



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. 2014-10

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

Susan Swasey POA
(Applicant)

Continue on Page 2

Planning Staff Verification: K. J. Miller Date: 3.23.16

FILED

MAR 23 2016

CRITERIA FOR VARIANCE

Case #: 2016-10

Date: 3-23-16

A Variance is requested by Susan Swasey, as POA for her mother Edna R. Belleau from Section 42 Subsection 19A Dimensional Regulations of the Zoning Ordinance to permit: the subdivision of Map 0254, Lot 0001 into two lots, one lot for the existing single family home on 39,508 sf lot and a new residential building lot of 39,508 sf,

at 6 Roberts Road, Map 0254 Lot 0001 Zone Agricultural

Facts supporting this request:

- 1) The proposed use would not diminish surrounding property values because: All abutting parcels are single family residential, except the large acreage of the Homemakers which is mixed use quite distant from the proposed lot. Permitting subdivision of new single family house lot would be fully consistent with the present single family residential use of the property and all nearby abutters.
- 2) Granting the variance is not contrary to the public interest because: Both the exiting use of the present lot and the proposed use of the new lot would be single family residential in a high-quality subdivision, and it would not be contrary to the public interest to permit another high quality single family residence to be built in this attractive subdivision.
- 3) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: The subject parcel was originally two lots under the initial subdivision plan, which plan envisioned a single family home being built upon each of the two lots, but were combined in 1998. Since then the Dimensional Regulations have changed to increase the lot size in the zone. Further, surveying reveals an error in the overall subdivision, meaning the lot is smaller than the original plans show (79,016 sf instead of 81,620 sf). Additional special circumstances are that state subdivision approval requires lots of 39,000.00 s.f in this zone, and therefore the applicant shows the re-

MAR 23 2016

established lot as greater than that figure in order to meet state DES subdivision regulations. It would be hardship to prevent the re-establishment of the 2nd intended house lot. The present owner, a widow who requires adult daycare and elder services, would suffer a personal and financial hardship if unable to reestablish the original intent of the subdivision plan by re-establishment of the 2nd house lot to provide for elder care services she requires.

4) Granting variance would do substantial justice because: The original subdivision always envisioned a home being built upon the proposed new lot, and permitting Mrs. Belleau to re-establish that lot in order to be able to afford adult daycare and elder services would do substantial justice while conforming to the original subdivision plan.

5) The use is not contrary to the spirit of the ordinance because: The proposed use of the proposed new lot would remain single family, and would be in conformance both with the original subdivision plan and the spirit of the zoning ordinance calling for low intensity single family use of the subject parcel.

Name:

Susan Swasey POA

Dated:

3-22-16

RECEIVED
MAR 23 2016

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		ROBERTS RD, ROCHESTER

OWNERSHIP

Owner 1:	BELLEAU JOHN V & EDNA R
Owner 2:	
Owner 3:	
Street 1:	6 ROBERTS RD
Street 2:	
Twn/City:	ROCHESTER
St/Prov:	NH Cntry
Postal:	03867-4502
Own Occ:	Y
Type:	

PREVIOUS OWNER

Owner 1:	BELLEAU JOHN V & EDNA R -
Owner 2:	-
Street 1:	6 ROBERTS RD
Twn/City:	ROCHESTER
St/Prov:	NH Cntry
Postal:	03867-4502

NARRATIVE DESCRIPTION

This Parcel contains 1.87 AC of land mainly classified as SINGLE FAM with a(n) RAISED RANCH Building Built about 1986, Having Primarily CLAPBOARD Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 1 3/4 Baths, 10 Rooms Total, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	A	AGRICULT	100	U	0	SEPTIC
o				t	8	WELL
n				l	4	NONE
Census:				Exmpt	80	ELDERLY 80+
Flood Haz:						
D	RO	ROCHESTER		Topo	2	ABV ST
s				Street	1	PAVED
t				Traffic	2	LIGHT

AND SECTION (First 7 lines only)

Jse 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		1		PRIMARY A SITE		1.0	0	55,000.	1,000	1306									55,000						55,000	
101	SINGLE FAM		0.87		EXCESS AC	EXCESS	1.0	0	2,500.	1,000	1306									2,175						2,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	146,000	2,200	1.870	57,200	205,400		37029
							GIS Ref
							GIS Ref
							Insp Date
Total Card	146,000	2,200	1.870	57,200	205,400	Entered Lot Size	
Total Parcel	146,000	2,200	1.870	57,200	205,400	Total Land: 1.87	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	149.49	/Parcel:	149.49	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	146,000	2200	1.87	57,200	205,400	205,400	Year-end	10/1/2015
2014	101	FV	146,000	2200	1.87	57,200	205,400	205,400	Year End Roll	9/29/2014
2013	101	FV	121,300	2300	1.87	68,000	191,600	191,600	Year End Roll	9/4/2013
2012	101	FV	115,900	1900	1.87	68,000	185,800	185,800	Year End Roll	9/20/2012
2011	101	FV	115,900	1900	1.87	68,000	185,800	185,800	Year End Roll	9/27/2011
2010	101	FV	117,600	2000	1.87	68,000	187,600	187,600	roll	8/26/2010
2009	101	FV	119,100	2500	1.87	68,000	189,600	189,600	Year End Roll	9/24/2009
2008	101	FV	153,700	1400	1.87	75,500	230,600	230,600		8/25/2008

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BELLEAU JOHN V	1990-163	2	3/18/1998	Boundary Adj		No	No	4		
CORY LEE CONSTR	1272-612	1	11/18/1986	Val Lnd&Bldg	158,000	No	No	4		
BLACKHAWK CORPO	1201-144	1	12/9/1985	Valid Land	20,000	No	No	4		

