

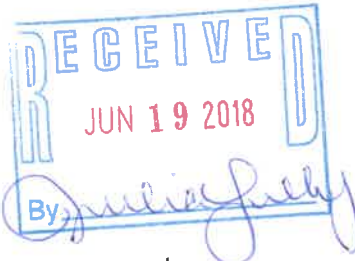


City of Rochester, New Hampshire

Department of Building, Zoning and Licensing Services
31 Wakefield Street * Rochester, NH 03867
(603) 332-3508

Variance Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER



DO NOT WRITE IN THIS SPACE

CASE NO. 2018-06

DATE FILED 6/19/18

Julia Fieby
ZONING BOARD CLERK

Applicant: KAREN + DEAN LIBERSKY

E-mail: ALLDOOR1@MYFAIRPOINT.NET Phone: 603-978-7557

Applicant Address: 514 PORTLAND ST. ROCHESTER, NH 03867

Property Owner: KAREN + DEAN LIBERSKY

Property Owner Address: 514 PORTLAND ST. ROCHESTER, NH 03867

Variance Address: 514 PORTLAND ST. ROCHESTER, NH 03867

Map Lot and Block No: 111 LOT / 47 BLOCK

Description of Property: 10.6 ACRES SET BACK 668' OFF PORTLAND ST.

Proposed use or existing use affected: EQUIPMENT STORAGE

The undersigned hereby requests a variance to the terms of Article 42.5, Section b3.B and asks that said terms be waived to permit 24 X 36 METAL BUILDING FOR AGRICULTURAL EQUIPMENT STORAGE.

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]

Date: 6-19-2018

**Request of waiver of requirement to have a Certified Plot Plan for
Case # 2018 - _____**

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: PROPERTY ABUTTS PASTURE + WOOD LANDS ON 3 SIDES,
ON 4TH SIDE IS TREES + FENCE ABUTTING BACK YARDS,

- 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.).
ROADWAYS AND ABUTTING PROPERTIES AND
OLD RAILROAD BED.

- 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: REQUESTING VARIANCE FOR
24 X 36 METAL BUILDING TO HOUSE EQUIPMENT TO
MAINTAIN PROPERTY.

Check with Building Zoning & Licensing Services to see if it is necessary to fill out this form

Variance Criteria

- 1) Granting the variance would not be contrary to the public interest because:

SHELTER LOCATION DOES NOT ALTER THE CHARACTER OF THE NEIGHBORHOOD. NOR DOES IT THREATEN HEALTH, SAFETY, OR WELFARE.

- 2) If the variance were granted, the spirit of the ordinance would be observed because:

SHELTER WOULD HOUSE EQUIPMENT SO OLD EXISTING SHELTER CAN BE DELETED.

- 3) Granting the variance would do substantial justice because:

ABUTTERS PROPERTY WOULD NOT BE DIMINISHED.

- 4.) If the variance were granted, the values of the surrounding properties would not be diminished because:

STRUCTURE IS LOCATED SO NOT TO BE OFFENSIVE TO NEIGHBORHOOD.

- 5.) Unnecessary Hardship:

- a. Owning to special *conditions of the property that distinguish it from other properties in the area*, denial of the variance would result in an unnecessary hardship because:

- i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

AGRICULTURAL EQUIPMENT NEED TO MAINTAIN ROAD + GROUNDS.

SHELTER NEEDS TO STORE EQUIPMENT FOR REASONABLE USE OF PROPERTY.

And:

- ii. The proposed use is a reasonable one because:

SHELTERS EQUIPMENT NEEDED FOR YEAR ROUND MAINTENANCE.

NEED TO MAINTAIN DIRT ROAD COMING OFF PORTLAND ST. - 6689'

- b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.

