



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. 2016-18

DATE FILED 7-14-16

Karen L. Lerner
ZONING BOARD CLERK

Phone No. 332-6347 Cell 603-918-1562

Name of applicant Ronald Couture

Address 17 Letourneau St

Owner of property concerned Same

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

Address Same

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

Location 17 Letourneau St

Map No. 116

Lot No. 89

Zone R1

Description of property Residential One Neighborhood

Proposed use or existing use affected End of driveway to protect vehicle from the elements.

The undersigned hereby requests a variance to the terms of Article 42,
Section 19A and asked that said terms be waived to permit a carport 2 ft
to the side 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.

RECEIVED

JUL 14 2016

Signed Ronald Couture
(Applicant)

EMAIL: ronaldcouture@metrocast.net

CRITERIA FOR VARIANCE

Case # 2016-18

Date: 7-14-16

A Variance is requested by Ronald J. Couture
from Section Chapter 42 Subsection Table -19-A
of the Zoning Ordinance to permit: carport closer to lot line
than what is allowed
at 17 Letourneau St Map 116 Lot 89 Zone R-1

Facts supporting this request:

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

The carport will cover an existing section of the driveway which is near lot line and its design will conform to existing structure with matching roofing, trim, and siding.

2) Granting the variance is not contrary to the public interest because: Our carport will be located on the side facing the neighbor's home where there are no windows and will not interfere with any views from their back. Space between their house and our carport is a side lot.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: Because of my health restrictions I would be better able to take care of my property if my snowblower and lawn tractor were stored close to the house and not in another shed on other side of our house.

4.) Granting the variance would do substantial justice because: It would provide easier access to our car from the house in inclement weather. It would be easier to clear driveway in winter. Lawn tractor and snow blower would be stored and hidden from view when not in use - a benefit to our neighbors.

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

The carport storage area will ~~not~~ enhance the aesthetics of the property and by default enhance the appearance for our neighbors.

Name Ronald J. Couture Date: 7-14-16

RECEIVED

Appition for a Variance

Case No 2016-18

Date 7/14/2016

Variance to build a carport that will be closer than the allowable set back with our neighbor's property line.

Requested by Ronald and Anita Couture

17 Letourneau St.
Rochester, NH 03867

832-6347
978-1562

- We would like to build a carport that would be closer to our ~~neighbor's~~ property line than the set back allowed.
- The structure will conform to the appearance, color, siding and roofing of the existing home.
- As part of the carport we will have a storage area at the back of the carport that will be sided with matching siding. The storage area will be used to store a lawn tractor, snow blower, and other tools. (Such items were stored by previous owner out in the open and in view of our neighbor's backyard.)
- We believe that the design will enhance our property, while also clearing up the appearance of the yard and thus giving our neighbors a better view and in no way diminish their property's value.
- Because of health concerns the closer I can have the snow blower and lawn tractor to the driveway the easier it will be for me to take care of my property.

RECEIVED

JUL 14 2016

Respectfully submitted,

Ronald / Couture
7/14/2016

Request of waiver of requirement to have a Certified Plot Plan for Case # 2016-18

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: this is a side lot and neighbor does not have windows on that side of their house.
- 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.)

NO

- 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 design of the car port will conform in appearance to the rest of the house. A garage that was part of the original home ~~has~~ was converted into an office by the previous owner and is no longer used as a garage.

