



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

MAR 22 2016

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2016-09

DATE FILED 3-22-16

[Signature]
ZONING BOARD CLERK

Phone No 603-761-4469

Name of applicant RICHARD J MENARD II

Address 7 Sidney ST

Owner of property concerned SAME
(If the same as applicant, write "same")

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

Location 7 Sidney ST

Map No. 128 Lot No. 255-2 Zone R1

Description of property Residential

Proposed use or existing use affected 7 Sidney ST

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 side

setback closer than the allowed 10'

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)

EMAIL: LIGHTS997@Hotmail.COM

CRITERIA FOR VARIANCE

Case # 2016-06

Date: 3-22-16

A Variance is requested by Richard J Menard II

from Section 4.2 Subsection 19. A

of the Zoning Ordinance to permit: Side Setback Closer To the lot Line
Than 10 FT

at 7 Sidney St Map 128 Lot 255-A Zone 1

Facts supporting this request:

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

ENHANCES Look of Property and INCREASES Property Value.

2) Granting the variance is not contrary to the public interest because: Within Property
and looks will improve The Neighborhood

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: property NOT USED because
of Setbacks. It would Allow ME USE of more of our Small
.16 Acre Lot.

4.) Granting the variance would do substantial justice because: it would Allow USE
of Property within Property being used now

5.) The use is not contrary to the spirit of the ordinance because: No Relationship To
Neighborhood. or City of Rochester NH.

Name [Signature]

03.22.16

Date:

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MAR 22 2016

WHAT I AM TRYING TO ACHIEVE IS MAKING MY HOUSE
LOOK BETTER WITH USING MY PROPERTY WITH EFFICIENCY AND CURB
APPEAL. WHILE HAVING A COVERED FARMERS PORCH ON THE FRONT AND
SIDE OF THE HOUSE WILL ALLOW US TO SIT ON OUR FRONT OR SIDE
PORCH OF OUR HOUSE IN THE EVENINGS OR MORNINGS. WE ALREADY
HAVE PORCHES ON THE FRONT AND SIDE BUT NOT BIG ENOUGH
AND NO CONNECTED WITH COVER. WE WILL BE USING PROPERTY
WITHIN OUR FENCE LINE WHICH CURRENTLY IS UP.

2025

RECEIVED

MAR 22 2016

Request of waiver of requirement to have a Certified Plot Plan for Case # 2016- 06

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: using property within current
fence-line.
- 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 & row of trees.
- 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

ZONING DISTRICT

RESIDENTIAL 2

BUILDING SETBACKS

FRONT 15'
SIDE 8'
REAR 25'

BASIS OF BEARINGS

PLAN REFERENCE

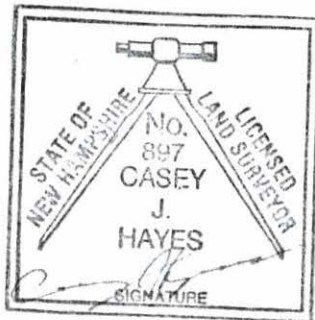
DEED REFERENCE

S.C.R.D. VOLUME 3314 PAGE 317

PLAN REFERENCE

"SUBDIVISION PLAN
TAX MAP 128 LOT
255"; PREPARED
FOR: KINCORA
MANOR, LLC;
PREPARED
BY: CASEY J. HAYES
LAND SURVEYING,
LLC; SCALE: 1"=20'
DATED: FEB. 28,
2005.

I CERTIFY:
THAT THIS ACTUAL
SURVEY WAS
MADE ON THE
GROUND AND THAT
THE BUILDING IS
LOCATED AS
SHOWN.



