

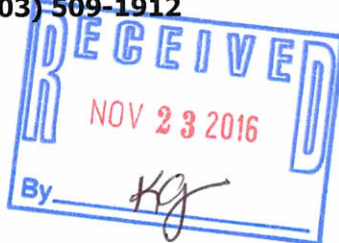


City of Rochester, New Hampshire

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. 2016-32

DATE FILED 11-23-16

R. J. Smith
ZONING BOARD CLERK

Phone No 603-817-9420

Name of applicant BILL POWERS

Address 69 FRANKLIN ST

Owner of property concerned SAME

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

Address SAME

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

Location Same

Map No. 119

Lot No. 114

Zone R-1

Description of property residential neighborhood

Proposed use or existing use affected 1 CAR GARAGE

The undersigned hereby requests a variance to the terms of Article 42,
Section 19.A and asked that said terms be waived to permit the garage addition
as close as 1 and half feet from property line

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 Bill Powers

(Applicant)

EMAIL: bppainting@metrocast.net

CRITERIA FOR VARIANCE

Case # 2014-32

Date: 11-23-16

A Variance is requested by Bruce Powers

from Section 42.19 Subsection Table 19.A

of the Zoning Ordinance to permit: the garage addition to be one and half feet from property line

at 69 Franklin St Map 119 Lot 116 Zone R-1

Facts supporting this request:

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

Structure will be sided to match existing garage

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

addition will fit into the character of the neighborhood

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

equipment outside due to insufficient garage space

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

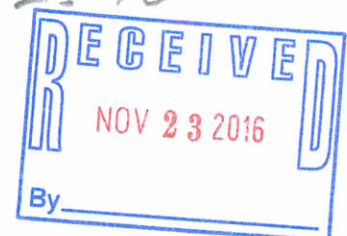
be protected from elements

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

personal use not a business

Name Bruce Powers

Date: 11-23-16

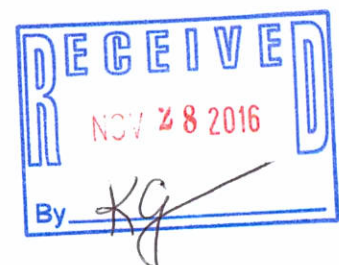


11/27/16

I, Lesley Lavaud, of 65 Franklin St Rochester NH have no objection to Bill Powers adding an addition to his garage approaching the property line.

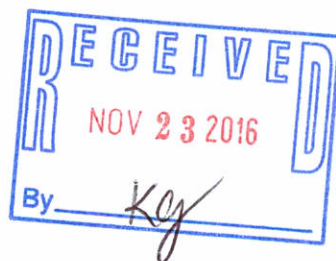
Lesley Lavaud
Lesley Lavaud

11-27-16
Date



I Bill Powers am requesting a variance
due to the fact that my existing lot is .26
of an acre, and my existing garage is not
wide enough to support my needs.

Bill Powers 11-23-16



Request of waiver of requirement to have a Certified Plot Plan for Case # 2016 - 32

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: Structure will not go beyond tree that divides 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: (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: _____



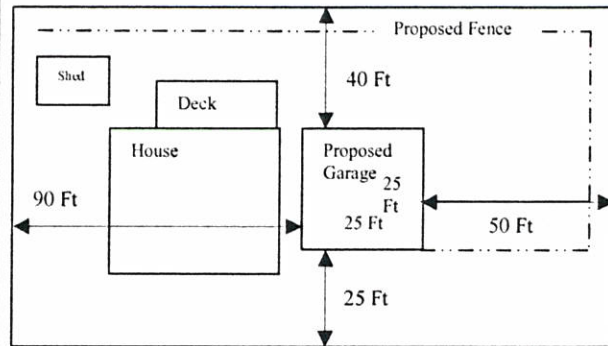
Check with the Planning Department to see if it is necessary to fill out this form

