



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. 2016-01

DATE FILED 12-23-15

ZONING BOARD CLERK [Signature]

Phone No 603-973-7093

Name of applicant Richard E Carlson

Address 8 ANITA ST

Owner of property concerned SAME

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

Address SAME

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

Location HOUSE LOT, FLAT + LEVEL 8 ANITA ST

Map No. 124

Lot No. 74

Zone R-1

Description of property Developed House lot

Proposed use or existing use affected Storage

The undersigned hereby requests a variance to the terms of Article 42,
Section 19-A and asked that said terms be waived to permit a shed closer

to side lot line than what is allowed (as required)

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 [Signature]

(Applicant)

DEC 23 2015

CRITERIA FOR VARIANCE

Case # 2016-01

Date: 23 Dec 2015

A Variance is requested by Richard E Carlson
from Section H2 Subsection 19-A Dimential Standards
of the Zoning Ordinance to permit: Building of a Storage
Shed 12x20
at 8 Anita St Map 134 Lot 74 Zone R1

Facts supporting this request:

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

It will be an improvement to my property,
as well as a visual improvement to the Neighborhood

2) Granting the variance is not contrary to the public interest because: Replacing the
existing tent with a completed wood
structure, also painted will benefit all

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: Denial of this variance
would adversely affect my wife and I because we are
both handicapped. That is the only location that
would reasonably give us year round access.

4.) Granting the variance would do substantial justice because: The Shed would
enhance the Neighborhood and allow me the
Storage I need.

5.) The use is not contrary to the spirit of the ordinance because: The shed will
Promote neatness and safety by having things
properly stored

Name Richard E Carlson

Date: 12-23-2015 **DEC 23 2015**

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DEC 23 2015

TO THE ZONING BOARD OF ADJUSTMENT.

SIRS:

My Family and I NEED this shed FOR
Storage of outdoor equipment, gardening tools
and general Storage.

My Family has grown over ~~the~~
time to an unexpected size we have
custody of my granddaughter. The house
we have is very small and this is
the only logical way to protect tools
and equipment etc.

I Thank you in ADVANCE FOR
your Help.

R J E A

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DEC 23 2015

Request of waiver of requirement to have a Certified Plot Plan for Case # 2015-01

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 property is marked by the existing fence on side + back property lines.
- 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.)
Fence + roadway
- 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: The shed is moveable as it is on blocks