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

RECEIVED

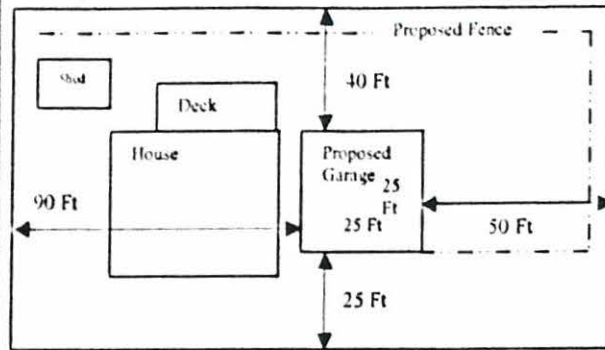
JUL 14 2016

Sketch Plan

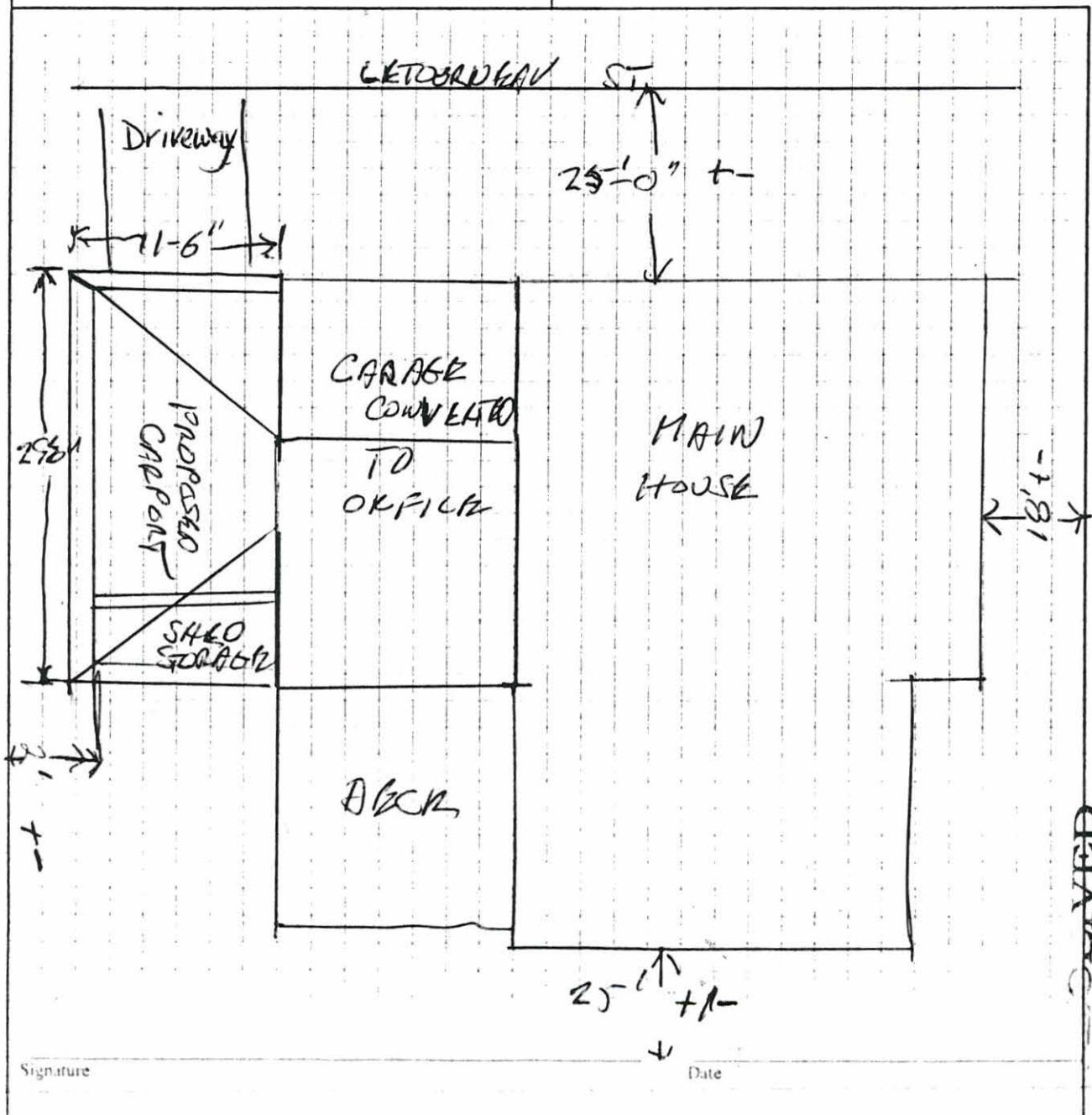
Instructions:

- 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



Signature

Date

JUL 14 2016

0116

0089

0000

1 of 1

RESIDENTIAL

TOTAL ASSESSED: 171,400

MAP

BLOCK

LOT

LOT2

LOT3

CARD

Rochester

I2393!