Sketch Plan

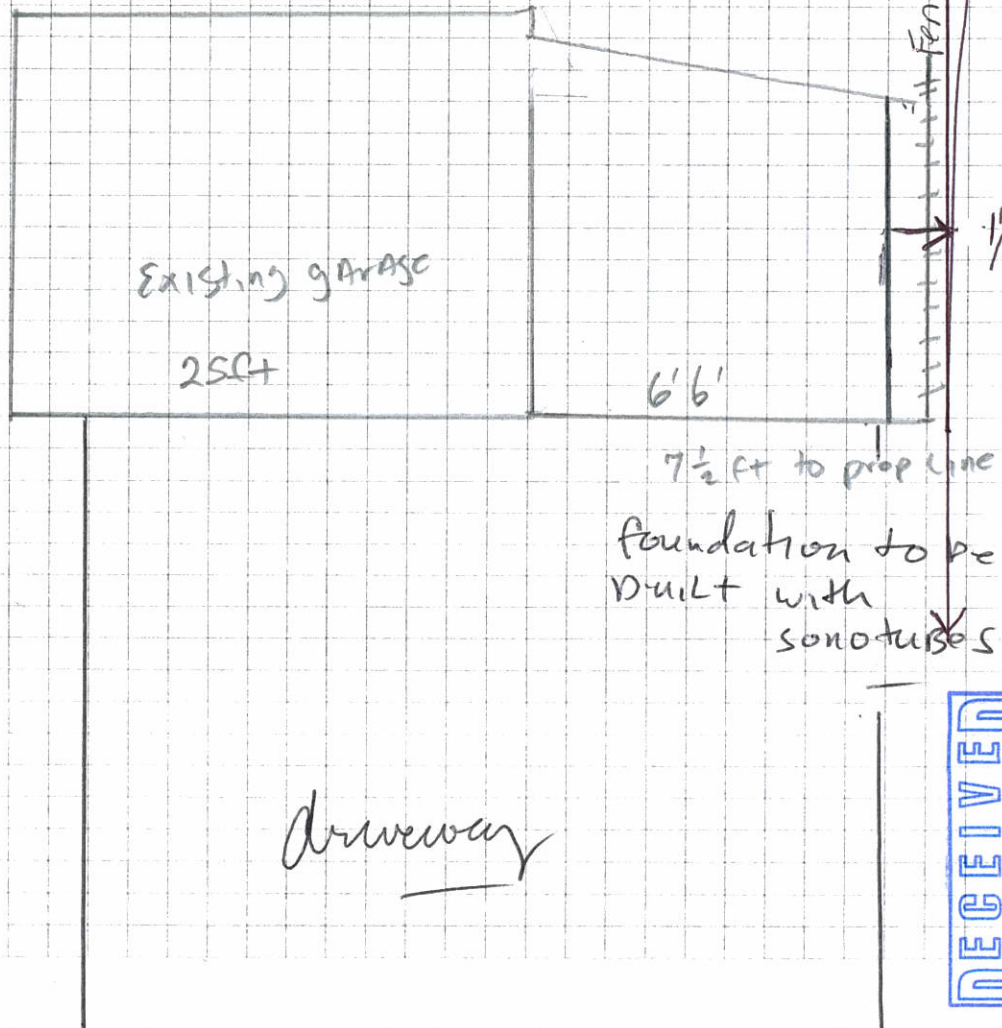
Instructions:

- 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:



Street



1 1/2 FT to property line from garage addition edge.



Signature

Date



ParcelID: 0119-0116-0000 Card: 1 of 1 Location: 69 FRANKLIN ST ROCHESTER



Rochester

CARD

LOT3

LOT2

LOT

BLOCK

MAP

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
69		FRANKLIN ST, ROCHESTER

WNERSHIP

Owner	Unit #
Owner 1: POWERS BILL & JENNIFER	
Owner 2:	
Owner 3:	
Street 1: 69 FRANKLIN ST	
Street 2:	

REVIOW OWNER

Owner	Unit #
Owner 1: POWERS BILL & JENNIFER & -	
Owner 2: STETSON PETER -	
Street 1: 69 FRANKLIN ST	
Street 2:	

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int

NARRATIVE DESCRIPTION

This Parcel contains .26 AC of land mainly classified as SINGLE FAM with a(n) COLONIAL Building Built about 1918, having Primarily COMP CLAP Exterior and ASPH SHINGLE roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 9 rooms Total, and 4 Bdrms.

