



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

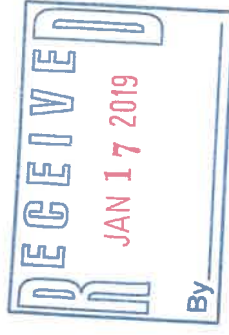
DO NOT WRITE IN THIS SPACE	
CASE NO. <u>2019-1</u>	
DATE FILED <u>1-17-19</u>	
<u>Julia Libbey</u>	
ZONING BOARD CLERK	

Applicant: Joseph + Maureen LeFebvre
E-mail: traveler1@metrocast.net Phone: 603-335-4187
Applicant Address: 69 Salmon Falls Rd Rochester NH 03868
Property Owner: same
Property Owner Address: same
Variance Address: 69 Salmon Falls Rd Rochester NH 03868
Map Lot and Block No: Map # 210 Lot # 83 Zone R1
Description of Property: Single family dwelling
Proposed use or existing use affected: no

The undersigned hereby requests a variance to the terms of Article 142 Table 19-A Section 4/2 and asks that said terms be waived to permit construction of 22 x 28 attached garage falling within the 10' setback (side) line by 3.5' leaving 6.5' from 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.

Signed: Joseph + Maureen LeFebvre Date: 1/17/19



Variance Criteria

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

The structure would not alter the essential character of the neighborhood, or threaten the health, safety, or general welfare of the public. The proposed would be attached onto the original structure of the house. 2) If the variance were granted, the spirit of the ordinance would be observed because: the proposed garage is characteristic of other surrounding properties and will not ~~aff~~ impede or affect public interest.

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

Vehicles and other equipment would be stored out of the elements and increase the esthetics of the property.

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

the characteristic of the neighborhood would not change and hence not affect their property values.

- 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:

Not having a garage requires storage of a vehicle for the winter months at another location and would keep our other vehicles from being protected from adverse weather conditions throughout the seasons.

And:

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

It will conform to the provisions of zone R1.

- 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.

The proposed garage is the only viable spot attached to the side entrance in line with the driveway.

Joseph and Maureen LeFebvre
69 Salmon Falls Rd.
Rochester, NH 03868
603-335-4187

To Whom it May Concern,

I am requesting a variance for the construction of a 22' x 28' attached garage on our property at 69 Salmon Falls Rd.

The proposed garage will fall within the 10' side setback on the property. The placement of the house on the property puts the driveway/side entrance of the home in close proximity to our neighbor's lot. Since the garage will be on the side entrance to the home it will also fall into the 10' side setback by approximately 3.5'. We will have approximately 6.5' for property maintenance on the right side of the garage. The garage would allow our vehicles to be stored out of the elements including a vehicle we currently store for the winter at another site. We would also be able to store yard maintenance equipment inside and not in the yard for the winter.

We believe this garage addition will improve property value and neighborhood appeal without having any impact on public welfare or safety.

Thank you,

A handwritten signature in cursive script, reading "Maureen LeFebvre". The signature is written in dark ink and is positioned above the printed name.