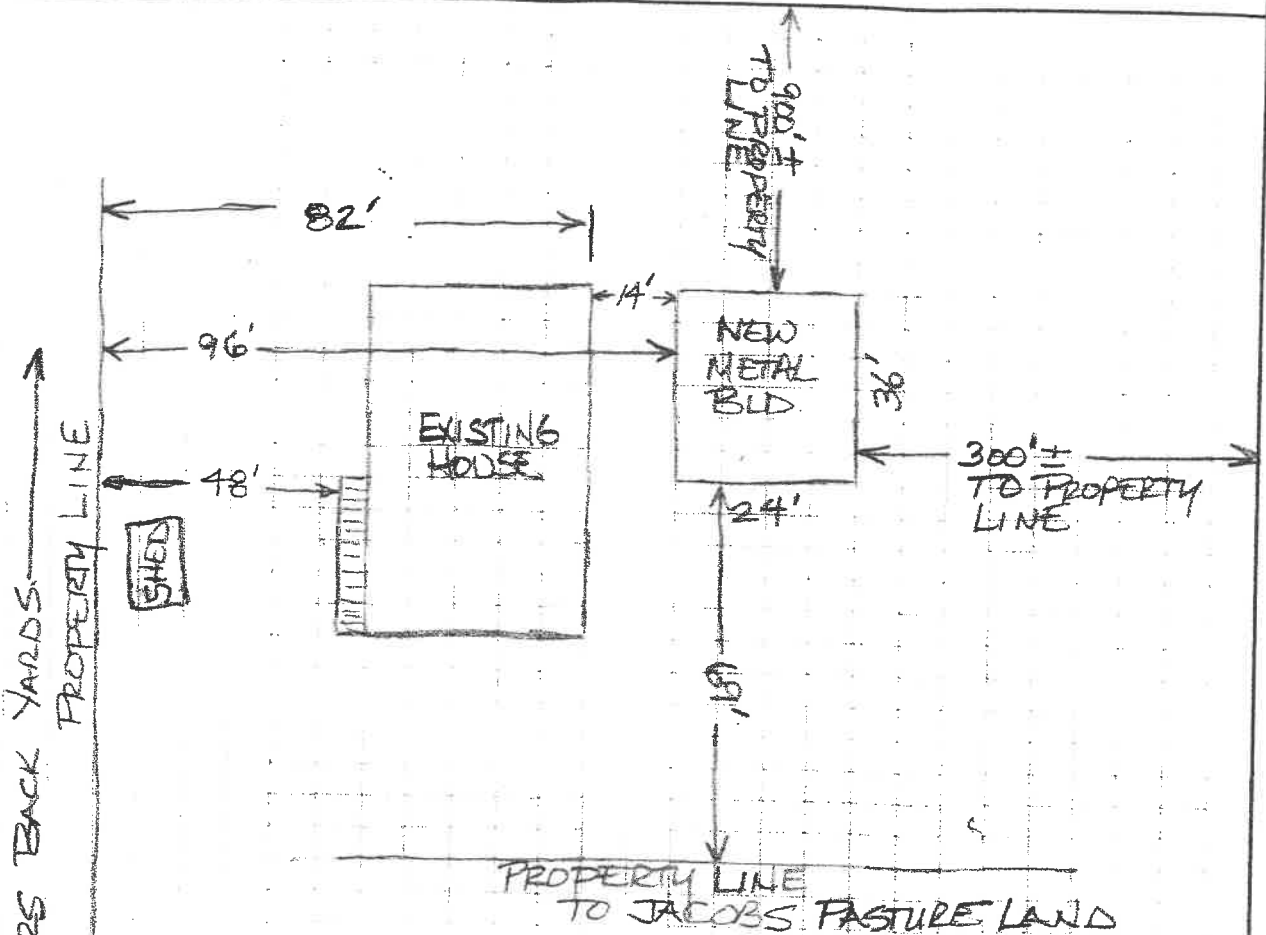
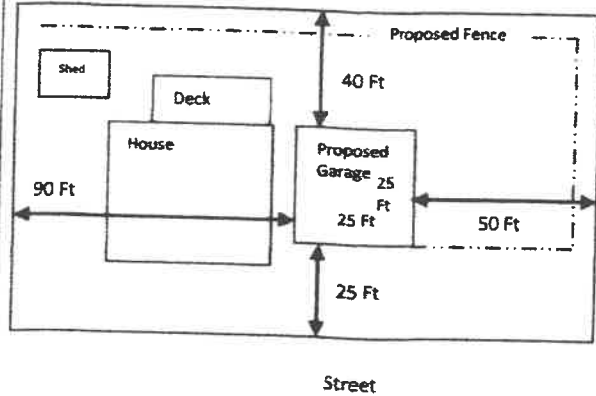
PROPERTY HAS A LOT OF AREA TO MAINTAIN. UP KEEP ON ROAD IS A YEAR ROUND TASK. EQUIPMENT NEED FOR SUCH PURPOSES.

