



Planning  
Community Development  
Zoning  
Conservation Commission  
Historic District Commission

Planning & Development Department  
City Hall - Second Floor  
31 Wakefield Street  
ROCHESTER, NEW HAMPSHIRE 03867-1917  
(603) 335-1338 - Fax (603) 335-7585  
Web Site: <http://www.rochesternh.net>

pd 2016.52  
Cash  
kg  
3-16-16

### APPLICATION FOR SPECIAL EXCEPTION

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2016-08

DATE FILED 3-10-16

K. Gamm  
ZONING BOARD CLERK

Phone No. 234-0696

Name of applicant EDWARD K. NELSON

Address PO BOX 534 DOWER, NH 03820-0534  
(if same as applicant, write "same")

Owner of Property Concerned EDWARD K. NELSON REVOCABLE TRUST  
(if same as applicant, write "same")

Address SAME  
(if same as applicant, write "same")

Location of property 109-111 WHITEHALL ROAD

Map No. 240 Lot No. 65 Zone R1

The undersigned hereby requests a special exception as provided in

Article: 42 Section: 19 b. 24 of the Zoning Ordinance

SPECIAL EXCEPTION PROVISIONS FOR PORCHES

Description of Property 146 601 & 575 195  
(give length of the lot lines) Frontage Sides Rear

Proposed use or existing use affected EXTEND THE EXISTING "FARMER"  
PORCH" ALONG THE FRONT & SIDE OF THE HOME

Signed Edward K. Nelson Date 3/10/16  
(Applicant)

## 42.22 Special Exceptions

### (a) General Provisions

- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance to additional standards is required, may be permitted in their respective districts, subject to the satisfaction of the requirements and standards set forth in this Section 42.23, in addition to all other requirements of this ordinance. All such uses are hereby declared to possess such special characteristics that each shall be considered as an individual case.
- (2) The Board of Adjustment may require that a site plan for development for a proposed Special exception be submitted showing the location of all buildings, parking areas, traffic access, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed special exception is in harmony with the intent of this ordinance.

### (b) Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

- (1) The specific site is an appropriate location for the proposed use or structure  
YES ☒ NO ☐ Reasoning:
- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood  
YES ☐ NO ☒ Reasoning: IT WILL EXTEND THE EXISTING FARMER'S PORCH AND LOOK VERY ATTRACTIVE
- (3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking  
YES ☐ NO ☒ Reasoning: IT WILL NOT AFFECT TRAFFIC OR PEDESTRIANS WALKING IN ANY MANNER
- (4) Adequate and appropriate facilities and utilities will be provided to insure the Proper operation of the proposed use or structure  
YES ☒ NO ☐ Reasoning: PORCH ONLY TO BE ADDED TO HOUSE
- (5) The proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan  
YES ☒ NO ☐ Reasoning: A PORCH IS ALLOWED TO EXTEND INTO THE SETBACK AREA BY REGULATION

**Please check Section 42.22 of the Rochester Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.**

March 10, 2016

TO: ROCHESTER ZONING BOARD OF ADJUSTMENT

FROM: ED NELSON

RE: SPECIAL EXCEPTION REQUEST  
MAP 240 LOT 65

I would like to add an open Farmers Porch from the existing Farmers Porch so that it extends along the front and side of my home. I am applying for a Special Exception to meet the setback requirements.



## Unofficial Property Record Card - Rochester, NH

## General Property Data

Parcel ID 0240-0065-0000	Account Number 35976
Prior Parcel ID --	
Property Owner NELSON EDWARD K REV TRUST % EDWARD K NELSON TRUSTEE	Property Location 109 111 WHITEHALL RD Property Use MULT HOUSES
Mailing Address P O BOX 534	Most Recent Sale Date 4/21/2014 Legal Reference 4208-695
City DOVER	Grantor NADEAU BARBARA J,
Mailing State NH Zip 03820-0534	Sale Price 282,533
Parcel Zoning R1	Land Area 2.040 acres

## Current Property Assessment

Card 1 Value	Building Value 79,700	Yard Items Value 20,600	Land Value 47,600	Total Value 147,900
Total Parcel Value	Building Value 212,700	Xtra Features Value 21,400	Land Value 47,600	Total Value 281,700

## Building Description

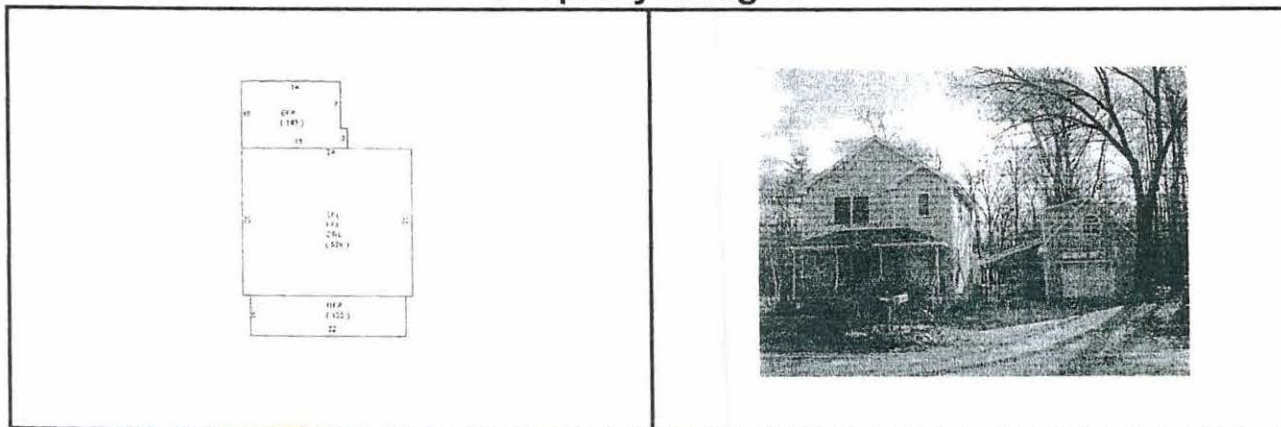
Building Style NEW ENGLAND	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 2004	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPH SHINGLE	Heating Fuel OIL
Building Condition Average	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 1056	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 4	# of Bedrooms 2	# of Full Baths 1
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 0

## Legal Description

## Narrative Description of Property

This property contains 2.040 acres of land mainly classified as MULT HOUSES with a(n) NEW ENGLAND style building, built about 2004, having VINYL exterior and ASPH SHINGLE roof cover, with 1 unit(s), 4 room(s), 2 bedroom(s), 1 bath(s), 1 half bath(s).

