



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

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APR 27 2016

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2016-16

DATE FILED 4/27/16

ZONING BOARD CLERK

Phone No 603 235 5515

Name of applicant Michael Wentworth

Address 2 Letourneau

Owner of property concerned SAME

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

Address SAME

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

Location _____

Map No. 0115

Lot No. 0133

Zone R-1

Description of property Residential neighborhood

Proposed use or existing use affected add a shed & a pool

The undersigned hereby requests a variance to the terms of Article 42,
Section 19.A and asked that said terms be waived to permit 12x18 shed not closer
than 3' from fence Pool 4' from 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 Michael Wentworth
(Applicant)

EMAIL: wentmike@hotmail.com

CRITERIA FOR VARIANCE

Case # 2016-16

Date: 4/27/16

A Variance is requested by Michael Wentworth
from Section Article 42 Subsection Table 19.A
of the Zoning Ordinance to permit: a shed not closer than 3' from
fence and pool 4' from line
at 2 LeTourneau St Map 0115 Lot 0133 Zone R-1 Zone

Facts supporting this request:

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

enclosed behind 6' fence will add value

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

behind fence not really seen by neighbors

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

need storage shed

4.) Granting the variance would do substantial justice because: much needed storage

putting things in Shed vs yard

the pool will add value

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

will not change the character of the District

Name Michael Wentworth

Date: 4/27/16

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April 27, 2016

Zoning Board of Adjustment members,

My name is Michael Wentworth, my wife and I purchased the 2 Letourneau Street last year to downsize. We are located in an established neighborhood, because of that, the lots are very small. We have the need for a shed for storage and there was a pool there when we purchased the property that will be replaced with new.

The setbacks are tight because the lot size is .17 acres. Therefore, the hardship is the need to use the small lot that we have. The shed is needed for storage and the pool for entertainment.

Thank you,

A handwritten signature in dark ink that reads "Michael Wentworth". The signature is fluid and cursive, with the first name "Michael" and last name "Wentworth" clearly legible.

Mike Wentworth

Request of waiver of requirement to have a Certified Plot Plan for Case # 2016-16

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: lot line is determined by the 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.)
back lot line fence.
- 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

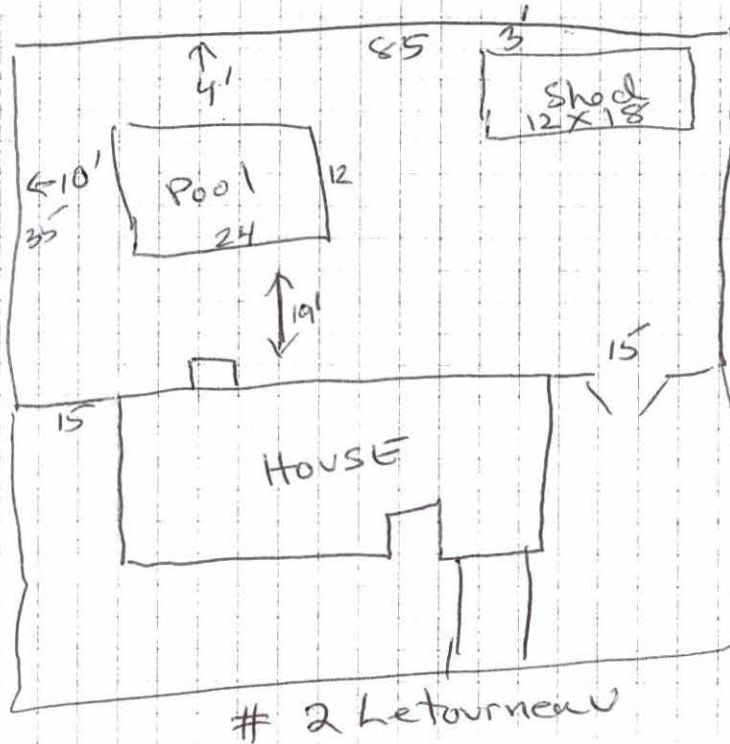
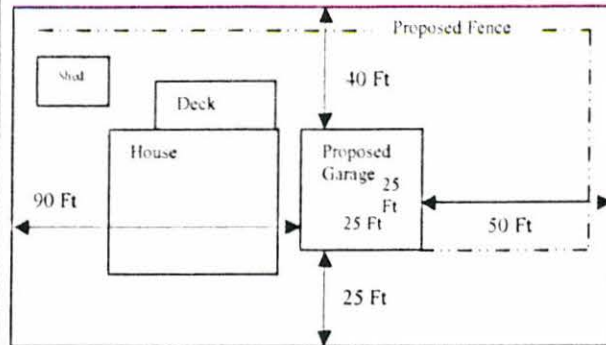
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Sketch Plan

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:



Signature

Mahul Letourneau

Date 4/27/16

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EXTERIOR INFORMATION

Type:	01	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	01	- WOOD
Prime Wall:	4	- VINYL
Sec Wall:	8	- BRICK VEN 9%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPH SHINGLE
Color:	YELLOW	
View / Desir:	A - AVERAGE	

GENERAL INFORMATION

Grade:	C	- AVERAGE
Year Blt:	1956	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	6 - AVERAGE
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	8 - AVERAGE
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Gar:	
Electric:	2 - GOOD
Insulation:	2 - TYPICAL
Int vs Ext:	SAME
Heat Fuel:	10 - PROPANE
Heat Type:	1 - FORCED W/A
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

BATH FEATURES

Full Bath:	1	Rating:	SAME
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	SAME
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	SUPERIOR
A Kits:		Rating:	
Frpl:	1	Rating:	SAME
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	38.5%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		38.5%