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:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		LETOURNEAU ST, ROCHESTER

OWNERSHIP

Owner 1: COUTURE RONALD J & ANITA H
Owner 2:
Owner 3:
Street 1: 17 LETOURNEAU ST
Street 2:
Twn/City: ROCHESTER
St/Prov: NH
Cntry:
Own Occ: Y
Postal: 03867-1214
Type:

PREVIOUS OWNER

Owner 1: HOOPER LORI A -
Owner 2: -
Street 1: 17 LETOURNEAU ST
Twn/City: ROCHESTER
St/Prov: NH
Cntry:
Postal: 03867-1214

NARRATIVE DESCRIPTION

This Parcel contains .31 AC of land mainly classified as SINGLE FAM with a(n) RANCH Building Built about 1966, having Primarily VINYL Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms Total, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrp/No	Amount	Com. Int
------	-----------	--------	----------

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	RESIDENC	100	U	2	CITY SEWER
o				t	1	CITY WATER
n				l	4	NONE
Census:						
Exmpt						
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	2	LIGHT

LAND 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		0.31		PRIMARY A SITE		1.0	0	45,000.	2.669	1150									37,238						37,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard-Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	133,800	400	0.310	37,200	171,400		29444
							GIS Ref
							GIS Ref
							Insp Date
Total Card	133,800	400	0.310	37,200	171,400	Entered Lot Size	
Total Parcel	133,800	400	0.310	37,200	171,400	Total Land: 0.31	
Source: Market Adj Cost		Total Value per SQ unit /Card: 118.70		/Parcel: 118.70		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	133,800	400	.31	37,200	171,400	171,400	Year-end	10/1/2015
2014	101	FV	133,800	400	.31	37,200	171,400	171,400	Year End Roll	9/29/2014
2013	101	FV	130,200	400	.31	49,700	180,300	180,300	Year End Roll	9/4/2013
2012	101	FV	130,200	400	.31	49,700	180,300	180,300	Year End Roll	9/20/2012
2011	101	FV	130,200	400	.31	49,700	180,300	180,300	Year End Roll	9/27/2011
2010	101	FV	130,400	400	.31	49,700	180,500	180,500	roll	8/26/2010
2009	101	FV	133,000	600	.31	49,700	183,300	183,300	Year End Roll	9/24/2009
2008	101	FV	155,500	300	.31	64,200	220,000	220,000		8/25/2008

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOOPER LORI A,	4383-951	1	5/23/2016	Val Lnd&Bldg	187,933	No	No	4		
HOOPER SHAWN &	3400-928	2	6/22/2006	Divorce		No	No	4		
O'NEIL BERNARD	2332-533		6/26/2001	ChgAfterSale	112,500	No	No	5		
CAVANAUGH KATHL	2151-264		10/14/1999	Trust	4,000	No	No	4		
O'NEIL BERNARD	1960-42		10/16/1997	Fam/Friends	4,000	No	No	4		
LETOURNEAU JOSE	817-389		9/9/1966			No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/19/2006	06-787	INT RENO	5,500	CI	11/1/2006			
10/19/2001	999	ELECTRIC	1,200	C	3/5/2002			
6/29/2001	555	ELECTRIC	800	C				WIRING
6/26/2001	536	DECK	2,000	C				
5/4/2001	285	ADDITION	11,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2016	DEED CHANGE	VK	VERNA
8/19/2008	INTER ONLY	NM	NANCY
8/18/2008	EXT ONLY	TG	THERESA
7/19/2006	DEED CHANGE	VW	VIRGINIA
4/4/2005	NO INSP	TG	THERESA
3/24/2005	MAPPING CHG	TM	TOM
10/11/2001	MEAS+INSPCTD	TM	TOM
7/17/2001	NO INSP	GN	GAYE