## Property Images



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









# 0 Abutters List Report

Rochester, NH  
March 10, 2016

MAR 10 2016

883.94

labels

175.00

31.52

206.52

pdf work

## Subject Property:

Parcel Number: 0240-0065-0000  
CAMA Number: 0240-0065-0000  
Property Address: 109 WHITEHALL RD

Mailing Address: NELSON EDWARD K REV TRUST %  
EDWARD K NELSON TRUSTEE  
109 WHITEHALL RD  
ROCHESTER, NH 03868-5714

## Abutters:

Parcel Number: 0240-0007-0000  
CAMA Number: 0240-0007-0000  
Property Address: 110 WHITEHALL RD

Mailing Address: MILBURY RUTH & EVERETT L &  
NATHAN G  
110 WHITEHALL RD  
ROCHESTER, NH 03868

Parcel Number: 0240-0008-0000  
CAMA Number: 0240-0008-0000  
Property Address: 112 WHITEHALL RD

Mailing Address: KACZYNSKI THOMAS L JR REVOC  
TRUST % T L KACZYNSKI JR  
112 WHITEHALL RD  
ROCHESTER, NH 03868-5713

Parcel Number: 0240-0061-0000  
CAMA Number: 0240-0061-0000  
Property Address: 0 WHITEHALL RD

Mailing Address: FERWERDA LINDA  
37 TARAH WAY  
FREMONT, NH 03044-3249

Parcel Number: 0240-0064-0000  
CAMA Number: 0240-0064-0000  
Property Address: 113 WHITEHALL RD

Mailing Address: HENDERSON DANA  
113 WHITEHALL RD  
ROCHESTER, NH 03868-5714

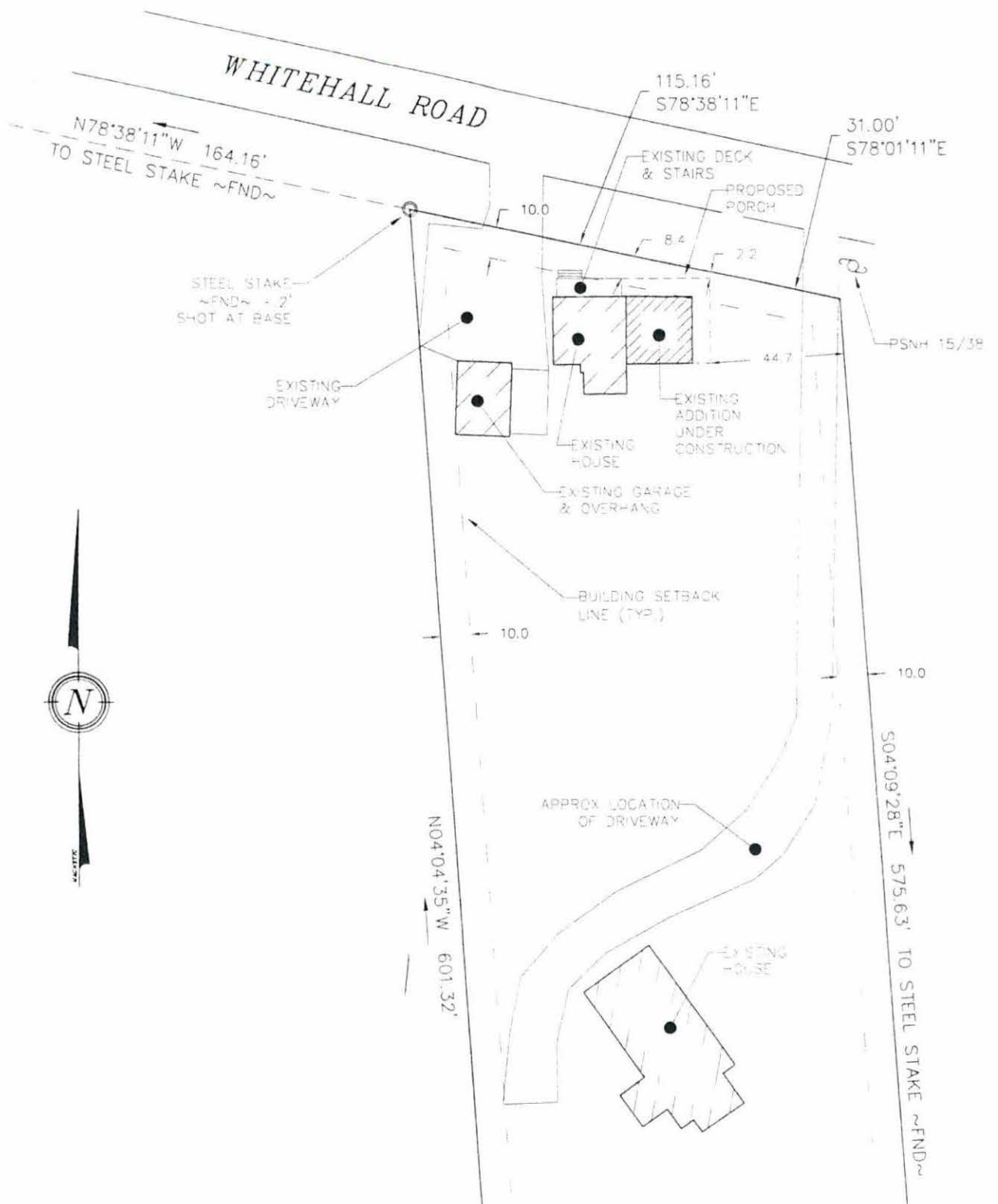
Parcel Number: 0240-0066-0000  
CAMA Number: 0240-0066-0000  
Property Address: 107 WHITEHALL RD

