



City of Rochester, New Hampshire

Department of Building Safety
31 Wakefield Street * Rochester, NH 03867
(603) 332-3508 * Fax (603) 509-1912

MAR 23 2016

APPLICATION FOR A VARIANCE

per CK #582

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No 765-9101

DO NOT WRITE IN THIS SPACE

CASE NO. 2016-10

DATE FILED 3-23-16

ZONING BOARD CLERK

Name of applicant Susan Swasey

Address 6 Roberts Road, Rochester, NH 03867

Owner of property concerned Edna R. Belleau

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

Address Same

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

Location 6 Roberts Road

Map No. 0254 Lot No. 0001 Zone Agr.

Description of property Single family home on 1.814 acre (79,016 sf)

Proposed use or existing use affected Residential house lot to be sub-
divided off of present lot.

The undersigned hereby requests a variance to the terms of Article 42, Section 19A and asked that said terms be waived to permit Subdivision of lot into 2 lots, 0254-001 of 39,508 sf and new lot of 39,508 sf

If applicable in this case, the undersigned also requests a waiver from the requirement to provide a certified plot plan, (see attached request sheet) Yes No ☒

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

(Applicant)

Continue on Page 2

Planning Staff Verification:

[Handwritten signature]

Date: *3-23-16*

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MAR 23 2016



ZONING SKETCH

LOCATION: 6 ROBERTS ROAD, ROCHESTER, NH

OWNER OF RECORD: EDNA R. BELLEAU

S.C.R.D. BOOK 1990, PAGE 163

TAX MAP 254, LOT 1

TAX MAP 243
LOT 56

ZONE (AGRICULTURAL)
BUILDING SETBACKS:
FY= 20', SY= 10', RY= 20'
FRONTAGE= 150'
LOT SIZE (NEITHER MUNICIPAL
WATER OR SEWER)= 45,00 SF

TAX MAP 243
LOT 58

TAX MAP 243
LOT 39

EXISTING TAX MAP 254, LOT 1
EXISTING AREA= 79,016 SF
PROPOSED AREA= 38,417 SF
PROPOSED FRONTAGE= 181.07'
PROPOSED TAX MAP 254, LOT 1-1
PROPOSED AREA= 40,599 SF
PROPOSED FRONTAGE= 150.00''

TAX MAP 254
LOT 1

TAX MAP 254
PROPOSED
LOT 1-1

TAX MAP 254
LOT 3

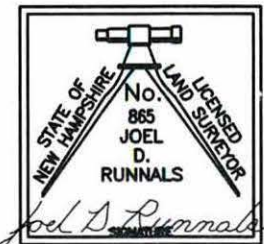
TAX MAP 244
LOT 7

TAX MAP 253
LOT 32

TAX MAP 253
LOT 31

ROBERTS
ROAD

GRAVEL
DRIVEWAY
ENTRANCE



NORWAY PLAINS ASSOCIATES, INC.
SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS
P.O. Box 249, Rochester, N.H. 03867
TELEPHONE (603) 335-3948

FN: 104

JN: 16021

DWG: 16021\5-1

DATE: 4-22-16

SCALE: 1"= 60'

Karen Grenier

From: Packy Campbell [packyc@rsarealty.com]
Sent: Friday, April 22, 2016 6:23 PM
To: Karen Grenier
Subject: RE: new sketch

10 feet four pool will be removed

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Karen Grenier <karen.grenier@rochesternh.net>
Date: 04/22/2016 3:59 PM (GMT-05:00)
To: Packy Campbell <packyc@rsarealty.com>
Subject: RE: new sketch

Thank you, where are the setbacks from the house to the property line?
I think the pool will would be removed as discussed

Thank you

Karen L. Grenier
Secretary II for Building, Zoning &
Licensing Svcs
31 Wakefield St. Rm 107
Rochester, NH 03867
Tel. 603-332-3976, Fax 603-509-1912
www.rochesternh.net
karen.grenier@rochesternh.net

