOVELS, ECT.

The undersigned hereby requests a variance to the terms of Article 42,
Section 19 and asked that said terms be waived to permit A 3' SET BACK

for a shed that is closer to the property line than 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)

DO NOT WRITE IN THIS SPACE

CASE NO. 2015-12

DATE FILED 4-15-15

[Signature]
ZONING BOARD CLERK

CRITERIA FOR VARIANCE

Case # 2015-12

Date: 4-15-15

A Variance is requested by X Ron Plaisted

from Section 42.19 Subsection Table 19 A

of the Zoning Ordinance to permit: A shed that is closer to the

property line than what is allowed in that zone

at 18 Chestnut Street Map 121 Lot 80 Zone R2

Facts supporting this request:

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

OUR FENCED-IN YARD WILL MINIMIZE THE VISUAL IMPACT
ON OUR NEIGHBORS

2) Granting the variance is not contrary to the public interest because: _____

SINCE THIS IS ON PRIVATE PROPERTY, WE FEEL IT WILL
NOT IMPACT PUBLIC INTEREST AT ALL

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

DUE TO THE SIZE OF THE BACKYARD, WITHOUT THE VARIANCE
THE SHED WOULD BE IN THE MIDDLE OF THE BACKYARD

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

SIMILAR STRUCTURES IN OUR NEIGHBORHOOD ALREADY HAVE
VARIANCES

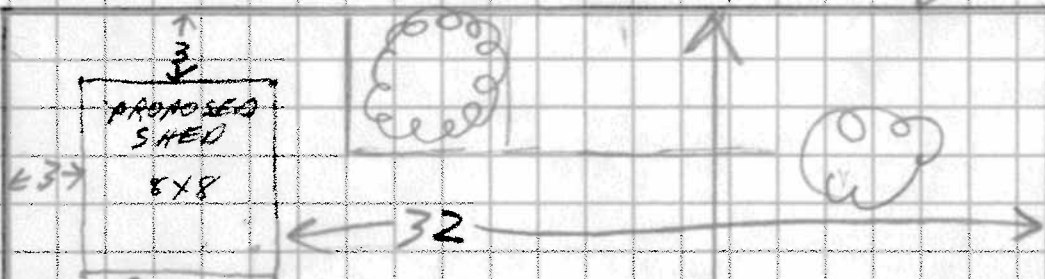
5.) The use is not contrary to the spirit of the ordinance because: WE EXPECT THE

STRUCTURE TO HAVE MINIMAL, IF ANY AT ALL, IMPACT ON OUR NEIGHBORS

Name Ron Plaisted Date: 4-15-15

43

Property Line
Fence



89

33'



Fence

Property Line

2 feet

Property Line
Fence



House

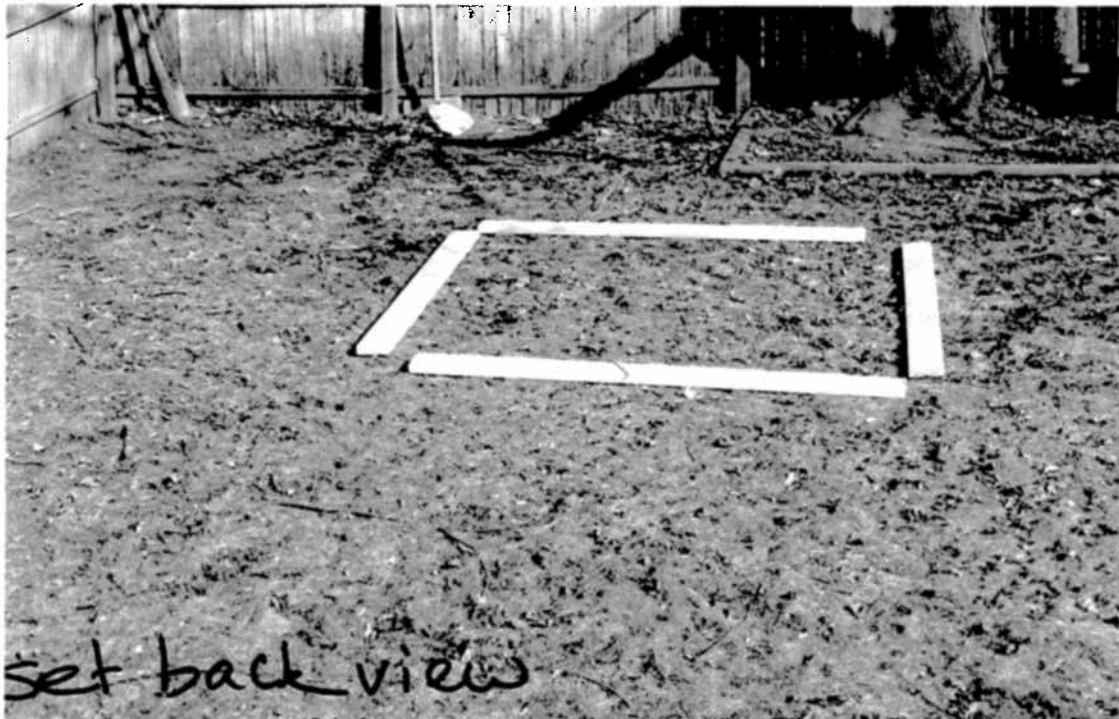
Request of waiver of requirement to have a Certified Plot Plan for Case # 2015- 12