Sign: VERIFICATION OF VISIT NOT DATA

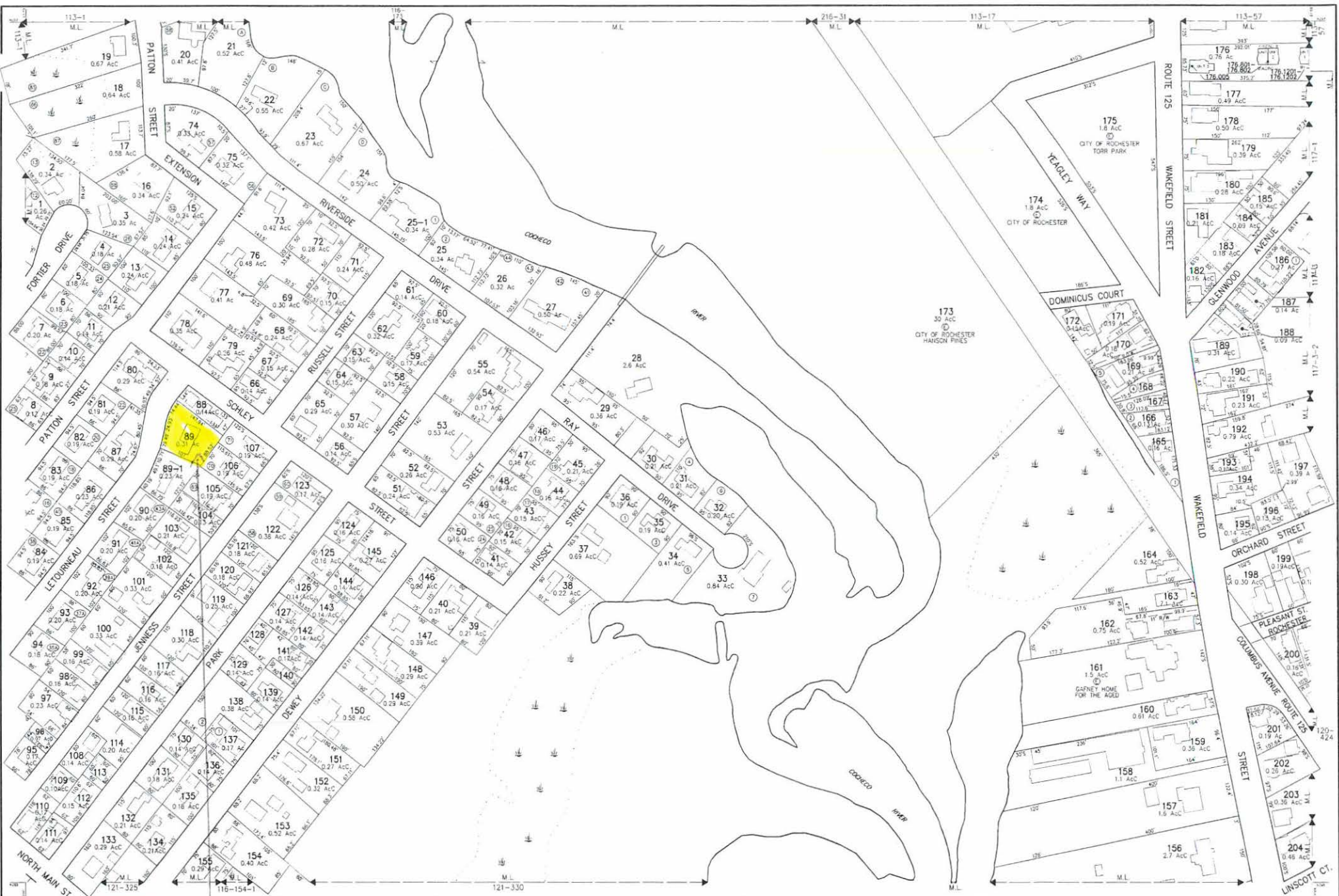
Total AC/HA: 0.31000 Total SF/SM: 13503.60 Parcel LUC: 101 SINGLE FAM Prime NB Desc: RESIDENTIAL