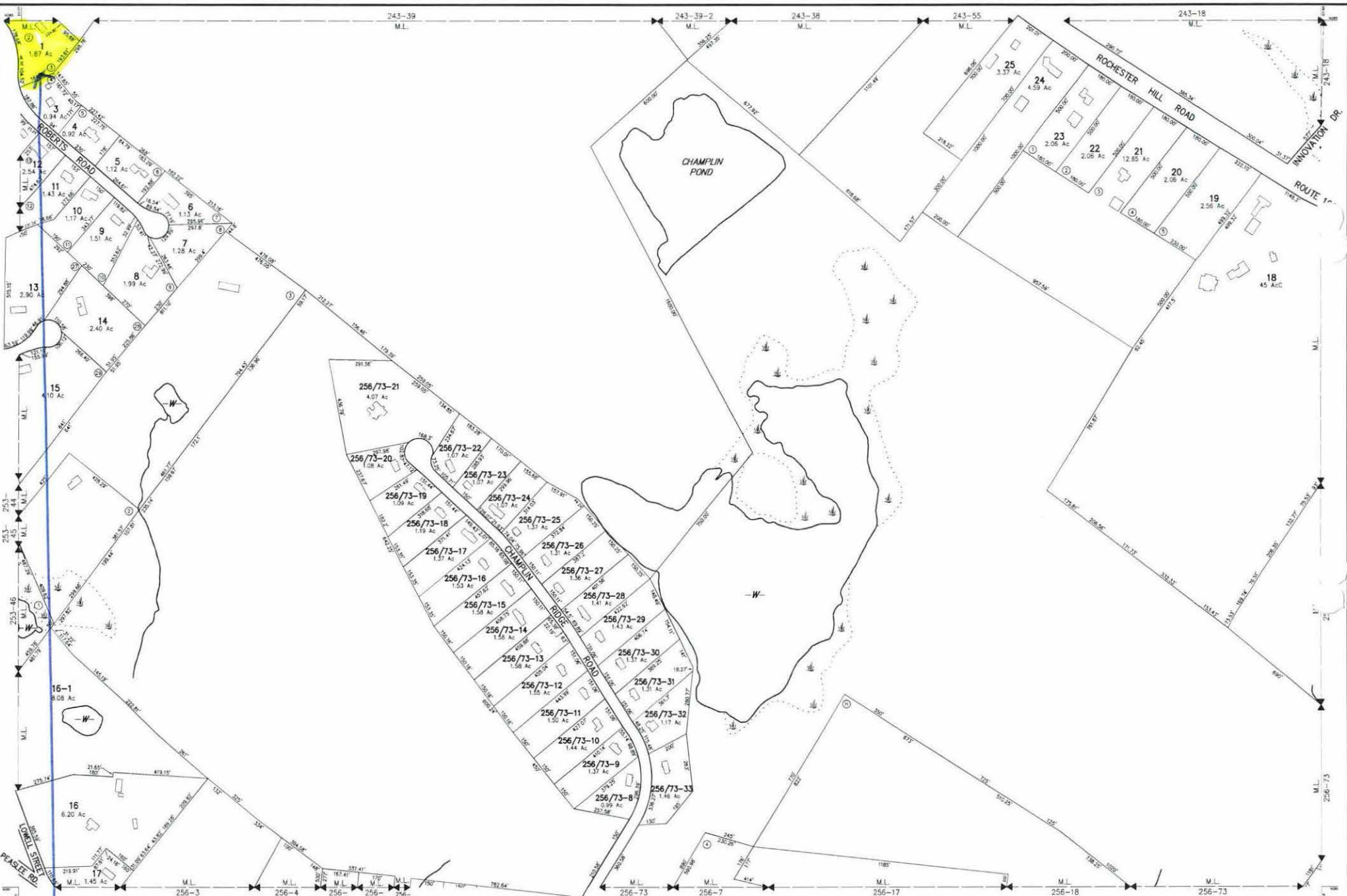
From: Packy Campbell [<mailto:packyc@rsarealty.com>]
Sent: Friday, April 22, 2016 12:32 PM
To: Karen Grenier
Subject: FW: new sketch