Site 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:



Signature

Date

6-13-18

THIS MAP IS FOR ASSISTANT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONFORMANCE. THE HORIZONTAL DATA IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. COMPLETION DATE: APRIL 28, 1999

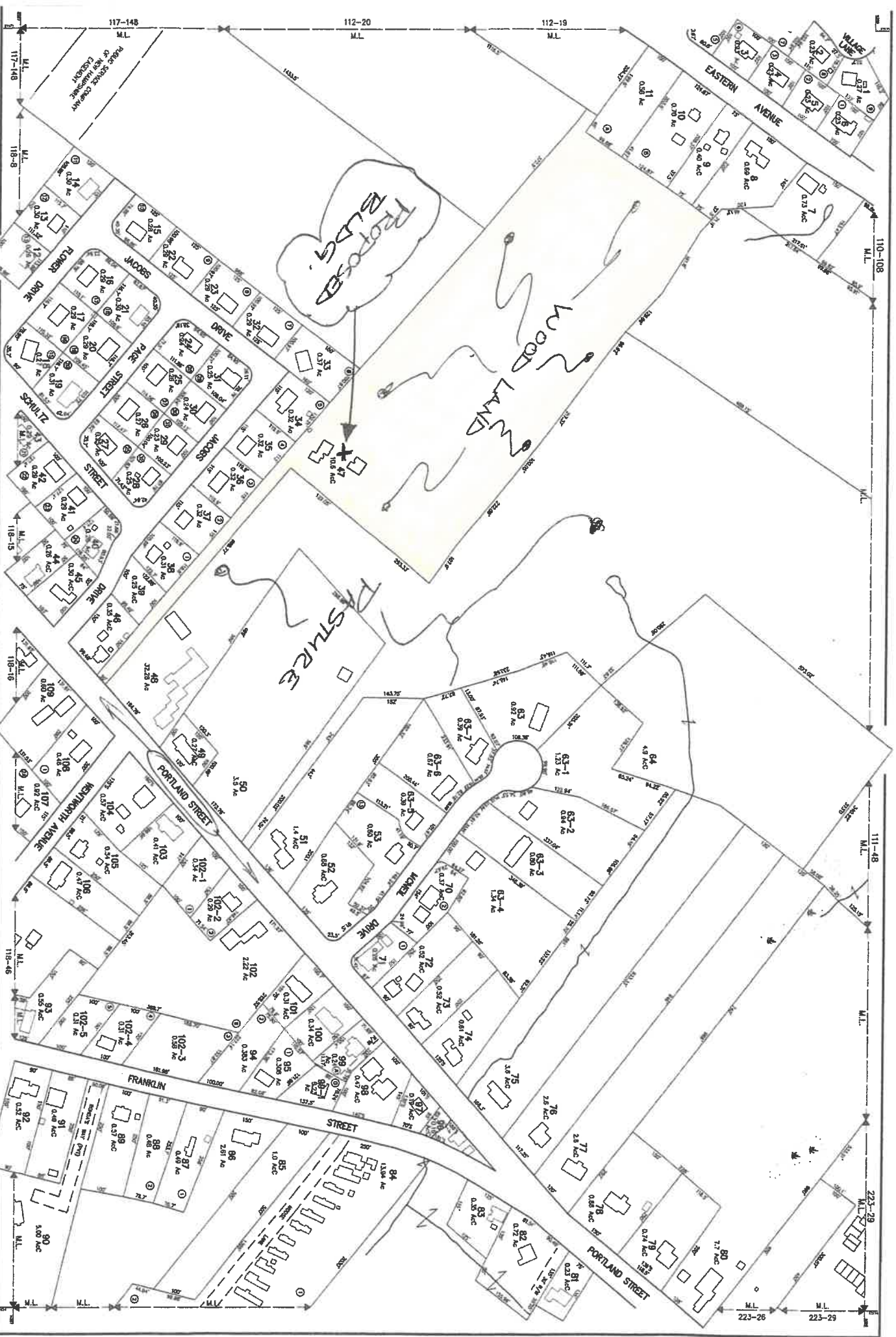
PRODUCED BY
CAI Technologies
117 FALCON STREET, LITTLETON, CO 80120