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: EXISTING FENCED-IN YARD

- 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.)

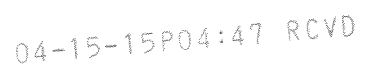
- The request for relief from the setback required is modest enough that the probability of a surveying error large enough to make a material difference is remote. Yes ✓ No _____
- Information provided is based upon other surveyed parcels in the immediate vicinity and is consistent with the tax map information, 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: _____



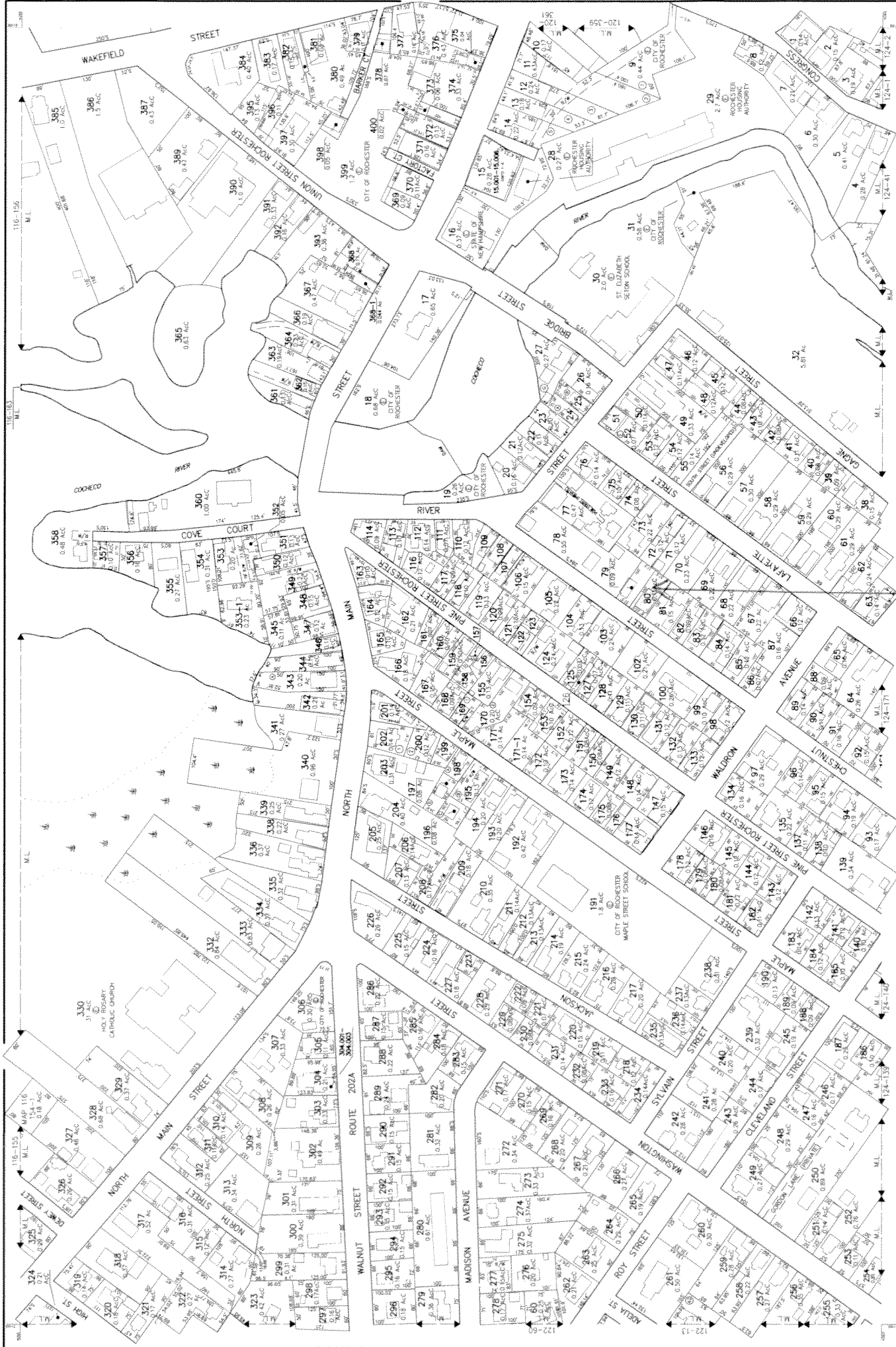
set back view



proposed view



Neighborhood View



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE. THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. PHOTOGRAPHY DATE: APRIL 20, 1990. COMPLETION DATE: JUNE 30, 1992.		CAI Technologies 110 WILKINSON STREET, 3RD FLOOR, NEW HAMPSHIRE 03041 TEL: 603-883-1100 FAX: 603-883-1101 WWW.CAITECH.COM		PRODUCED IN 1992 BY		LEGEND AREA SURVEYED AREA CALCULATED RECORDED DIMENSION SCALED DIMENSION MATCH LINE WATER		EMPTY PROPERTY SUBDIVISION LOT NO. BUILDING FRONT OF WAY CORNER MARKING WETLANDS		SCALE 1" = 100' 0 50 100 FEET 0 20 40 METERS		PROPERTY MAPS ROCHESTER NEW HAMPSHIRE		INDEX DIAGRAM 151 156 157 122 123 124 125		MAP NO. 121	