PROPERTY FACTORS

Item	Code	Descr	%	Item	Code	Descr
Z	R1	RESIDENC	100	U	2	CITY SEWER
				t	1	CITY WATER
				l	5	GAS
						Exmpt
						Topo 1
						Street 1
						Traffic 4

LAND SECTION (First 7 lines only)

Use	LUC	No of Units	Depth / Price/Units
101	SINGLE FAM	0.26	

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	106,800	6,700	0.260	40,000	153,500		30094
							GIS Ref
							GIS Ref
							Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2016	101	FV	106,800	6,700	0.26	40,000	153,500	153,500	Year End Roll	9/8/2016
2015	101	FV	106,800	6,700	0.26	40,000	153,500	153,500	Year-end	10/1/2015
2014	101	FV	106,800	6,700	0.26	40,000	153,500	153,500	Year End Roll	9/29/2014
2013	101	FV	104,800	6,700	0.26	53,300	164,800	164,800	Year End Roll	9/4/2013
2012	101	FV	104,800	6,700	0.26	53,300	164,800	164,800	Year End Roll	9/20/2012
2011	101	FV	104,800	6,700	0.26	53,300	164,800	164,800	Year End Roll	9/27/2011
2010	101	FV	104,800	6,700	0.26	53,300	164,800	164,800	roll	8/26/2010
2009	101	FV	119,700	6,800	0.26	53,300	179,800	179,800	Year End Roll	9/24/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
POWERS BILL & J	3455-138	2	10/26/2006	Fam/Friends	No	No	4			
KERR STEPHEN R	3203-3	1	5/31/2005	Val Lnd&Bldg	206,000	No	4			
LEIGHTON GARY &	2455-167		1/31/2002	Val Lnd&Bldg	164,933	No	5			
VOCE STEVEN D &	2071-189		12/30/1998	Val Lnd&Bldg	95,000	No	4			
UNITED STATES O	1587-272		12/23/1991	Mortgage Unk	71,000	No	4			
DIXON RICHARD A	1542-145		2/13/1991		No	No				
RANEY CLARENCE	1190-247		9/26/1985		No	No				
SYLVAIN ROSALIE	781-390		7/21/1964		No	No				

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
2/6/2015	9768	STORAGE	320 CE	12/28/2015			LP TANK/RUN GAS LI	
1/31/2003	51	ELECTRIC	1,000 C	3/12/2003				
4/1/1998	290	POOL	1,900 C				AGPL	

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2009	MEAS-INSPCTD	NM	NANCY
11/6/2006	DEED CHANGE	VW	VIRGINIA
6/29/2005	DEED CHANGE	GN	GAYE
2/17/1999	NOT AT HOME	DH	DAVID
1/25/1999	NO INSP	GN	GAYE

VERIFICATION OF VISIT NOT DATA

Sign: _____

Appraised Value	Alt	%	Spec	J	Fact	Use Value	Notes
40,005						40,000	

LAND SECTION (First 7 lines only)