AREA SHOWN: ACRES
SCALES: 1" = 100' (PLAN)
1" = 100' (ELEVATION)
REVISIONS TO: APRIL 1, 2017

LEGEND
PROPERTY BOUNDARY
PORTLAND STREET
FRANKLIN STREET
EASTERN AVENUE
FLORIAN DRIVE
JACOBS DRIVE
LEWIS DRIVE
THOMAS DRIVE
PORTLAND AVENUE
FRANKLIN AVENUE
REVISIONS TO: APRIL 1, 2017

PROPERTY MAPS
ROCHESTER
NEW HAMPSHIRE

INDEX DIAGRAM
MAP NO. 111



42.5 Residential Zoning Districts

- a. **General Terms.** The uses permitted by right, conditionally, or by special exception are displayed in TABLE 18-A Residential Uses. Dimensional regulations are displayed in TABLE 19-A Dimensional Standards - Residential Districts. Other applicable requirements for development within any residential zoning district are presented throughout this chapter.
- b. **General Development Standards.**

The following standards apply to all property in the "R" Districts:

1. **Driveways.**

Driveway Location. Where site plan or subdivision review is required, the location of the driveway will be determined by the Planning Board during their review and after input from the Department of Public Works. If the location of any driveway needs to be modified during the permitting process for the driveway, the applicant shall notify the Planning Department. If the modification is determined to be minor by the Chief planner, it shall be approved administratively without the need to go back to the Planning Board.

2. **Parking areas.**

- A. **Side and Rear Setbacks.** Parking areas/parking lots shall not be located in front setback areas (see definition in Section 42.2), nor forward of the front façade except for parking situated within clearly defined driveways. Parking areas/parking lots shall be located in the side or rear.
- B. **Screening from the Street.** All parking areas/parking lots – except for parking situated within clearly defined driveways – for all uses other than single or two family dwellings shall be fully screened from the street unless it is located in rear setbacks.
- C. **Screening from Abutters.** All parking areas/parking lots – except for parking situated within clearly defined driveways – for all uses other than single or two family dwellings shall be fully screened from abutting properties.
- D. **Off Street or Designated Spaces.** All parking must be situated off street, outside of the public right of way, except for parking in marked and designated on street parking lanes/spaces.

3. **Garages and outbuildings**

- A. No part of any freestanding or attached garage or other outbuilding shall be located in the front setback (see definition for “Setback, Front” in Section 42.2).
- B. No freestanding garage or other outbuilding/structure which exceeds 200 square feet may be made of prefabricated metal or undressed poured concrete (except for foundations).