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
03/29/16	09:27:29

LAST REV

Date	Time
12/21/15	12:00:53

nancym
9897

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2015	EXEMPTION AD	VK	VERNA
4/21/2015	VETERAN ADD	LA	LEONA
6/13/2013	MEAS+INSPCTD	NM	NANCY
6/29/2004	MEAS+INSPCTD	TG	THERESA
2/17/2000	EXT ONLY	TG	THERESA
4/27/1999	MEAS+INSPCTD	DH	DAVID

Sign:



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:	



ZONING SKETCH

LOCATION: 6 ROBERTS ROAD, ROCHESTER, NH

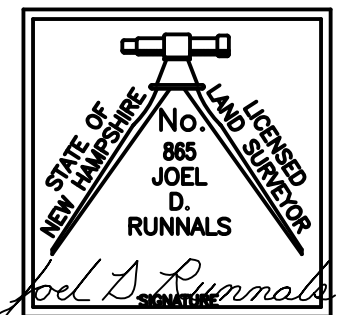
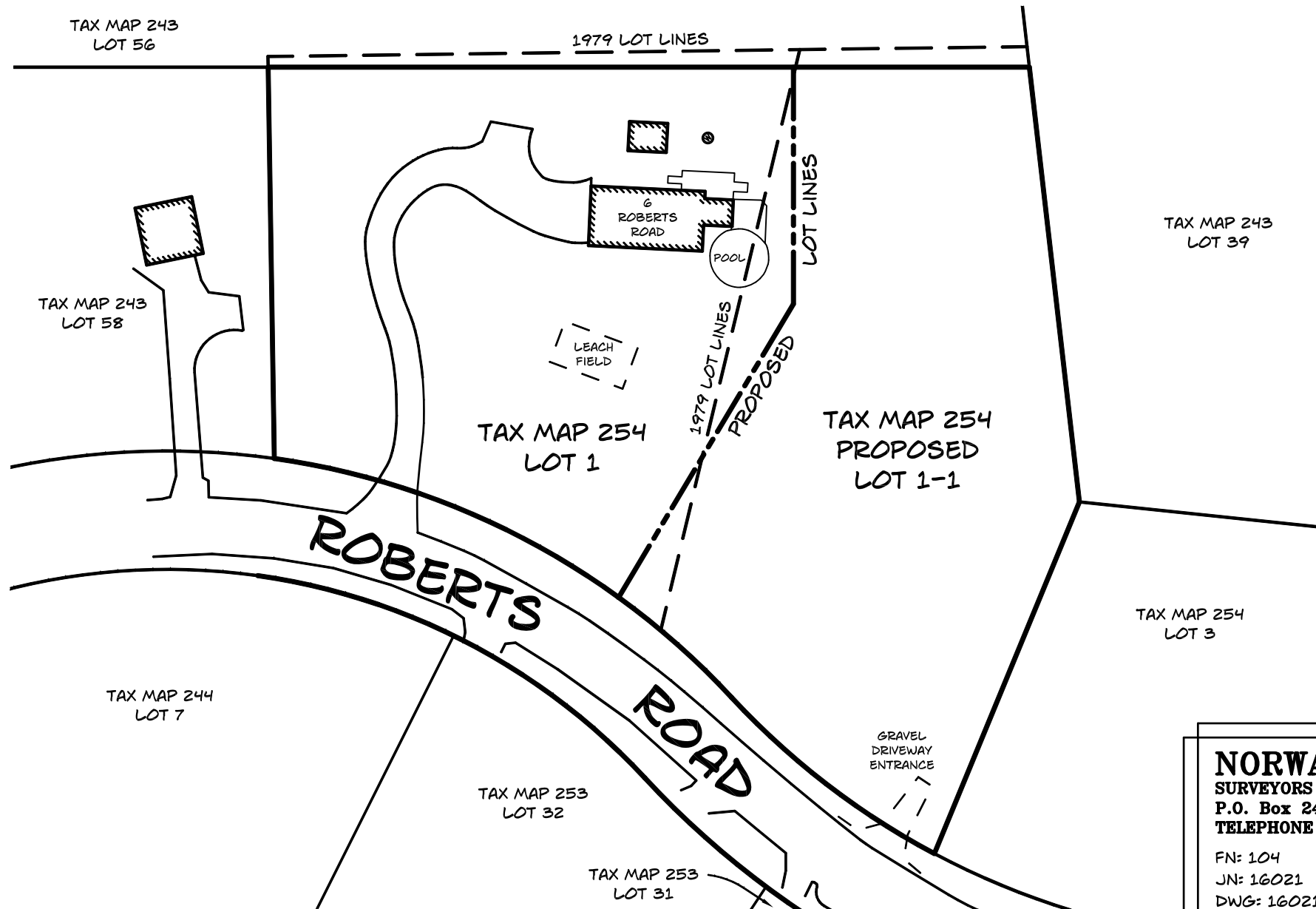
OWNER OF RECORD: EDNA R. BELLEAU

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

TAX MAP 254, LOT 1

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

EXISTING TAX MAP 254, LOT 1
EXISTING AREA= 79,016 SF
PROPOSED AREA= 39,508 SF
PROPOSED FRONTAGE= 158.53'
PROPOSED TAX MAP 254, LOT 1-1
PROPOSED AREA= 39,508 SF
PROPOSED FRONTAGE= 172.58'



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\S-1

DATE: 03-22-16

SCALE: 1"= 60'



0 Abutters List Report

Rochester, NH
March 23, 2016

94 3.94-35.46
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

RECEIVED
MAR 23 2016



www.cai-tech.com