Joseph and Maureen LeFebvre



FOUNDATION LOCATION PLAN

NOT FOR MORTGAGE LOAN PURPOSES

LOCATION: 69 SALMON FALLS ROAD, ROCHESTER, NH

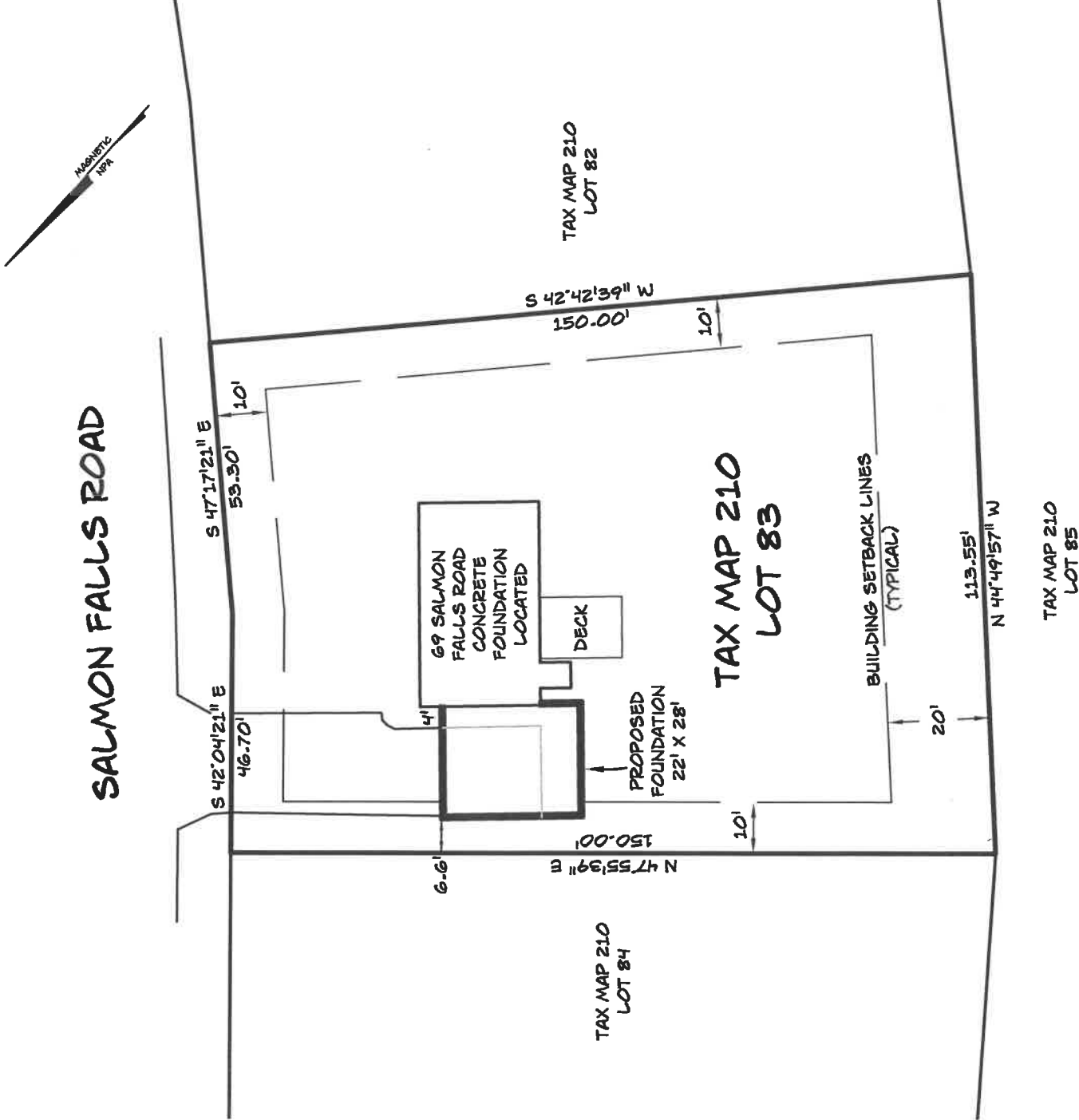
TAX MAP 210, LOT 83

OWNER OF RECORD: LEFEBVRE FAMILY TRUST

ZONE: R1

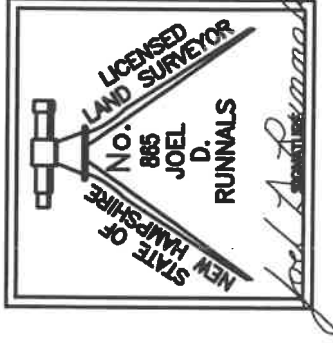
S.C.R.D. BOOK 4476, PAGE 156

SETBACKS: FY= 40', SY= 30', RY= 30'



REFERENCE PLAN:
"PLOT PLAN - PROPOSED SUBDIVISION,
BO - MOR REALTY, INC., MEDFORD, MASS.
TO BE PURCHASED FROM ALBERTA M. HORNE"
DATED APRIL 28, 1971
BY BERRY CONST. CO., INC.
SORD POCKET 11, FOLDER 3, PLAN 26

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



DATE: 12-27-18
DWG: 18257 FL-1
JN: 18257
FN: 147

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, 1980
COMPLETION DATE: JUNE 30, 1992