Mailing Address: KETEL ERNST J & ELAYNE B % KETEL V  
E & J E & S M  
107 WHITEHALL RD  
ROCHESTER, NH 03868-5712

Parcel Number: 0240-0067-0000  
CAMA Number: 0240-0067-0000  
Property Address: 8 MANDELA DR

Mailing Address: PROVENCHER ALAN V & SANDRA C  
8 MANDELA DR  
ROCHESTER, NH 03868

*Jerry*



HEREBY CERTIFY THAT THE STRUCTURE DEPICTED  
HEREON DOES NOT COMPLY WITH THE BUILDING SETBACKS SET  
FORTH IN THE ZONING ORDINANCE OF THE CITY OF ROCHESTER.

THIS IS NOT A BOUNDARY SURVEY

ZONE :  
(R1) RESIDENTIAL 1

CERTIFIED PLOT PLAN  
FOR



# Minor Building Permit Application

City of Rochester, New Hampshire  
Department of Building, Zoning and Licensing Services  
31 Wakefield St. Rochester, NH  
Telephone: (603) 332-3508  
Fax: (603) 509-1912

Issue Date: 12-17-15  
Permit #: 12458  
(This area for office use only)

Map # 240  
Lot # 65  
Block # R1  
Zoning BN

Location of Construction (Address): 109-111 Whitehall Rd  
Property Owner: Edward Nelson Rev Trust Home Phone: \_\_\_\_\_  
Mailing Address: PO Box 534 Cell Phone: \_\_\_\_\_  
City: Dover State: NH Zip Code: 03826-0534 Daytime Phone: 834-2859  
Email: \_\_\_\_\_

Bob Cannon  
Helping to Build

Contractor: Home Owner Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Cell #: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Email: \_\_\_\_\_

Preferred Contact Method: ☐ Telephone ☐ Cell ☐ Email

Property located in: HISTORIC DISTRICT (Yes / No)

Flood Hazard Area - per the Flood Insurance Rate Map (Yes / No)

Is any of the proposed work located within 50 feet of a jurisdictional Wetland Area (Yes / No) - If so, please document.

Primary Use of Property Is: ☒ Residential ☐ Commercial ☐ Mixed Use (both Res. & Com)

Proposed Construction is for:  
(Please Check all that Apply)

<input type="checkbox"/> Deck	<input type="checkbox"/> Door	<input type="checkbox"/> Garage	<input type="checkbox"/> Exterior Renovations
<input type="checkbox"/> Enclose Deck/Porch	<input type="checkbox"/> Fence	<input type="checkbox"/> Shed	<input type="checkbox"/> Interior Renovations
<input type="checkbox"/> Pool / Hot Tub	<input type="checkbox"/> Roof	<input type="checkbox"/> Windows	<input checked="" type="checkbox"/> Residential Addition
<input type="checkbox"/> Skylight	<input type="checkbox"/> Siding	<input type="checkbox"/> Other: _____	

Description of work to be performed: 22' x 22' Addition to increase inside room dimensions.

Proposed Use: \_\_\_\_\_

RECEIVED

DEC 09 2015

## Property & Setback Information

Setbacks from Lot Line to Construction:	Lot has City Water: Yes or No	Bedrooms: Existing _____ Proposed _____
Front: <u>10'6"</u> Right: <u>72'6"</u>	Lot has City Sewer: Yes or No	Bathrooms: Existing _____ Proposed _____
Rear: _____ Left: <u>21'</u>	Lot is a Corner Lot: Yes or No	Units: Existing _____ Proposed _____

Signature: X [Signature] 2/20/16

Date: X 11-18-15



240-65

**Certification of Accuracy:** As owner of record, or the agent of said owner of the property in question, I certify that all information contained within this application is true and accurate to the best of my knowledge and belief.

**Certification of Compliance:** I hereby certify that I am familiar with all pertinent codes relating to the above specified work, and that all work shall be performed in compliance with these codes, also that I am familiar with the City of Rochester Zoning Ordinance, Chapter 42.

It is the responsibility of the property owner and all contractors, electricians and plumbers to obtain and post the necessary permits in a conspicuous location before any work has begun.

Electrical and plumbing work requires a separate permit from this Building Permit.

Permits are non-transferable. If this is an "After the Fact" permit, it will be subject to a fee two times the normal permit fee.

It is the responsibility of the contractor / property owner to obtain all inspections required. **This signed application constitutes consent on the applicant's part to allow for inspections at the property by the Department of Building, Zoning & Licensing Services, Assessing Office and any other required City Staff.** Any work that is covered prior to the inspection may be required to be removed for inspection.

Inspections are required for:

- 1) Reinforcing steel prior to pouring (if required)
- 2) Foundation before backfilling with drainage system, if required, are installed
- 3) Rough-In: Framing with all other trades roughed in and fireblocking/draftstopping in place
- 4) Insulation
- 5) Sheetrock before mud and tape
- 6) Final Inspection

**PLEASE BE ADVISED:** Any deviation from the specifications submitted will require an amendment to this permit or additional permits. Permits expire one (1) year from the issue date. The Building Inspector may grant an extension of time if a written request is submitted prior to the expiration date. Permits become invalid if work is not started within 180 days or if work is abandoned/suspended for a period of 180 days.

The STATE OF NEW HAMPSHIRE requires that ENERGY CODE COMPLIANCE CERTIFICATION be obtained for all heated buildings, structures, and additions. You may also need to obtain Certification for altering, renovating or winterizing an existing structure. More information can be found at the web site: [www.puc.state.nh.us](http://www.puc.state.nh.us) and follow the link for Energy Codes. Applicants are advised that the making of a false statement on this form is a criminal offense.