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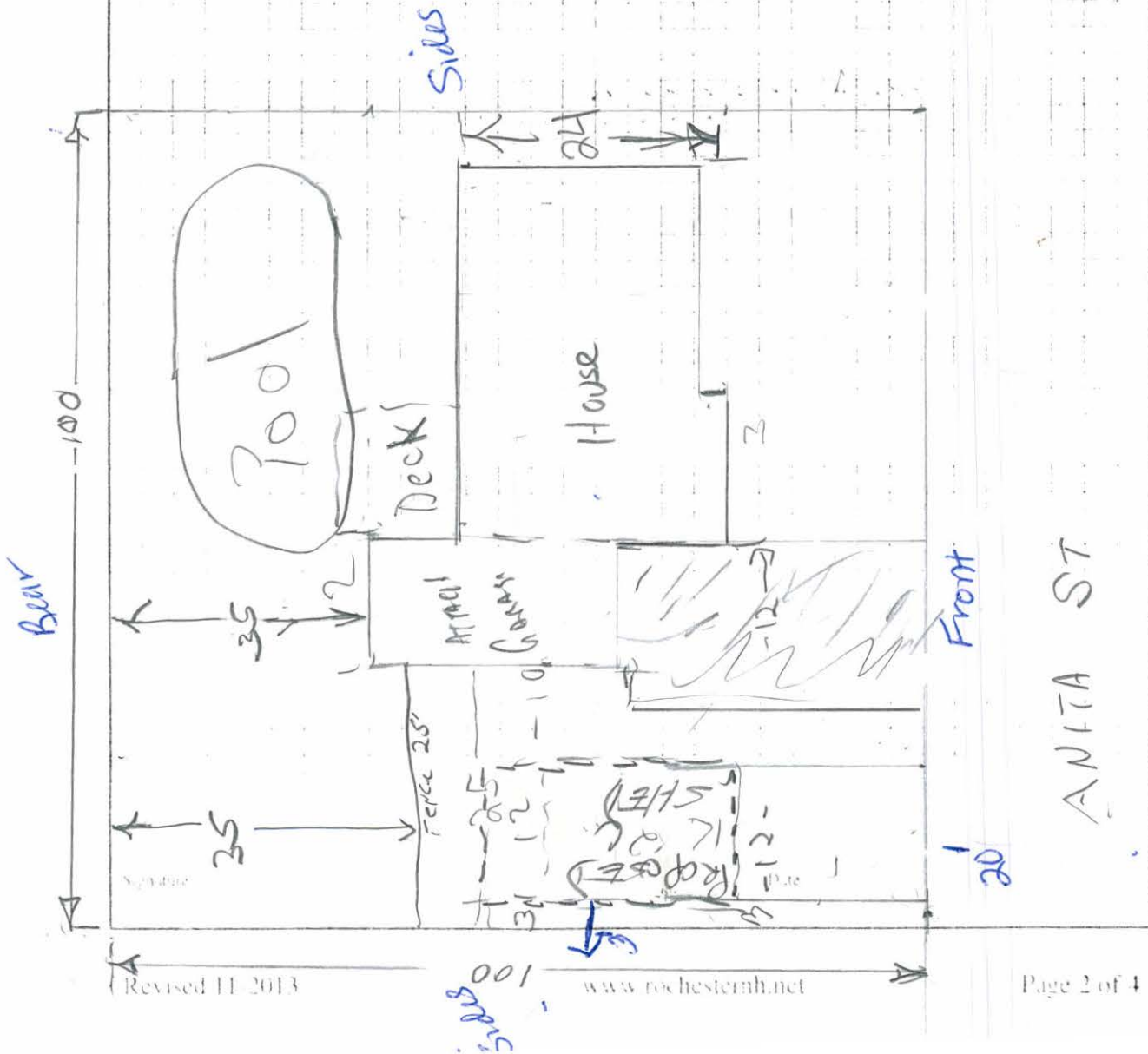
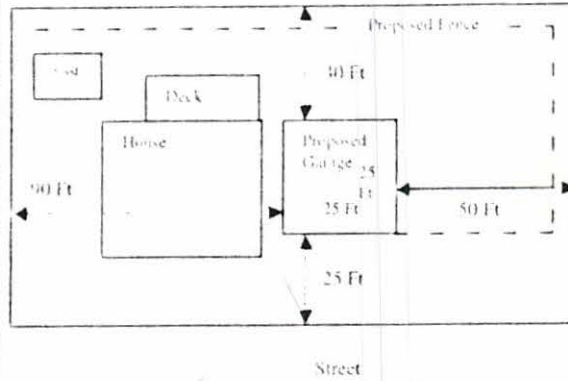
DEC 23 2015

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:





0134

0074

0000

1 of 1

RESIDENTIAL

TOTAL ASSESSED: 107,900

MAP

BLOCK

LOT

LOT2

LOT3

CARD

Rochester

!5286!



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		ANITA ST, ROCHESTER

OWNERSHIP

Owner 1:	CARLSON RICHARD E & BECKY L		
Owner 2:			
Owner 3:			
Street 1:	8 ANITA ST		
Street 2:			
Twn/City:	ROCHESTER		
St/Prov:	NH	Cntry:	
Postal:	03867-3303	Own Occ:	Y
		Type:	

PREVIOUS OWNER

NEW/OLD OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .23 AC of land mainly classified as SINGLE FAM with a(n) RANCH Building Built about 1957, having Primarily ALUMINUM Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms Total, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	RESIDENC	100	U	2	CITY SEWER
o				t	1	CITY WATER
n				I	6	PROPANE
Census:		Exmpt	v2	VETERAN 1		
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	2	LIGHT

AND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	SINGLE FAM		0.23		PRIMARY A SITE		1.0	0	45,000.	3.846	1302									39,803				0		39,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	68,100		0.230	39,800	107,900		32358
							GIS Ref
							GIS Ref
							Insp Date
Total Card	68,100		0.230	39,800	107,900	Entered Lot Size	
Total Parcel	68,100		0.230	39,800	107,900	Total Land: 0.23	
Source: Market Adj Cost		Total Value per SQ unit /Card:	117.03	/Parcel:	117.03	Land Unit Type: AC	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	101	FV	68,100	0	.23	39,800	107,900	107,900	Year-end	10/1/2015
2014	101	FV	68,100	0	.23	39,800	107,900	107,900	Year End Roll	9/29/2014
2013	101	FV	79,000	0	.23	53,100	132,100	132,100	Year End Roll	9/4/2013
2012	101	FV	79,000	0	.23	53,100	132,100	132,100	Year End Roll	9/20/2012
2011	101	FV	79,000	0	.23	53,100	132,100	132,100	Year End Roll	9/27/2011
2010	101	FV	79,200	0	.23	53,100	132,300	132,300	roll	8/26/2010
2009	101	FV	89,600	0	.23	53,100	142,700	142,700	Year End Roll	9/24/2009
2008	101	FV	104,700	0	.23	66,800	171,500	171,500		8/25/2008