PRODUCED IN 1992 BY
CAI Technologies
11 MARKET STREET, LITTLETON, MA 02611
800.333.6889 • WWW.CAITECH.COM

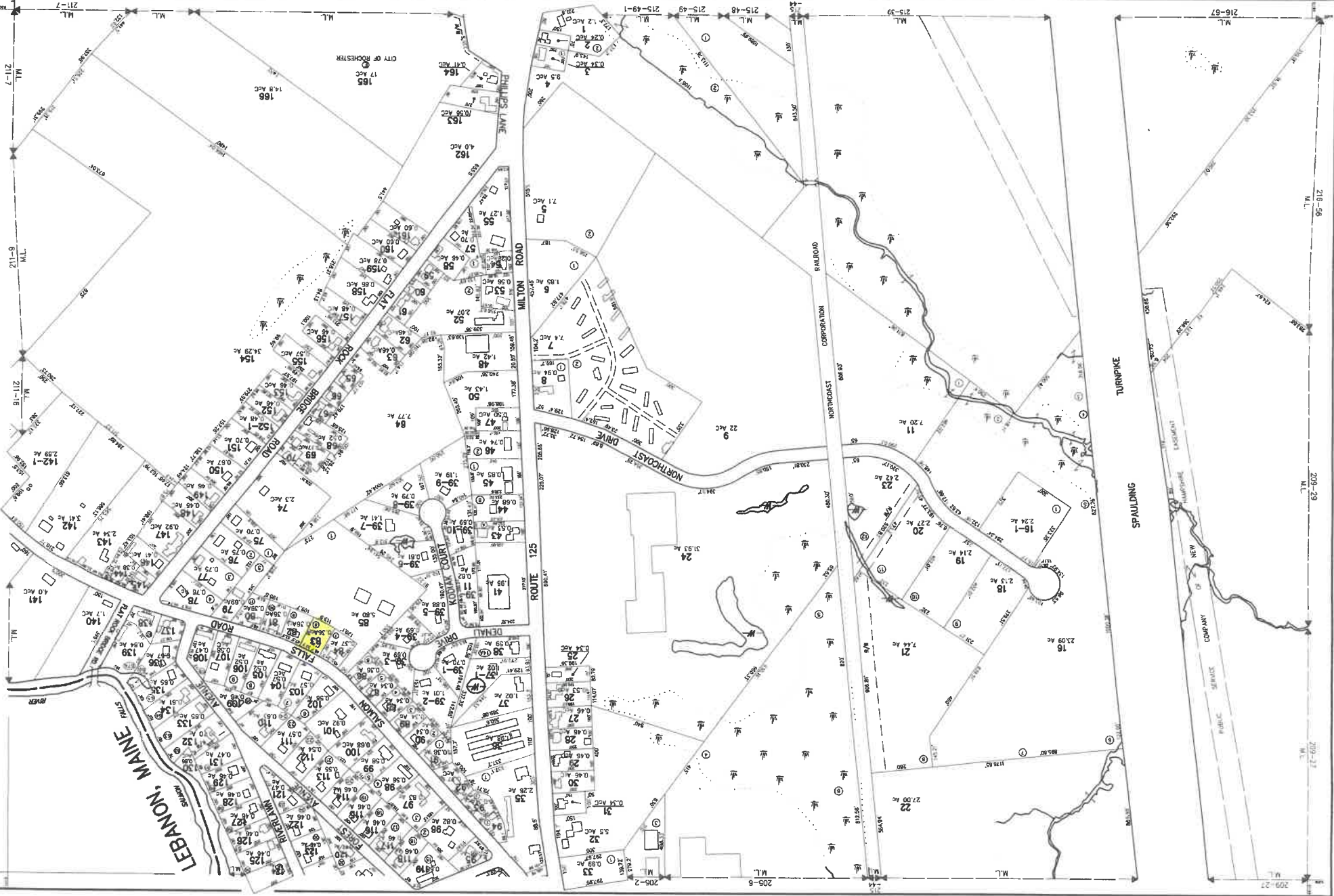
AREA CALCULATED
RECORD DIMENSIONS
WATCH LINE
WATER

LEGEND
EXPERT PROPERTY
BULKHEAD
RIGHT OF WAY
COMMON OWNERSHIP
WETLANDS

SCALE 1" = 200'
FEET
0 50 100 150 200
METERS
0 50 100 150 200
REVISED TO : APRIL 1, 2018

PROPERTY MAPS
ROCHESTER
NEW HAMPSHIRE

INDEX DIAGRAM
210
MAP NO.