**Cost of Construction:** \$ 15,000 **Permit Fee:** 135 + 10 = 145 -  
Permit fee is based on \$9.00 per \$1,000.00 of Construction Cost (Rounded Up Nearest \$1,000.00) plus a \$10.00 application fee  
Minimum Permit Fee is \$20.00

*[Signature]*  
Applicant Signature

29/7/15  
Date

\*\*\* OFFICE USE ONLY - DO NOT WRITE IN THIS SPACE \*\*\*

**Paid:** ☒ Cash \$ 145 ☐ Check #

**THIS PERMIT IS** ☐ **ISSUED** with the following conditions: ☐ **DENIED** for the following reason(s):

*[Signature]*

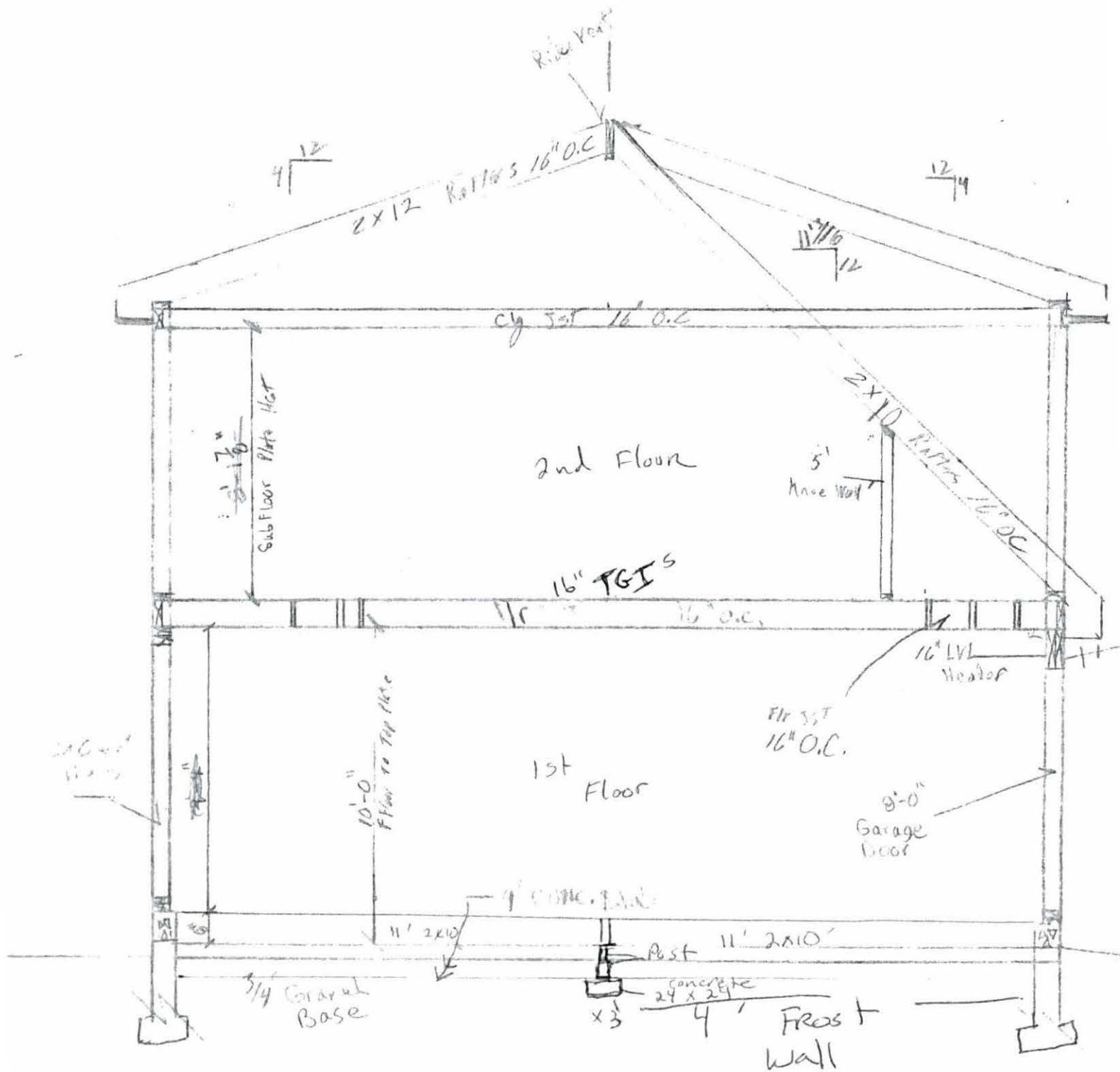
Approved By:

Date:

12-15-15

DEPARTMENT OF BUILDING, ZONING AND LICENSING SERVICES

240-65  
109-111 Whitehall Rd.  
#12458

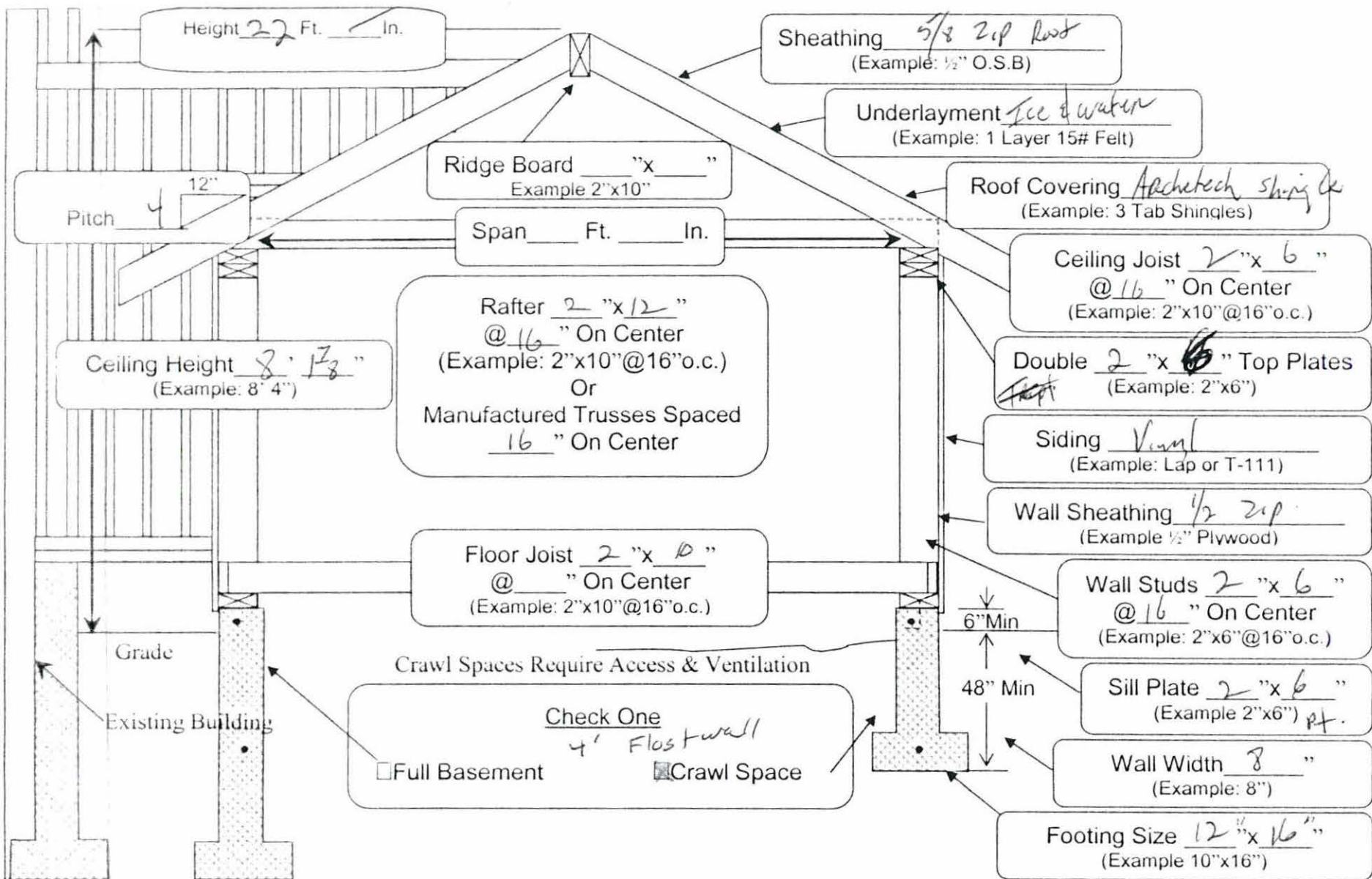


RECEIVED

DEC 09 2015

13'-3 1/8"





\*\*\*This Handout is not Intended to Cover all Circumstances. Check with the Current Code Books for Compliance\*\*\*



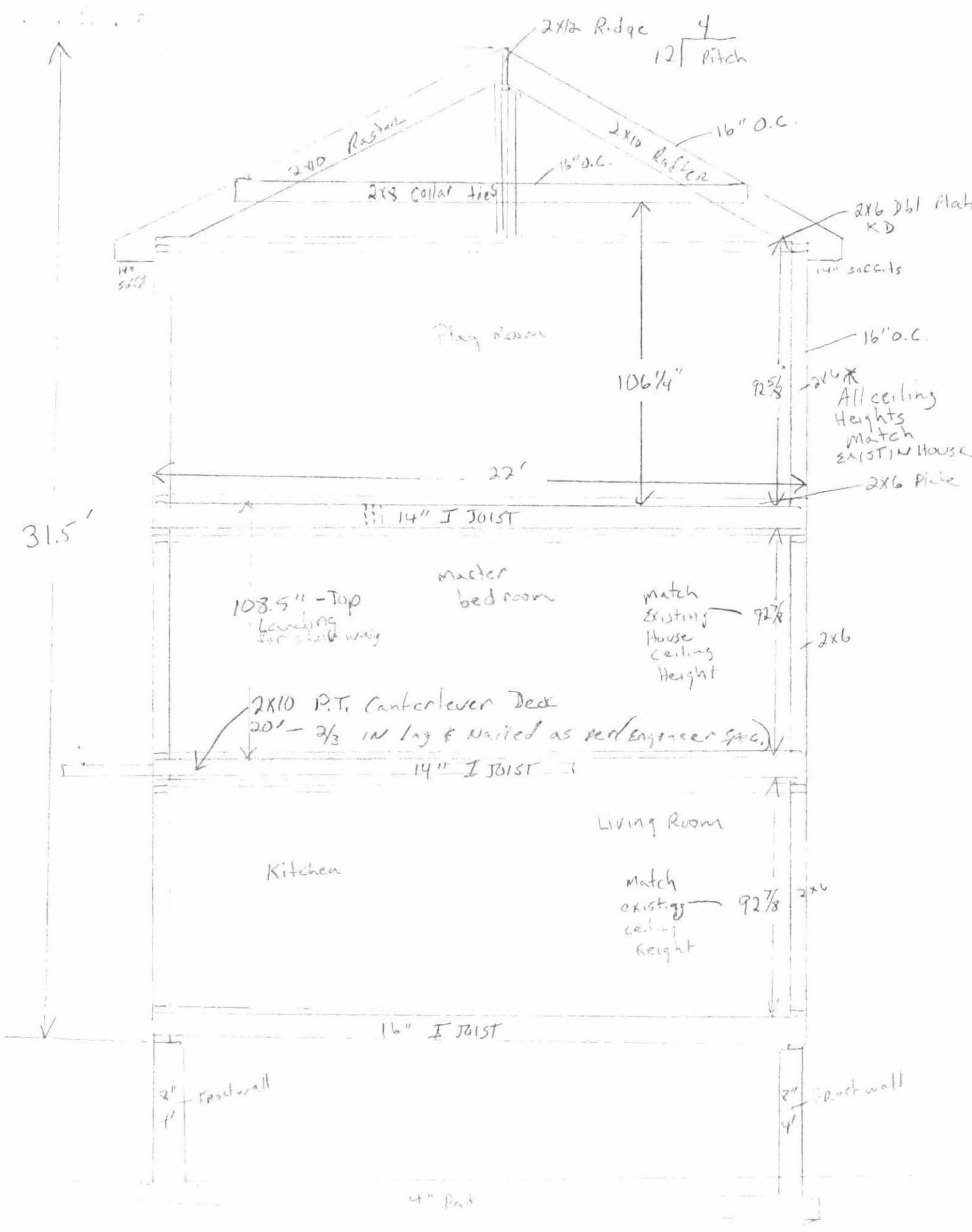
**ROCHESTER, NEW HAMPSHIRE**  
DEPARTMENT OF BUILDING ZONING &  
LICENSING SERVICES  
TELEPHONE: 603-332-3508  
FAX: 603-509-1912