514 Portland St





IN PROCESS APPRAISAL SUMMARY

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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NARRATIVE DESCRIPTION

This Parcel contains 10.6 AC of land mainly classified as SINGLE FAM with a(n) CONTEMPORARY Building Built about 1976, Having Primarily VINYL Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 2 3/4 Baths, 7 Rooms Total, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrpt/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descrpt | % | Item | Code | Descrpt |
|------|------|------------|-----|---------|------|------------|
| Z | R1 | RESIDENC | 100 | U | 0 | SEPTIC |
| o | | | | t | 1 | CITY WATER |
| n | | | | i | 4 | NONE |
| | | Census: | | | | Exempt |
| | | Flood Haz: | | | | |
| D | RO | ROCHESTER | | Topo | 1 | LEVEL |
| s | | | | Street | 1 | PAVED |
| t | | | | Traffic | 4 | MEDIUM |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / Price/Units | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh Infl | Neigh Mod | Neigh Infl | % | Inf 2 | % | Inf 3 | % | Appraised Value | Alt Class | % | Spec Land | Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|---------------------|------------------|-----------|-----------|------------|------------|-------|------------|-----------|------------|---|-------|---|-------|---|-----------------|-----------|---|-----------|------|------|-----------|-------|
| 101 | SINGLE FAM | | 1 | | PRIMARY A SITE | | 1.0 | 0 | 45,000 | 1,000 | 1010 | | | | | | | | 45,000 | | | | | | 45,000 | |
| 101 | SINGLE FAM | | 9.6 | | EXCESS AC EXCESS | | 1.0 | 0 | 2,500 | 0.986 | 1010 | | | | | | | | 23,660 | | | | | | 23,700 | |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|-------|
| LIBERSKY DEAN | 4215-519 | 2 | 5/23/2014 | Fam/Rel/Aff | | No | No | 4 | | |
| WALLACE JOHN A | 1177-437 | 1 | 7/9/1985 | | | No | No | 4 | | |
| WALLACE MARGO | 952-216 | 2 | 1/24/1974 | OldDeed Date | | No | No | 4 | | |
| WALLACE ALBERT | 918-60 | 1 | 12/22/1972 | OldDeed Date | | No | No | 4 | | |

TAX DISTRICT

| Parcel ID | 0111-0047-0000 |
|-----------|----------------|
| | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Value | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-----------|
| 2017 | 101 | FV | 166,700 | 10,800 | 10.600 | 68,700 | 246,200 | 246,200 | Year End Roll | 9/7/2017 |
| 2016 | 101 | FV | 127,000 | 10,800 | 10.6 | 68,700 | 206,500 | 206,500 | Year End Roll | 9/8/2016 |
| 2015 | 101 | FV | 127,000 | 10,800 | 10.6 | 68,700 | 206,500 | 206,500 | Year-end | 10/1/2015 |
| 2014 | 101 | FV | 127,000 | 10,800 | 10.6 | 68,700 | 206,500 | 206,500 | Year End Roll | 9/29/2014 |
| 2013 | 101 | FV | 116,900 | 10,800 | 10.6 | 93,100 | 220,800 | 220,800 | Year End Roll | 9/4/2013 |
| 2012 | 101 | FV | 116,900 | 10,800 | 10.6 | 93,100 | 220,800 | 220,800 | Year End Roll | 9/20/2012 |
| 2011 | 101 | FV | 116,900 | 10,800 | 10.6 | 93,100 | 220,800 | 220,800 | Year End Roll | 9/27/2011 |
| 2010 | 101 | FV | 118,200 | 10,800 | 10.6 | 93,100 | 222,100 | 222,100 | roll | 8/26/2010 |

LEGAL DESCRIPTION

| Use Code | 101 |
|----------|-----|
| | |

Legal Description

| Legal Description | EASEMENT ON 111-47 FBO 110-110 BK4378 PG23 |
|-------------------|--|
| | |

ENTERED LOT SIZE

| Entered Lot Size | 10.6 |
|------------------|------|
| | |

TOTAL LAND

| Total Land | 10.6 |
|------------|------|
| | |

LAND UNIT TYPE

| Land Unit Type | AC |
|----------------|----|
| | |

Source

| Source | Market Adj Cost |
|--------|-----------------|
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