Use	LUC	No of Units	Depth / Price/Units
101	SINGLE FAM	0.26	

IN PROCESS APPRAISAL SUMMARY

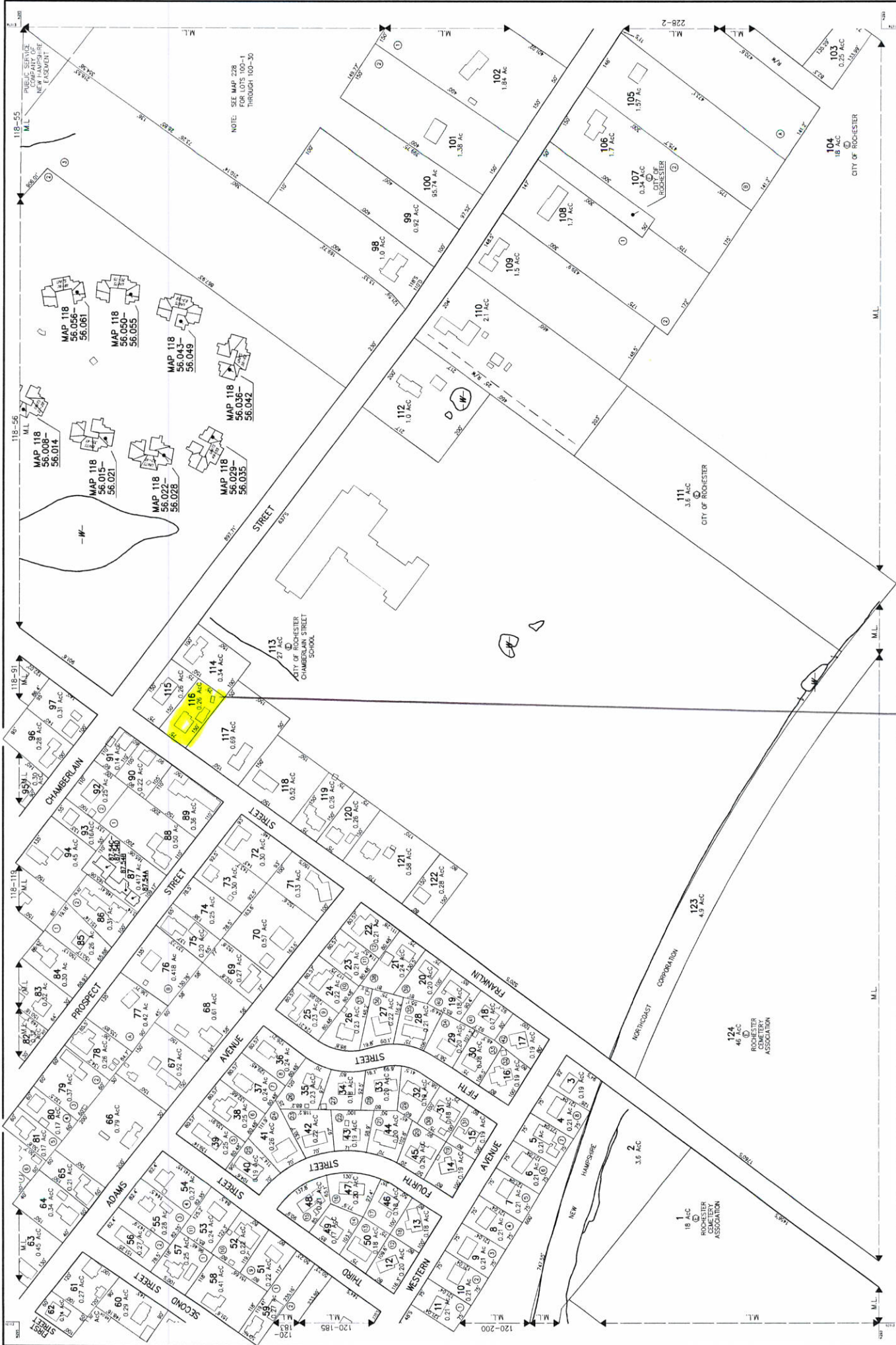
Total AC/HA	0.26000	Total SF/SM	11325.60	Parcel LUC	101	SINGLE FAM	Prime NB Desc	RESIDENTIAL	Total	40,005	Spl Credit	Total	40,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