## Residential Addition Handout

Based On 2009 ICC IRC  
Page 1 of 3  
For Residential Use Only

DEC 09 2015

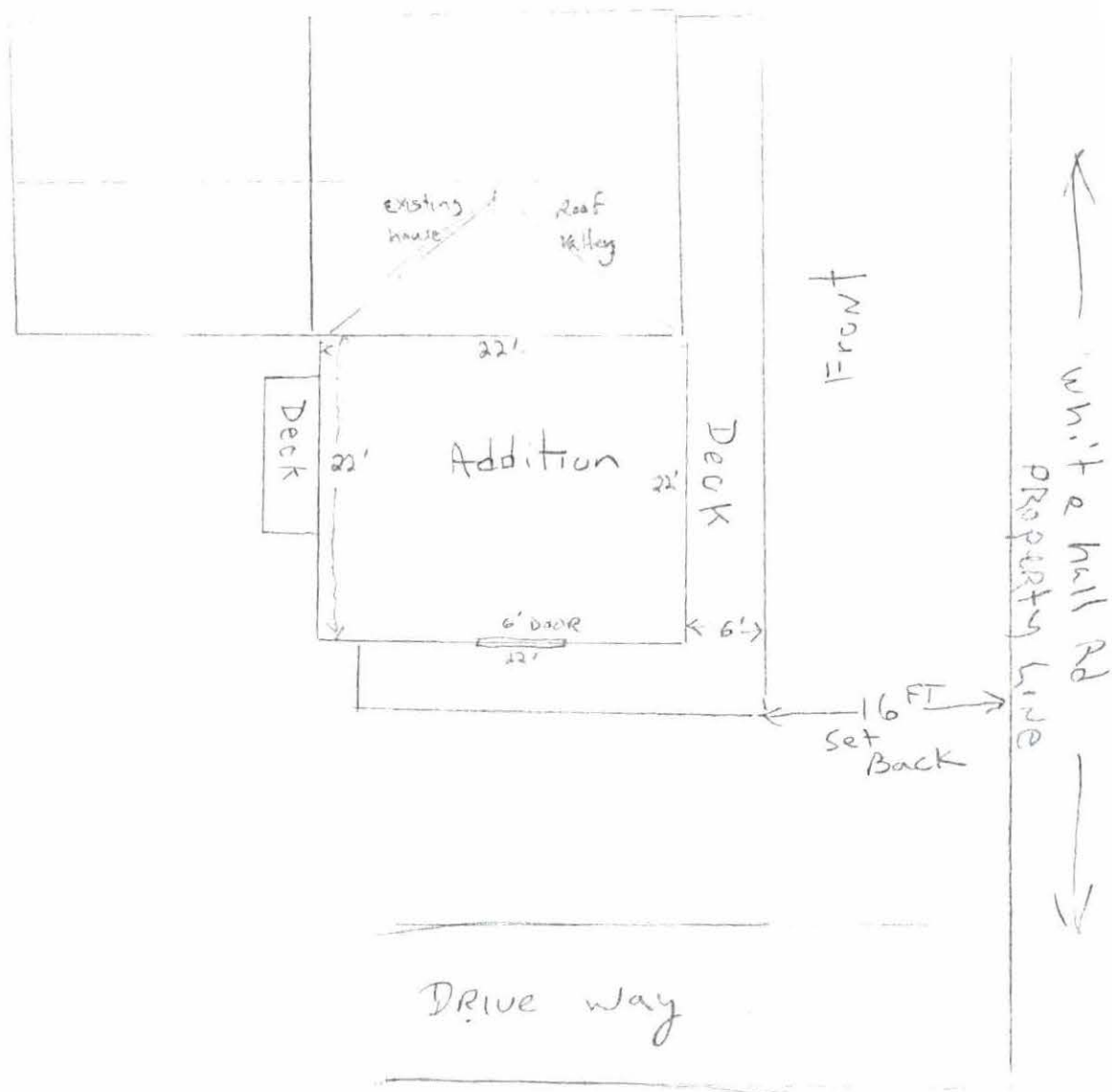
5010-65