Let me know you got this

From: Joel Runnals [<mailto:jrunnals@norwayplains.com>]
Sent: Friday, April 22, 2016 10:35 AM
To: Packy Campbell <packyc@rsarealty.com>
Subject: new sketch

Joel D. Runnals, LLS

Norway Plains Associates, Inc.
2 Continental Boulevard, PO Box 249



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 IN 1992 BY
CAI Technologies
11 PULASKI STREET, LITTLETON, NH 03045
WWW.CAI-TECH.COM

AREA SURVEYED AC
AREA CALCULATED AC
RECORD DIMENSION 1:100
SCALED DIMENSION 1:100
MATCH LINE
WATER
WETLANDS
LEGEND

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

FEET
1" = 200'
0 100 200 300 400 500 600
METERS
0 50 100 150 200
REVISED TO: APRIL 1, 2015

PROPERTY MAPS
ROCHESTER
NEW HAMPSHIRE

INDEX DIAGRAM
244 243 242
253 254 255
257 256

MAP NO.
254



0 Abutters List Report

Rochester, NH
March 23, 2016

94-35.46
175.00
210.46

Subject Property:

Parcel Number: 0254-0001-0000
CAMA Number: 0254-0001-0000
Property Address: 6 ROBERTS RD

Mailing Address: BELLEAU JOHN V & EDNA R
6 ROBERTS RD
ROCHESTER, NH 03867-4502

Abutters:

Parcel Number: 0243-0039-0000
CAMA Number: 0243-0039-0000
Property Address: 215 ROCHESTER HILL RD

Mailing Address: HOMEMAKERS HEALTH SERVICES
215 ROCHESTER HILL RD
ROCHESTER, NH 03867-1775

Parcel Number: 0243-0039-0000
CAMA Number: 0243-0039-000A
Property Address: 215 ROCHESTER HILL RD

Mailing Address: HOMEMAKERS HEALTH SERVICES
215 ROCHESTER HILL RD
ROCHESTER, NH 03867-1775

Parcel Number: 0243-0058-0000
CAMA Number: 0243-0058-0000
Property Address: 141 TEBBETTS RD

Mailing Address: BEGIN VIATEUR & DORIS F
141 TEBBETTS RD
ROCHESTER, NH 03867-4501

Parcel Number: 0244-0006-0000
CAMA Number: 0244-0006-0000
Property Address: 4 ROBERTS RD

Mailing Address: DEYO JAMES T & BRENDA L
5 APACHE ST
DOVER, NH 03820-6208

Parcel Number: 0244-0007-0000
CAMA Number: 0244-0007-0000
Property Address: 3 ROBERTS RD

Mailing Address: GRINDLE FAMILY REVOC TRUST %
GRINDLE ROBERT G & CHERYL M
3 ROBERTS RD
ROCHESTER, NH 03867-4502

Parcel Number: 0253-0031-0000
CAMA Number: 0253-0031-0000
Property Address: 11 ROBERTS RD

Mailing Address: ROSSMAN JACOB M & WHITNEY A
11 ROBERTS RD
ROCHESTER, NH 03867-4502

Parcel Number: 0253-0032-0000
CAMA Number: 0253-0032-0000
Property Address: 7 ROBERTS RD

Mailing Address: HENSON ROBERT CHARLES II & DREW
SHARON ANNE
7 ROBERTS RD
ROCHESTER, NH 03867-4502

Parcel Number: 0254-0003-0000
CAMA Number: 0254-0003-0000
Property Address: 10 ROBERTS RD

Mailing Address: BLOUGOURAS NICHOLAS C & GEORGIA
P O BOX 855
ROCHESTER, NH 03866-0855

Backy

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MAR 23 2016



www.cai-tech.com

3/23/2016

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Page 1 of 1