Type: 08 - COLONIAL

Type: 08 - COLONIAL		Rating: SAME	
Sty Ht: 2.5 - 2.5		Rating:	
(Liv) Units: 1	Total: 1	Rating:	
Foundation: 1 - CONCRETE		Rating:	
Frame: 01 - WOOD		Rating:	
Prime Wall: 20 - COMP CLAP		Rating:	
Sec Wall: %		Rating: INFERIOR	
Roof Struct: 1 - GABLE		Rating: SAME	
Roof Cover: 1 - ASPH SHINGLE		Rating:	
Color: GREEN		Rating:	
View / Desir: A - AVERAGE		Rating:	
Grade: C - AVERAGE		Rating:	
GENERAL INFORMATION Year Blt: 1918 Eff Yr Blt: Alt LUC: Alt %: Jurisdic: Fact: Const Mod: Lump Sum Adj:			
INTERIOR INFORMATION Avg Hi/Ft: STD Prim Int Wall: 6 - AVERAGE Sec Int Wall: Partition: T - TYPICAL Prim Floors: 8 - AVERAGE Sec Floors:			
DEPRECIATION Phys Cond: AG - Avg-Good 44% Functional: Economic: Special: Override:			
CONDO INFORMATION Location: Total Units: Floor: % Own: Name:			
OTHER FEATURES KIts: 1 Rating: SAME A KIts: Rating: FpI: Rating: WsFlue: Rating:			
OTHER INFORMATION Location: Total Units: Floor: % Own: Name:			
RESIDENTIAL GRID 1st Res Grid Desc: Line 1 # Units: 1 Level FY LR DR D K FR RR BR FB HB L O Other Upper 1 Lvl 2 3 1 Lvl 1 1 1 1 1 Lower 1 Totals RMs: 9 BRs: 4 Baths: 1 HB: 1			
REMODELING Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: Generv:			
RES BREAKDOWN No Unit RMS BRS FL 1 9 4 M Totals 1 9 4			

[illegible][illegible]



NOTE: SEE MAP 228
FOR LOTS 100-1
THROUGH 100-30

PROPERTY MAPS ROCHESTER NEW HAMPSHIRE	INDEX 117 118 120 121 122 123 124 125	DIAGRAM 119
	SCALE 1" = 100' 0 50 100 150 200 250 300 METERS	
LEGEND AREA SERVED AC AREA CALCULATED AC RECORD DIMENSION 100' SACLED DIMENSION 100' M.L. M.L. WATER WATER		
PRODUCED IN 1992 BY CAI Technologies 11 Pleasant Street, Littleton, Colorado 80120 WWW.CAI-TECH.COM		
THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE. THE HOSTED DATA IS THE NEW HAMPSHIRE STATE PUBLIC COORDINATE SYSTEM. PHOTOGRAPHY DATE: APRIL 28, 1990 COMPLETION DATE: JUNE 30, 1992		

69 FRANKLIN ST







0 Abutters List Report

Rochester, NH
October 27, 2016

Variance 175,00
 $6 \times 3.76 = 22.56$
197.56

Subject Property:

Parcel Number: 0119-0116-0000
CAMA Number: 0119-0116-0000
Property Address: 69 FRANKLIN ST

Mailing Address: POWERS BILL & JENNIFER
69 FRANKLIN ST
ROCHESTER, NH 03867-3135

Abutters:

Parcel Number: 0119-0089-0000
CAMA Number: 0119-0089-0000
Property Address: 66 PROSPECT ST

Mailing Address: RANDOLPH SELENA S
P O BOX 843
ROCHESTER, NH 03866-0843

Parcel Number: 0119-0090-0000
CAMA Number: 0119-0090-0000
Property Address: 70 FRANKLIN ST

Mailing Address: RAMIREZ LORENZO
70 FRANKLIN ST
ROCHESTER, NH 03867-3145

Parcel Number: 0119-0114-0000
CAMA Number: 0119-0114-0000
Property Address: 61 CHAMBERLAIN ST

Mailing Address: GOODWIN MICHELLE R
61 CHAMBERLAIN ST
ROCHESTER, NH 03867-3307

Parcel Number: 0119-0115-0000
CAMA Number: 0119-0115-0000
Property Address: 59 CHAMBERLAIN ST

Mailing Address: KRAUSS RICHARD A & AIMEE L
59 CHAMBERLAIN ST
ROCHESTER, NH 03867-3307

Parcel Number: 0119-0117-0000
CAMA Number: 0119-0117-0000
Property Address: 65 FRANKLIN ST

Mailing Address: LAVAUD LESLY
65 FRANKLIN ST
ROCHESTER, NH 03867-3135



www.cai-tech.com

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10/27/2016

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