LICENSED LAND SURVEYOR

DATE

PLAN OF LAND

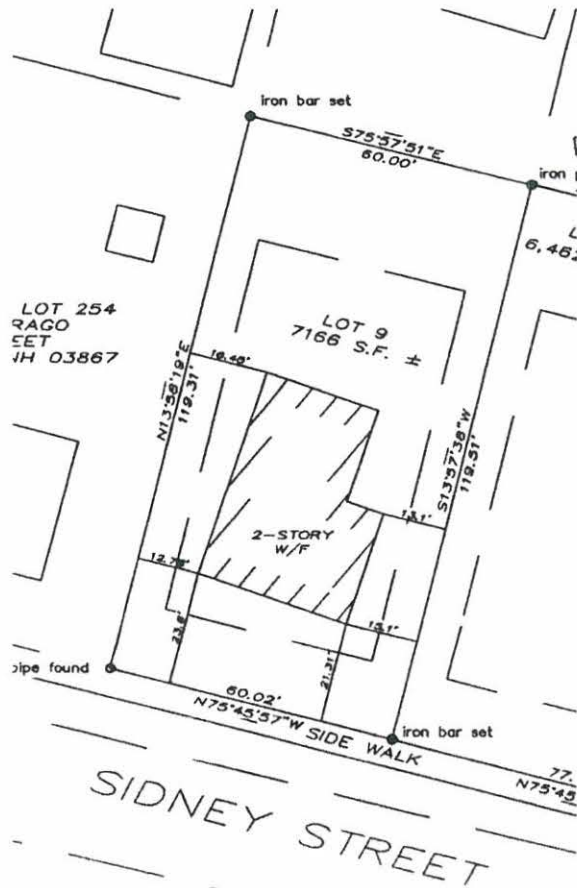
LOT 9

IN

ROCHESTER, NH

SHOWING

EXISTING BUILDING



COPY

CASEY J. HAYES

LAND SURVEYING, LLC

67 FOX RUN ROAD STODDARD, NH 03464
(603) 446-7154

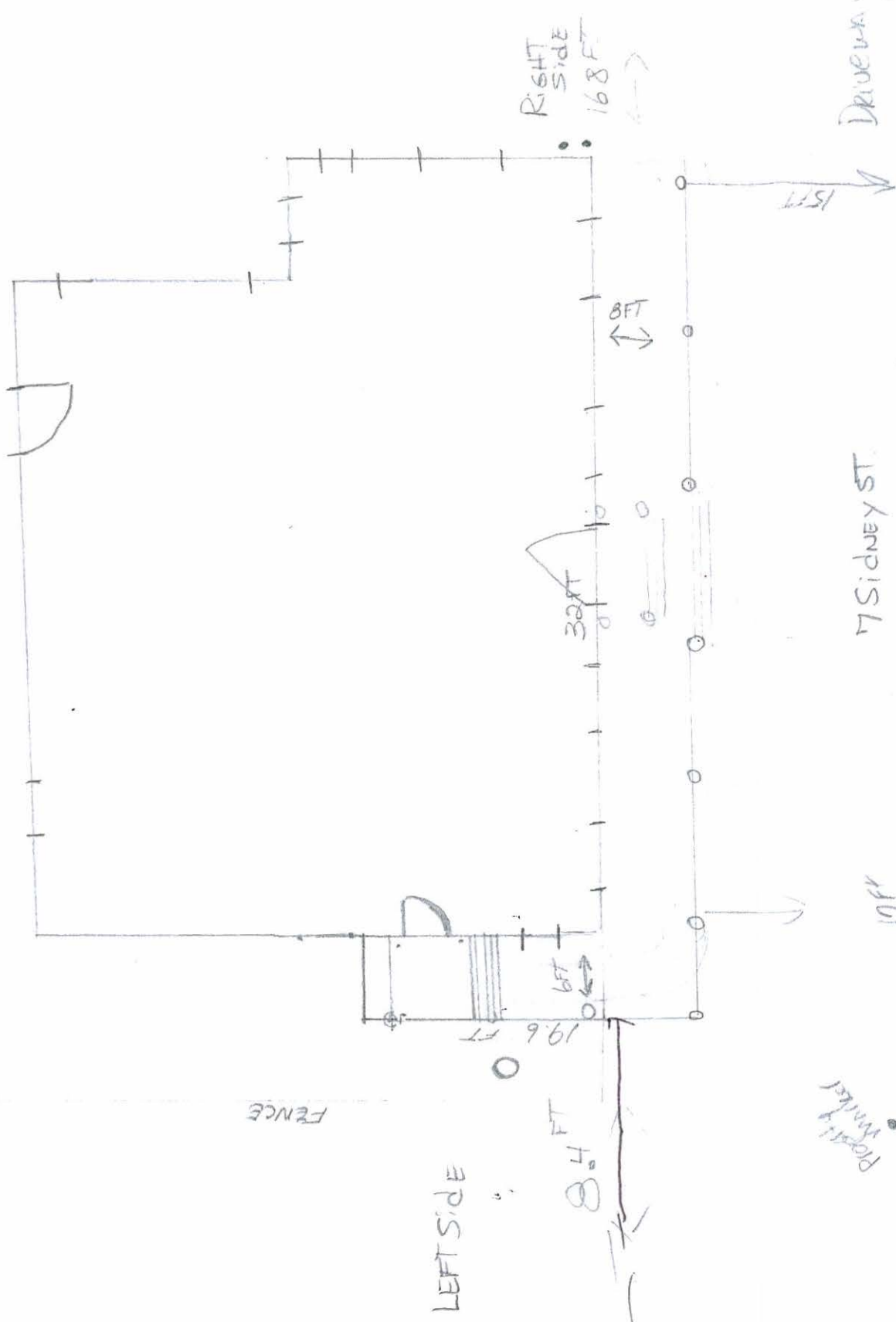
SCALE: 1"= 40'