CONNECTEXPLORER



map: Auto (Ortho) Dates: Latest image 1 of 6 04/29/2017

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		SALMON FALLS RD, ROCHESTER
Unit #:		

OWNERSHIP

Owner 1:	LEFEBVRE FAMILY TRUST %
Owner 2:	LEFEBVRE JOSEPH A JR & MAUREEN
Owner 3:	TRUSTEES
Street 1:	69 SALMON FALLS RD
Street 2:	
Twn/City:	ROCHESTER
St/Prov:	NH
Postal:	03868-8622
Type:	
Own Occ:	Y

PREVIOUS OWNER

Owner 1:	LEFEBVRE JOSEPH A JR & MAUREEN -
Owner 2:	E -
Street 1:	69 SALMON FALLS RD
Twn/City:	ROCHESTER
St/Prov:	NH
Postal:	03868

NARRATIVE DESCRIPTION

This Parcel contains .36 AC of land mainly classified as SINGLE FAM with a(n) RANCH Building Built about 1976, Having Primarily VINYL Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms Total, and 3 Bdrms

OTHER ASSESSMENTS

Code	Descrp/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

101	Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
		133,000	2,700	0.360	40,700	176,400	
Total Card							
		133,000	2,700	0.360	40,700	176,400	Entered Lot Size
Total Parcel							
		133,000	2,700	0.360	40,700	176,400	Total Land: 0.36
Source: Market Adj Cost							
Total Value per SQ unit /Card: 183.75							
/Parcel: 183.75							
Land Unit Type: AC							

EXTERIOR INFORMATION

BATH FEATURES

COMMENTS

SKETCH

--

RESIDENTIAL GRID		1st Res Grid	Desc: Line 1	# Units 1

Totals		RMS: 7	BRS: 3	Baths: 1	HB
Lower					
Lvl 1		1	1		
Lvl 2				3	
Upper					
Other					
Level	FY LR DK D K FR RR BR FB HB L O				

REMODELING	RES BREAKDOWN
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

General:
Heating: 2010
Electric: 2010
Plumbing:
Baths: 2003
Kitchens: 2013
Additions:
Interior:
Exterior: 2003

No Unit
RMS
1
RMS
7
M
P-L
Totals
3

Sly Ht: 1 - 1		Total: 1	
(Lvl) Units: 1			
Foundation: 1 - CONCRETE			
Frame: 01 - WOOD			
Prime Wall: 4 - VINYL			
Sec Wall:			%
Roof Struct: 1 - GABLE			
Roof Cover: 1 - ASPH SHINGLE			
Color: GREY			
View / Desit: A - AVERAGE			
Grade: C - AVERAGE			
GENERAL INFORMATION			
WSF: 1			
Fpl: Rating:			
A Kits: Rating:			
Kits: 1			
SUPERIOR			
OTHER FEATURES			
Full Bath: 1			
A Bath: Rating:			
3/4 Bath: Rating:			
A 30Bth: Rating:			
1/2 Bath: Rating:			
A HBth: Rating:			
Other fix: Rating:			
SAME			

INTERIOR INFORMATION		DEPRECIATION	
Alt LUC:		Total Units:	
Unit Alt:		Location:	
Unit Dm:			
Fact:		Floor:	
Const Mod:		% Own:	
Lump Sum Adj:		Name:	

Avg HVEL: STD	6 - AVERAGE	Functional:	29.3 %
Prim Int Wall:	6 - AVERAGE	Functional:	29.3 %
Sec Int Wall:	6 - AVERAGE	Functional:	29.3 %
Partition: T - TYPICAL	6 - AVERAGE	Functional:	29.3 %
Prim Floors: 8 - AVERAGE	6 - AVERAGE	Functional:	29.3 %
Sec Floors:	6 - AVERAGE	Functional:	29.3 %
Bsmnt Flr: 12 - CONCRETE	6 - AVERAGE	Functional:	29.3 %
Phys Cond: GD - Good			
29.3 %			

Rate	Basic \$ / SQ:	82.45
	Size Adj.:	1.22666669
	Const Adj.:	1.00000000
	Adj \$ / SQ:	101.139
	Other Features:	27065
	Grade Factor:	1.00
	Neighborhood Int:	1.24500000
WtAv	LUC Factor:	1.00
J	Adj Total:	188104
Spec	Depreciation:	55115
	Depreciated Total:	132990
	Electric:	2 - GOOD
	Insulation:	2 - TYPICAL
	Int vs Ext:	SAME
	Heat Fuel:	2 - GAS
	Heat Type:	1 - FORCED W/A
	# Heat Sys:	1
	% Heated:	100
	Solar HW:	NO
	% Com Wal:	
	% Sprinkled	
	Central Vac:	NO
	% AC:	100