Total: 37,238 Spl Credit: Total: 37,200

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

kareng

2016



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

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

PHOTOGRAPHY DATE: APRIL 28, 1990

COMPLETION DATE: JUNE 30, 1992

PRODUCED BY 1992 BY

CAI Technologies

11 PLEASANT STREET, LITTLETON, NH 03042
TEL: 603-885-1111 FAX: 603-885-1112

LEGEND

AREA SURVEYED AC

AREA CALCULATED AC

RECORD DIMENSION 100'

SCALED DIMENSION 1000'

MATCH LINE M.L.

WATER

EMPTY PROPERTY

SUBDIVISION LOT NO.

BUILDING

RIGHT OF WAY

COMMON OWNERSHIP

WETLANDS

FEET 0 50 100 150 200 250 300

METERS 0 25 50 75

SCALE 1" = 100'

REVISED TO: APRIL 1, 2015

PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE

INDEX DIAGRAM

114 113 112

115 117

122 121 120

MAP NO.

116

Karen Grenier

From: Ron's iPhone [ronaldcouture@metrocast.net]
Sent: Thursday, July 14, 2016 4:11 PM
To: Karen Grenier
Subject: Fwd: Photos

Sent from my iPhone

Begin forwarded message:

From: "Ron's iPhone" <ronaldcouture@metrocast.net>
Date: July 14, 2016 at 3:45:40 PM EDT
To: ronaldcouture@metrocast.net
Cc: ronaldcouture@metrocast.net
Subject: Photos

Here are the photos for my variance.



RECEIVED

JUL 15 2016



RECEIVED
JUL 15 2016



REMOVED
JUL 15 2016



Sent from my iPhone

RECEIVED

JUL 15 2016





0 Abutters List Report

Rochester, NH
June 28, 2016

August 10th Mtg starting
July 20th Deadline

Variance 175.00 -

Certifieds 1x 3.76 = 26.32 -

Total 201.32

Subject Property:

Parcel Number: 0116-0089-0000
CAMA Number: 0116-0089-0000
Property Address: 17 LETOURNEAU ST

Mailing Address: COUTURE RONALD J & ANITA H
17 LETOURNEAU ST
ROCHESTER, NH 03867-1214

Abutters:

Parcel Number: 0116-0080-0000
CAMA Number: 0116-0080-0000
Property Address: 19 PATTON ST

Mailing Address: SYLVAIN RICHARD J & MURIEL
19 PATTON ST
ROCHESTER, NH 03867

Parcel Number: 0116-0087-0000
CAMA Number: 0116-0087-0000
Property Address: 16 LETOURNEAU ST

Mailing Address: BEAUDOIN LOIS A TRUST % BEAUDOIN
LOIS A TRUSTEE
2 HENRIETTA ST
ROCHESTER, NH 03867-3312

Parcel Number: 0116-0088-0000
CAMA Number: 0116-0088-0000
Property Address: 16 SCHLEY ST

Mailing Address: DONNELL EDWARD J
189 TOLEND RD
BARRINGTON, NH 03825-3708

Parcel Number: 0116-0089-0001
CAMA Number: 0116-0089-0001
Property Address: 15 LETOURNEAU ST

Mailing Address: VARNEY FAMILY REVOC TRUST %
VARNEY KENNETH M & SHIRLEY A
15 LETOURNEAU ST
ROCHESTER, NH 03867-1214

Parcel Number: 0116-0106-0000
CAMA Number: 0116-0106-0000
Property Address: 40 JENNESS ST

Mailing Address: GANNON DONNA M
40 JENNESS ST
ROCHESTER, NH 03867-1211

Parcel Number: 0116-0107-0000
CAMA Number: 0116-0107-0000
Property Address: 14 SCHLEY ST

Mailing Address: ROY MARY A
14 SCHLEY ST
ROCHESTER, NH 03867-1240



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

6/28/2016

Page 1 of 1