DATE: 4/17/06

DRWN BY: CJH

CHKD BY: CJH

PROJECT: KINCORA



FRONT

7 Sidney St.

Property Marker

15 FT

19 FT

RIGHT SIDE
16.8 FT

8 FT

32 FT

6 FT

19.6 FT

8.4 FT

LEFT SIDE

FENCE

Driveway

1 Draney St.

95-10-21-94

15584

2+6

2/26/2017

He added

2. $\infty \times \infty$





MAP IS FOR ASSESSMENT PURPOSES.
LEGAL DESCRIPTION OR CONVEYANCE.
HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE
NAD 83 COORDINATE SYSTEM.
TOPOGRAPHY DATE: APRIL 28, 1990
PLETION DATE: JUNE 30, 1992

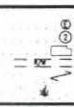
IT IS NOT VALID

PRODUCED IN 1992 BY
CAI Technologies
11 PLEASANT STREET, LITTLETON, NH 03041
800.337.4466 • WWW.CAITECH.COM

AREA SURVEYS
AREA CALCULATED
RECORD DIMENSION
SCALED DIMENSION
WATCH LINE
WATER

LEGEND
Ac
Ac
100'
100'S

EXEMPT PROPERTY
SUBDIVISION LOT NO.
BUILDING
RIGHT OF WAY
COMMON OWNERSHIP
WETLANDS



FEET
0 50 100 200 300
METERS
0 25 50 75
SCALE 1" = 100'
REVISED TO: APRIL 1, 2015

PROPERTY MAPS
ROCHESTER
NEW HAMPSHIRE

INDEX DIAGRAM
124 125 126
129 127
131 132 133

MAP NO.
128

0128

0255

0002

1 of 1

RESIDENTIAL

TOTAL ASSESSED: 189,500

MAP

BLOCK

LOT

LOT2

LOT3

CARD

!12081!

Rochester


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:	
Land Reason:	
Bld Reason:	

PRINT

Date	Time
03/22/16	11:48:04

LAST REV

Date	Time
07/16/14	11:50:42

 nancym
12081

PAT ACCT.

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BCH LAND HOLDIN	3514-8	1	4/4/2007	Bank Sale	226,000	No	No	4		
JLM BUILDERS OF	3495-333	6	2/16/2007	Foreclosure	170,000	No	No	4		
KINCORA MANOR L	3314-317	1	12/28/2005	Valid Land	89,000	Yes	No	4		
JOHNSON RAYMOND	3065-451	1	9/9/2004	Mortgage Unk	335,000	No	No	4		

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/30/2007	07-282	FENCE	2,000	CE	1/17/2008				7/24/2009	PROP LOC CHG	VB	VERNA
3/9/2007	07-215	INT RENO	2,000	CE	1/17/2008				1/17/2008	CORRECTION	NM	NANCY
5/2/2006	06-692	PLUMBING	8,000	CI	11/30/2006				4/23/2007	DEED CHANGE	GN	GAYE
1/6/2006	06-21	RES BLDG	125,000	CI	2/28/2007				3/5/2007	DEED CHANGE	VW	VIRGINIA
									1/10/2006	DEED CHANGE	VW	VIRGINIA