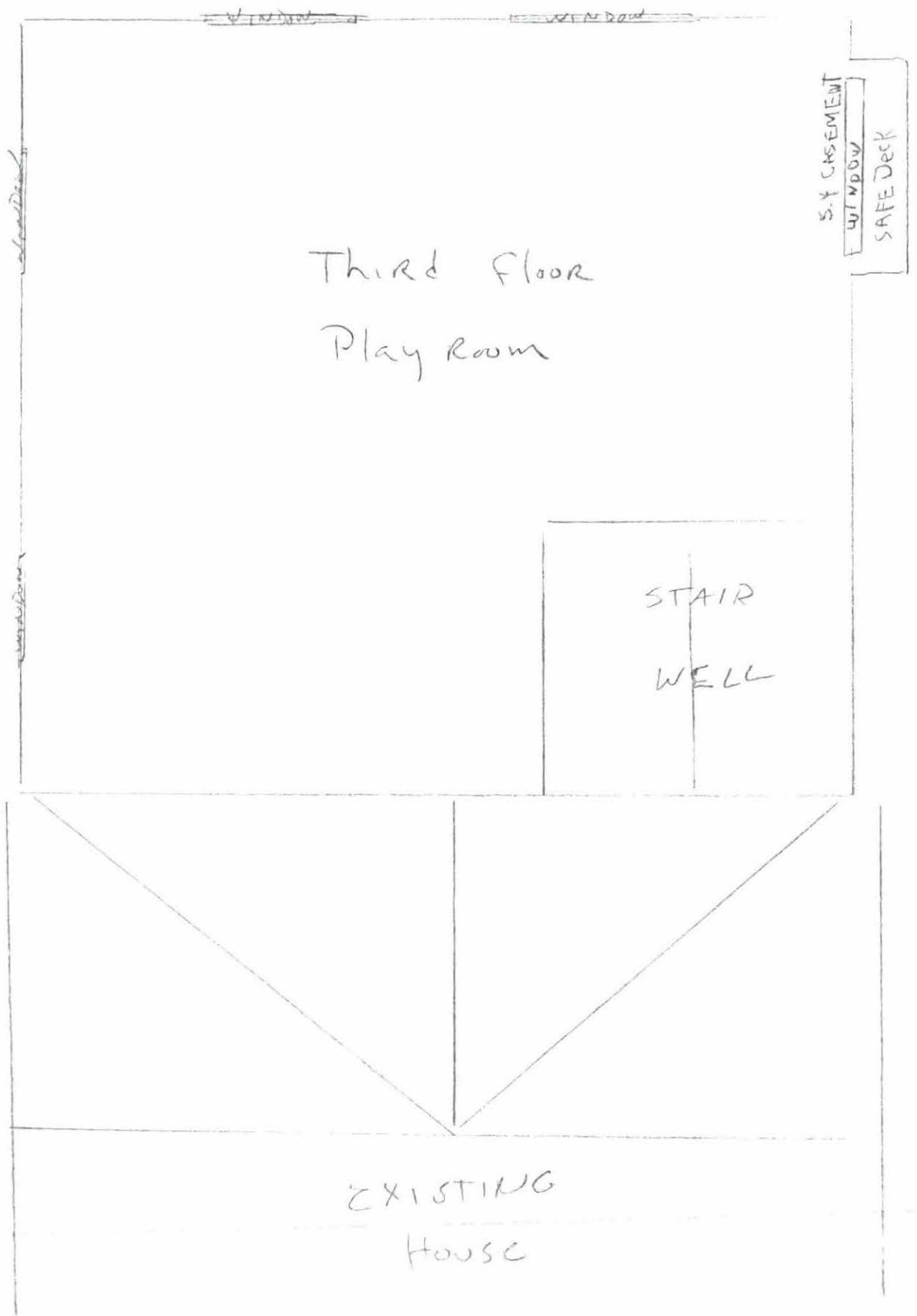
109 Whitehall Rd.

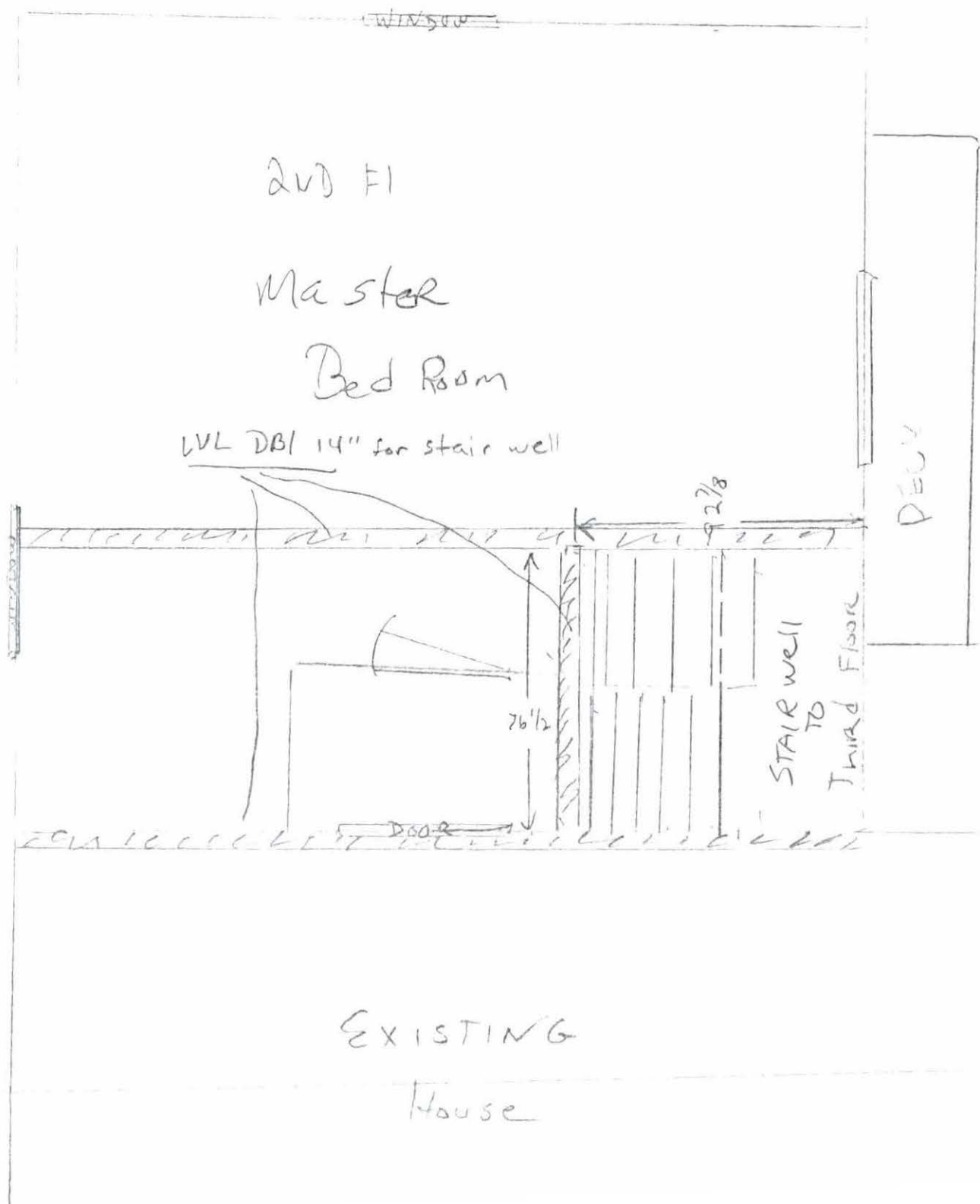


10 F  
10 S  
20 R



1000





2ND Fl  
Master  
Bed Room

LVL DBL 14" for stair well

2 7/8"