Code	Description	A /Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	Fact	NB Fa	Appr Value	JCod JFact	Juns. Value
4	PATIO BRICK	D Y	1	506	B	AV	2010	4.30 T	20	101			1,700		1,700
1	GENERATOR	D Y	1	112	C	AV	2010	T	0	101					1,000
1	SHED FRAME	D Y	1	10X20	B	VG	1986	6.64 T	25	101			1,000		1,000

PARCEL ID 0210-0083-0000

More: N	Total Yard Items:	2,700	Total Special Features:	Total:	2,700
---------	-------------------	-------	-------------------------	--------	-------

Code	Description	Area - SQ	Rate - AV	Underpr Value
BMT	BASEMENT	960	25.750	24,759
FFL	1ST FLOOR	960	101.140	97,093
WDK	WOOD DECK	192	9.300	1,785
STP	STOOP	35	11.020	386

Size Ad	960	Gross Area	2147	FinArea	960
Net Sketched Area: 2,147		Total:		124,023	



Sub %	Area Usbl	Descrpt	Type	Qu	Ten #
				55 C	
					100 FBM
					BMT

TABLE 19-A DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS 8/7/2014

RESIDENTIAL DISTRICTS																	STANDARDS, NOTES, AND REFERENCES									
RESIDENTIAL-1 (R1)																	RESIDENTIAL-2 (R2)									
Single family																	All other uses									
10,000																	10,000									
-																	-									
10																	10									
10																	10									
-																	-									
100																	100									
-																	-									
10																	10									
20																	20									
30																	30									
35																	35									
See Section 42.19 - Dimensional Standards																	See Section 42.19 - Dimensional Standards									
A " - " means there is no dimensional standard for this item.																										
Minimum Lot Area (square feet)																	Minimum Lot Area/Dwelling Unit (sq ft)									
Minimum Frontage (feet)																	Minimum Front (feet)									
Minimum Side (feet)																	Minimum Side (feet)									
Minimum Rear (feet)																	Minimum Rear (feet)									
Maximum building footprint (%)																	Maximum building footprint (%)									
Maximum Lot Coverage (%)																	Maximum Lot Coverage (%)									
Minimum number of stories																	Minimum number of stories									
Minimum Building Height (feet)																	Minimum Building Height (feet)									
Maximum Building Height (feet)																	Maximum Building Height (feet)									
A " - " means there is no dimensional standard for this item.																	A " - " means there is no dimensional standard for this item.									



Abutters List Report

Rochester, NH
January 17, 2019

6X B 23.52

Subject Property:

Parcel Number: 0210-0083-0000
CAMA Number: 0210-0083-0000
Property Address: 69 SALMON FALLS RD

Mailing Address: LEFEBVRE FAMILY TRUST % LEFEBVRE
JOSEPH A JR & MAUREEN
69 SALMON FALLS RD
ROCHESTER, NH 03868-8622

Abutters:

Parcel Number: 0210-0082-0000
CAMA Number: 0210-0082-0000
Property Address: 73 SALMON FALLS RD

Mailing Address: COMEAU FAMILY REVOC LIVING TRUST
% COMEAU ROGER A & DONNA
73 SALMON FALLS RD
ROCHESTER, NH 03868

Parcel Number: 0210-0083-0000
CAMA Number: 0210-0083-0000
Property Address: 69 SALMON FALLS RD

Mailing Address: LEFEBVRE FAMILY TRUST %
LEFEBVRE JOSEPH A JR & MAUREEN
69 SALMON FALLS RD
ROCHESTER, NH 03868-8622

Parcel Number: 0210-0084-0000
CAMA Number: 0210-0084-0000
Property Address: 65 SALMON FALLS RD

Mailing Address: SWINK WAYNE E & SUK C
65 SALMON FALLS RD
ROCHESTER, NH 03868-8503

Parcel Number: 0210-0085-0000
CAMA Number: 0210-0085-0000
Property Address: 63 SALMON FALLS RD

Mailing Address: 63 SALMON FALLS LLC
761 WASHINGTON RD
RYE, NH 03870

Parcel Number: 0210-0103-0000
CAMA Number: 0210-0103-0000
Property Address: 68 SALMON FALLS RD

Mailing Address: TOOF JEFFREY R
72 SALMON FALLS RD
ROCHESTER, NH 03868-8621

Parcel Number: 0210-0104-0000
CAMA Number: 0210-0104-0000
Property Address: 72 SALMON FALLS RD

Mailing Address: TOOF STACY A
72 SALMON FALLS RD
ROCHESTER, NH 03868



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.

1/17/2019

Page 1 of 1

Abutters List Report - Rochester, NH