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PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		CHESTNUT ST, ROCHESTER

OWNERSHIP

Owner 1:	PLAISTED RONALD K JR &
Owner 2:	PLAISTED CRISTIN M
Owner 3:	
Street 1:	18 CHESTNUT ST
Street 2:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Value	Land Value	Asses'd Value	Notes	Date
2014	101	FV	74,300	0	31,100	105,400	105,400 Year End Roll	9/29/2014
2013	101	FV	73,900	0	42,800	116,700	116,700 Year End Roll	9/4/2013
2012	101	FV	73,900	0	42,800	116,700	116,700 Year End Roll	9/20/2012
2011	101	FV	73,900	0	42,800	116,700	116,700 Year End Roll	9/27/2011
2010	101	FV	77,100	0	42,800	119,900	119,900 roll	8/26/2010
2009	101	FV	87,500	0	42,800	130,300	130,300 Year End Roll	9/24/2009
2008	101	FV	114,500	0	36,900	151,400	151,400	8/25/2008
2007	101	FV	135,700	0	36,900	172,600	172,600 Year End Roll	9/26/2007

PREVIOUS OWNER

Owner 1:	WENZEL MICHAEL R & ROBIN M
Owner 2:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Val	Ln	Blgd
WENZEL MICHAEL	3829-403	1	4/27/2010	104,933	No	4
LAROSA ROBERT S	1252-307		7/31/1986	87,500	No	4
COUTURE ANNA ES	1142-56		8/16/1984		No	