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILLEY DAVID B	1917-604		3/28/1997	Val Lnd&Bldg	71,000	No	No	4		
FEDERAL HOME LO	1727-624		2/4/1994	Foreclosure	51,000	No	No	4		
CRONIN DONALD A	1687-555		7/26/1993			No	No			
CRONIN DONALD A	1414-714		9/27/1988			No	No			
IRVING JOHNSON	1271-260		11/12/1986			No	No			
JOHNSON CLARA E	967-252		7/7/1975			No	No			
FEENY WILLARD &	839-70		1/26/1968			No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
1/13/2012	1735	WATER HE	3,300	CE	3/15/2012			
5/11/2004	456	ELECTRIC	1,000	C	11/15/2004			
11/30/2001	1117	BOILER	2,500	C	3/15/2002			
10/1/1997	936	POOL	2,900	C			AGPL	

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2014	EXMPT'N OUT	VK	VERNA
4/17/2013	VETERAN ADD	GN	GAYE
4/16/2013	EXEMPTION AD	VK	VERNA
6/2/2010	MEAS-INSPECTD	NM	NANCY

Sign:

VERIFICATION OF VISIT NOT DATA

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DEC 23 2015

Total AC/HA: 0.23000	Total SF/SM: 10018.80	Parcel LUC: 101	SINGLE FAM	Prime NB Desc: RESIDENTIAL
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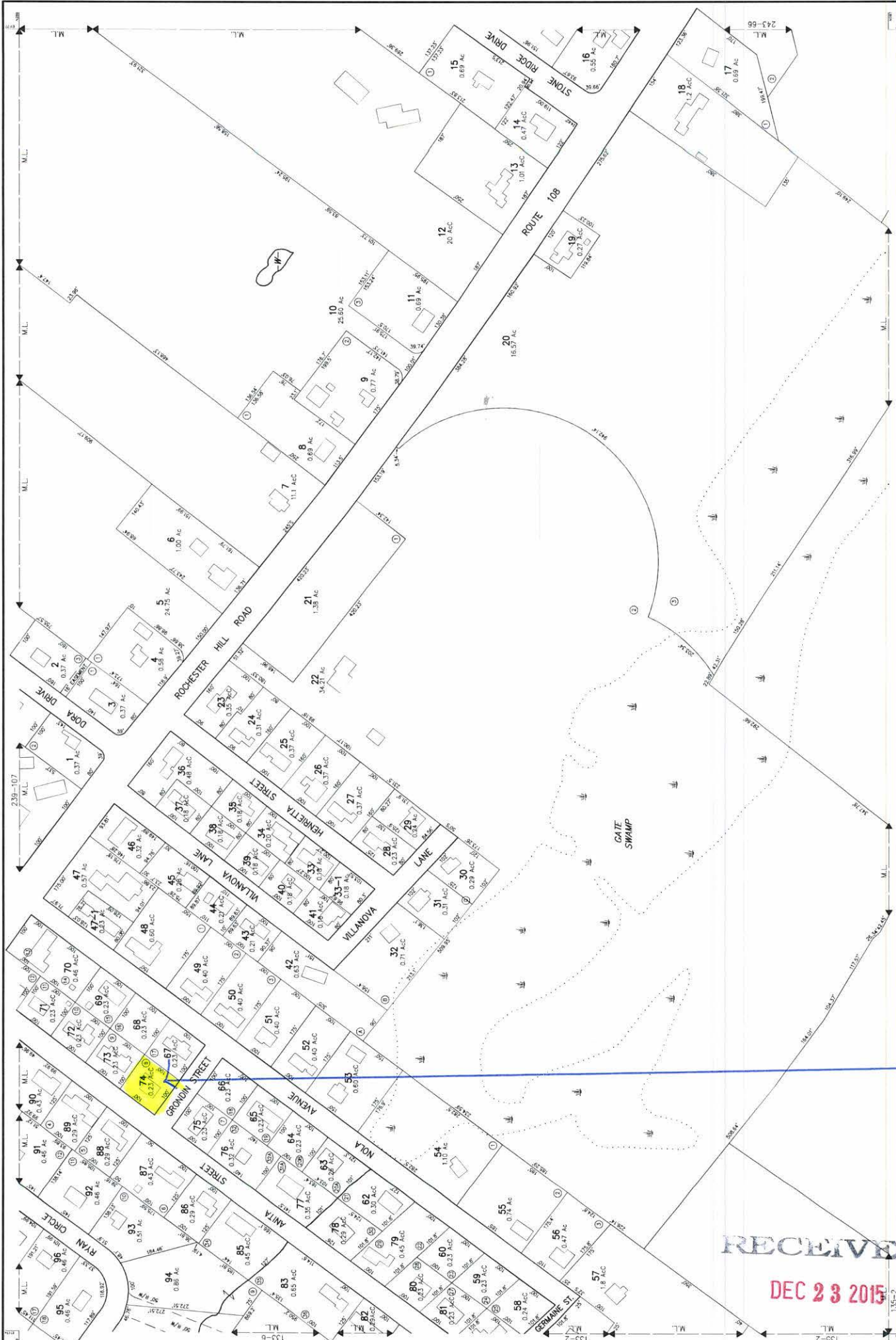
Total: 39,803	Spl Credit:	Total: 39,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro

kareng

2016



INDEX DIAGRAM

127	239	240
133	240	243
135	244	243

PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE

SCALE 1" = 100'

REVISIO TO : APRIL 1, 2015

LEGEND

AREA SURVEYED	AC
STUMP PROPERTY	AC
BUILDING	AC
RIGHT OF WAY	AC
COMMON UNIMPROVED	AC
WETLANDS	AC

PRODUCED BY

Technologies

UNIVERSITY OF NEW HAMPSHIRE

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR EASEMENT.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 28, 1990

COMPLETION DATE: JUNE 30, 1992

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O' Abutters List Report

Rochester, NH
December 23, 2015

175- 175.00
8x 3.94 = 31.52
206.52
pd Cash Kg

Subject Property:

Parcel Number: 0134-0074-0000
CAMA Number: 0134-0074-0000
Property Address: 8 ANITA ST

Mailing Address: CARLSON RICHARD E & BECKY L
8 ANITA ST
ROCHESTER, NH 03867-3303

Abutters:

Parcel Number: 0134-0066-0000
CAMA Number: 0134-0066-0000
Property Address: 9 NOLA AVE

Mailing Address: GREEN ANITA L
15 NOLA AVE
ROCHESTER, NH 03867-3316

Parcel Number: 0134-0067-0000
CAMA Number: 0134-0067-0000
Property Address: 7 NOLA AVE

Mailing Address: MCKENNA MICHAEL P & DENISE M
7 NOLA AVE
ROCHESTER, NH 03867-3315

Parcel Number: 0134-0068-0000
CAMA Number: 0134-0068-0000
Property Address: 5 NOLA AVE

Mailing Address: LAMPER BERNARD & FLORENCE E
REVOC LIVING TRUST % TRUSTEES
6 ANITA ST
ROCHESTER, NH 03867-3303

Parcel Number: 0134-0073-0000
CAMA Number: 0134-0073-0000
Property Address: 6 ANITA ST

Mailing Address: LAMPER BERNARD & FLORENCE E
REVOC LIVING TRUST % TRUSTEES
6 ANITA ST
ROCHESTER, NH 03867-3303

Parcel Number: 0134-0075-0000
CAMA Number: 0134-0075-0000
Property Address: 1 GRONDIN ST

Mailing Address: OSGOOD KAREN S
1 GRONDIN AVE
ROCHESTER, NH 03867-3345

Parcel Number: 0134-0087-0000
CAMA Number: 0134-0087-0000
Property Address: 11 ANITA ST

Mailing Address: PROCTOR JASON H & HEATHER M
11 ANITA ST
ROCHESTER, NH 03867-3304

Parcel Number: 0134-0088-0000
CAMA Number: 0134-0088-0000
Property Address: 9 ANITA ST

Mailing Address: MONTGOMERY ROBERT J
P O BOX 316224
SIOUX FALLS, SD 57186

Parcel Number: 0134-0089-0000
CAMA Number: 0134-0089-0000
Property Address: 7 ANITA ST

Mailing Address: DANIELS MARCIA A
7 ANITA ST
ROCHESTER, NH 03867-3304

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12/23/2015

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