Sign: _____

____/____/____

ND SECTION (First 7 lines only)

le	Description	LUC	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
1	SINGLE FAM		0.16		PRIMARY A SITE		1.0	0	40,000.	4.938	1250									31,600				0		31,600	

al AC/HA: 0.16000 Total SF/SM: 6969.60 Parcel LUC: 101 SINGLE FAM Prime NB Desc: RESIDENTIAL

Total: 31,600 Spl Credit Total: 31,600

disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

karena

2016

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		SIDNEY ST, ROCHESTER

OWNERSHIP

Owner 1: MENARD RICHARD J II & DONNA K

Owner 2:

Owner 3:

Street 1: 7 SIDNEY ST

Street 2:

City: ROCHESTER

State/Prov: NH Cntry: Own Occ: Y

Postal: 03867 Type:

PREVIOUS OWNER

Owner 1: BCH LAND HOLDING LLC -

Owner 2: -

Street 1: P O BOX 1738

City: N HAMPTON

State/Prov: NH Cntry:

Postal: 03862

DESCRIPTIVE DESCRIPTION

Parcel contains .16 AC of land mainly classified as SINGLE FAM with a(n) CAPE Building Built about 2006, Having mainly VINYL Exterior and ASPH SHINGLE Roof Cover, with nits, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms Total, and drms.

HER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

m	Code	Descrip	%	Item	Code	Descrip
	R1	RESIDENC	100	U	2	CITY SEWER
				t	1	CITY WATER
				I	4	NONE

Census: Exmpt

Flood Haz:

RO ROCHESTER Topo 1 LEVEL

Street 1 PAVED

Traffic 4 MEDIUM

7 SIDNEY ST



© 2012 Pictometry



0 Abutters List Report

Rochester, NH
March 22, 2016

Perf. 8X394 31.52
Variance 175.00
206.52
pick #13

Subject Property:

Parcel Number: 0128-0255-0002
CAMA Number: 0128-0255-0002
Property Address: 7 SIDNEY ST

Mailing Address: MENARD RICHARD J II & DONNA K
7 SIDNEY ST
ROCHESTER, NH 03867

Abutters:

Parcel Number: 0128-0232-0000
CAMA Number: 0128-0232-0000
Property Address: 6 SIDNEY ST

Mailing Address: WASHBURN RODNEY JR & LANA S
6 SIDNEY ST
ROCHESTER, NH 03867-3436

Parcel Number: 0128-0233-0000
CAMA Number: 0128-0233-0000
Property Address: 10 SIDNEY ST

Mailing Address: JONES DAVID A & MURIEL A
10 SIDNEY ST
ROCHESTER, NH 03867-3436

Parcel Number: 0128-0254-0000
CAMA Number: 0128-0254-0000
Property Address: 11 SIDNEY ST

Mailing Address: DRAGO ANNE MARIE
11 SIDNEY ST
ROCHESTER, NH 03867-3437

Parcel Number: 0128-0255-0001
CAMA Number: 0128-0255-0001
Property Address: 5 SIDNEY ST

Mailing Address: MUNDAY PATRICK & SHANNON
5 SIDNEY ST
ROCHESTER, NH 03867-3437

Parcel Number: 0128-0256-0000
CAMA Number: 0128-0256-0000
Property Address: 129 CHARLES ST

Mailing Address: CROSBY HEATHER
129 CHARLES ST
ROCHESTER, NH 03867

Parcel Number: 0128-0258-0000
CAMA Number: 0128-0258-0000
Property Address: 13 COPELAND DR

Mailing Address: STRIKER JOHANNES & TANJA
176 BUCKINGHAM DR
CAMDENTON, MO 65020-2304

Parcel Number: 0128-0259-0000
CAMA Number: 0128-0259-0000
Property Address: 11 COPELAND DR

Mailing Address: LENFEST WM F & THOMASINE
11 COPELAND DR
ROCHESTER, NH 03867-3438

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MAR 22 2016



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3/22/2016

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