76 1/2"

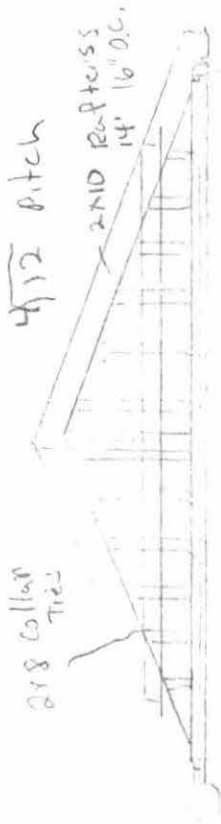
STAIR well  
TO  
Third Floor

DECK

EXISTING  
House



Size 28' x 22'



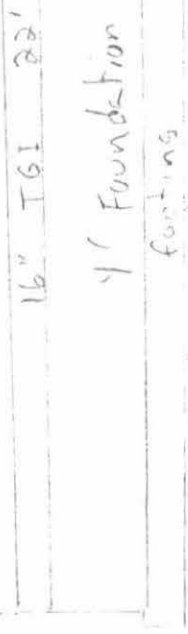
Master Bed

Can't have Deck

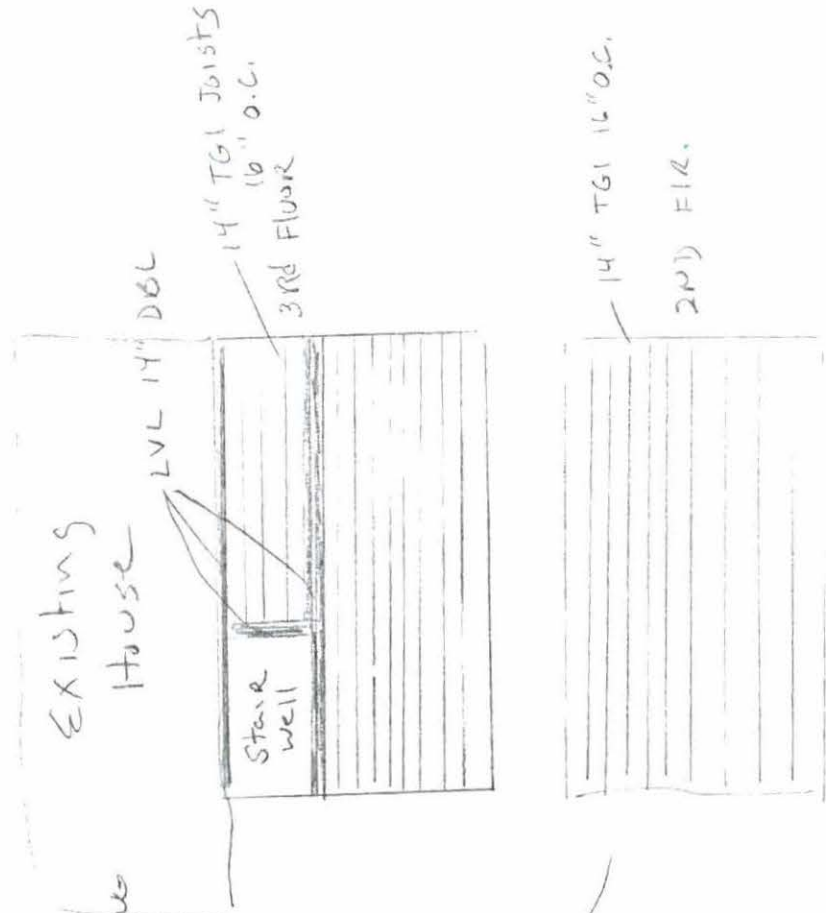
2x8 out 6" Total 14' in 20'

Open concept

Kitchen / Living Room



REVISIONS



16" TGI 16" O.C. Floor

Ed Nelson  
109 Whitehall Rd. Addition  
2020

Call w/ questions  
Bobbie  
734-2859

FEB 24 2016

**Certification of Accuracy:** As owner of record, or the agent of said owner of the property in question, I certify that all information contained within this application is true and accurate to the best of my knowledge and belief.

**Certification of Compliance:** I hereby certify that I am familiar with all pertinent codes relating to the above specified work, and that all work shall be performed in compliance with these codes, also that I am familiar with the City of Rochester Zoning Ordinance, Chapter 42.

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- 5) Sheetrock before mud and tape
- 6) Final Inspection

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Applicants are advised that the making of a false statement on this form is a criminal offense.

Cost of Construction: 24,000 Permit Fee: 216 + 10 = 226

Permit fee is based on \$9.00 per \$1,000.00 of Construction Cost (Rounded Up Nearest \$1,000.00) plus a \$10.00 application fee  
Minimum Permit Fee is \$20.00

X [Signature]  
Applicant Signature

X 3/4/16  
Date

MAR 04 2016

\*\*\* OFFICE USE ONLY - DO NOT WRITE IN THIS SPACE \*\*\*

Paid: ☒ Cash \$ 226 ☐ Check # \_\_\_\_\_

THIS PERMIT IS ☐ ISSUED with the following conditions: ☐ DENIED for the following reason(s):  
\_\_\_\_\_  
\_\_\_\_\_

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

DEPARTMENT OF BUILDING, ZONING AND LICENSING SERVICES