NARRATIVE DESCRIPTION

This Parcel contains .11 AC of land mainly classified as SINGLE FAM with a(n) NEW ENGLAND Building Built about 1800. Having Primarily CLAPBOARD Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 1 Baths, 0 Hall/Baths, 0 3/4 Baths, 9 Rooms Total, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Description	No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Desc	%	Item	Code	Desc
Z	R2	RESIDENC	100	U	2	CITY SEWER
o				t	1	CITY WATER
n				i	4	NONE
Census:				Exmpt	V2	VETERAN 1
Flood Haz:				Topo	1	LEVEL
D	RO	ROCHESTER		Street	1	PAVED
s				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	Fact	No of Units	Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Neigh Infru	Neigh Mod	Adj	Neigh	Unit Price	Unit Value	Base Value
101	SINGLE FAM		0.11		PRIMARY A SITE		1.0	0	40,000		7,068	1250		0	40,000

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	74,300		0.110	31,100	105,400
Total Card	74,300		0.110	31,100	105,400
Total Parcel	74,300		0.110	31,100	105,400

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2010	101	FV	77,100	0	42,800	119,900	119,900	119,900 roll	8/26/2010
2009	101	FV	87,500	0	42,800	130,300	130,300	130,300 Year End Roll	9/24/2009
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COUTURE ANNA ES	1142-56		8/16/1984		No	

BUILDING PERMITS

Date	Number	Desc	Amount	C/O	Last Visit	Fed Code	F. Desc	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2011	VETERAN ADD	GN	GAYE
5/3/2010	DEED CHANGE	VB	VERNA
8/5/2008	CORRECTION	NM	NANCY
9/11/2006	MEAS-INSPCTD	NM	NANCY

Sign: _____



O' Abutters List Report

Rochester, NH
April 07, 2015

175.00 application
30.24 postage
- 205.24 -

Subject Property:

Parcel Number: 0121-0080-0000
CAMA Number: 0121-0080-0000
Property Address: 18 CHESTNUT ST

Mailing Address: PLAISTED RONALD K JR & PLAISTED
CRISTIN M
18 CHESTNUT ST
ROCHESTER, NH 03867-2608

Abutters:

Parcel Number: 0121-0070-0000
CAMA Number: 0121-0070-0000
Property Address: 19 LAFAYETTE ST

Mailing Address: K & K REALTY TRUST % CHUN CHAM
KWOK TRUSTEE
8 FORTIER DR
ROCHESTER, NH 03867-1105

Parcel Number: 0121-0071-0000
CAMA Number: 0121-0071-0000
Property Address: 17 LAFAYETTE ST

Mailing Address: GEORGE BERT D & BLOOD KAREN E
7 SAWYER AVE APT D
ROCHESTER, NH 03867-3563

Parcel Number: 0121-0072-0000
CAMA Number: 0121-0072-0000
Property Address: 15 LAFAYETTE ST

Mailing Address: BLOOD KAREN E % JOHNSON KAREN E
15 LAFAYETTE ST
ROCHESTER, NH 03867-2619

Parcel Number: 0121-0079-0000
CAMA Number: 0121-0079-0000
Property Address: 16 CHESTNUT ST

Mailing Address: FERRITER MARK
16 CHESTNUT ST
ROCHESTER, NH 03867

Parcel Number: 0121-0081-0000
CAMA Number: 0121-0081-0000
Property Address: 22 CHESTNUT ST

Mailing Address: GUILMETTE RICH & MADELEINE
22 CHESTNUT ST
ROCHESTER, NH 03867-2608

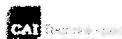
Parcel Number: 0121-0102-0000
CAMA Number: 0121-0102-0000
Property Address: 21 CHESTNUT ST

Mailing Address: MJC SEACOAST VENTURES 23 LLC
P O BOX 475
HAMPTON, NH 03843-0475

Parcel Number: 0121-0103-0000
CAMA Number: 0121-0103-0000
Property Address: 15 CHESTNUT ST

Mailing Address: LACHANCE JEROME J II & DEBORAH A
98 CHAMBERLAIN ST
ROCHESTER, NH 03867-3301

04-15-15P04:47 RCVD



www.cai-tech.com

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4/7/2015

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