CALC SUMMARY

Basic \$ / SQ:	74.65
Size Adj.:	1.16210961
Const Adj.:	1.00270009
Adj \$ / SQ:	86.986
Other Features:	31175
Grade Factor:	1.00
Neighborhood Inf:	1.28999996
LUC Factor:	1.00
Adj Total:	190948
Depreciation:	73515
Depreciated Total:	117433

COMMENTS

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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												
Lvl 2												
Lvl 1			1			1			2	1		
Lower												
Totals	RMs: 4		BRs: 2		Baths: 1		HB 1					

REMODELING

Exterior:	2015
Interior:	2015
Additions:	
Kitchen:	2015
Baths:	2015
Plumbing:	
Electric:	
Heating:	2015
General:	

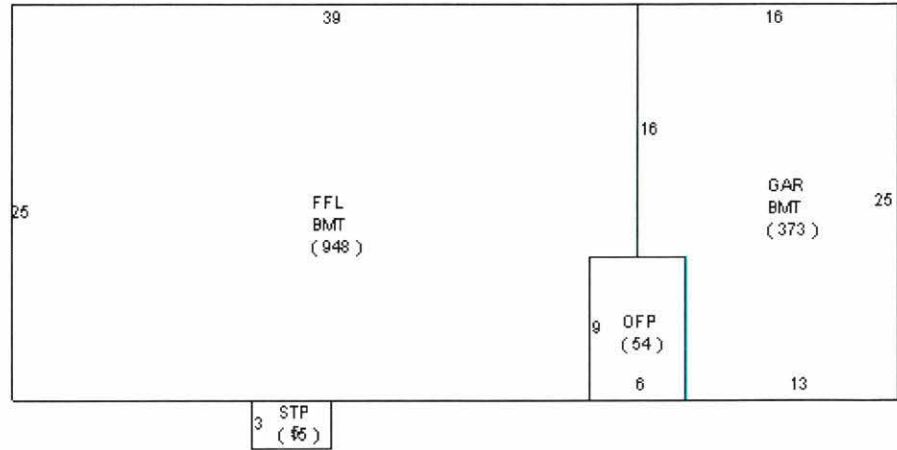
RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		4		2
Totals				
1		4		2

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	112.21	
Special Features:	0	Val/Su Net:	43.31	
Final Total:	117400	Val/Su SzAd	123.84	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,321	17.400	22,982
FFL	1ST FLOOR	948	86.990	82,462
GAR	GARAGE	373	24.990	9,321
OFF	OPEN PORCH	54	34.690	1,873
STP	STOOP	15	13.850	208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
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Net Sketched Area:	2,711	Total:	116,846
Size Ad	948	Gross Area	2711
		FinArea	948

IMAGE

AssessPro Patriot Properties, Inc





<p>THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.</p> <p>THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.</p> <p>PHOTOGRAPHY DATE: APRIL 28, 1990</p> <p>COMPLETION DATE: JUNE 30, 1992</p>	<p>PRODUCED IN 1992 BY</p> <p>CAI Technologies</p> <p>81 PLEASANT STREET, LITTLETON, NH 03041</p> <p>800.322.4440 • WWW.CAI-TECH.COM</p>	<p>LEGEND</p> <p>DEED PROPERTY, SUBDIVISION LOT NO. BUILDING, RIGHT OF WAY, COMMON OWNERSHIP</p> <p>WETLANDS</p>	<p>SCALE 1" = 100'</p> <p>REVISD TO : APRIL 1, 2015</p>	PROPERTY MAPS	INDEX DIAGRAM	MAP NO.
				ROCHESTER	221 114 113 230 116 122 121	115
				NEW HAMPSHIRE		





0 Abutters List Report

Rochester, NH

April 27, 2016

8 X 3.76 36.08
Variance 175.00
205.08

Subject Property:

Parcel Number: 0115-0133-0000
CAMA Number: 0115-0133-0000
Property Address: 2 LETOURNEAU ST

Mailing Address: WENTWORTH MICHAEL & DONNA
2 LETOURNEAU ST
ROCHESTER, NH 03867-1213

Abutters:

Parcel Number: 0115-0129-0000
CAMA Number: 0115-0129-0000
Property Address: 3 PATTON ST

Mailing Address: WEBSTER OWEN A & PAULINE P
3 PATTON ST
ROCHESTER, NH 03867-1114

Parcel Number: 0115-0130-0000
CAMA Number: 0115-0130-0000
Property Address: 1 PATTON ST

Mailing Address: LANDRY JAMEE J
1 PATTON ST
ROCHESTER, NH 03867-1114

Parcel Number: 0115-0131-0000
CAMA Number: 0115-0131-0000
Property Address: 249 NO MAIN ST

Mailing Address: SHUNDA GUSTAVE
249 NO MAIN ST
ROCHESTER, NH 03867-1225

Parcel Number: 0115-0132-0000
CAMA Number: 0115-0132-0000
Property Address: 247 NO MAIN ST

Mailing Address: GAGNON NORMAN J
247 NO MAIN ST
ROCHESTER, NH 03867-1225

Parcel Number: 0115-0134-0000
CAMA Number: 0115-0134-0000
Property Address: 4 LETOURNEAU ST

Mailing Address: WALLACE PAULINE
4 LETOURNEAU ST
ROCHESTER, NH 03867-1213

Parcel Number: 0115-0138-0000
CAMA Number: 0115-0138-0000
Property Address: 1 LETOURNEAU ST

Mailing Address: PIKE FAMILY TRUST % CORINNE L PIKE
TRUSTEE
1 LETOURNEAU ST
ROCHESTER, NH 03867-1214

Parcel Number: 0115-0139-0000
CAMA Number: 0115-0139-0000
Property Address: 227 NO MAIN ST

Mailing Address: CROWLEY & CROWLEY RENTALS LLC
50 CHURCH ST
ROCHESTER, NH 03867

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