

**LOT LINE REVISION APPLICATION**  
**City of Rochester, New Hampshire**

Date: DECEMBER 21, 2020 [office use only. Check # \_\_\_\_\_ amount \$ \_\_\_\_\_ date \_\_\_\_\_ ]

**Property information**

Tax map #: 132; lot #(s): 5 & 6; zoning district: RESIDENTIAL - 1 (R1)

Property address/location: 64 & 66 LOWELL STREET

Name of project (if applicable): KONDRUP LOT LINE REVISION

**Property owner – Parcel A**

Name (include name of individual): DAVID A. KONDRUP & JANET L. KONDRUP

Mailing address: 66 LOWELL STREET, ROCHESTER, NH 03867

Telephone #: 603-834-5686 Email: KONDRUPJANET@YAHOO.COM

**Property owner – Parcel B** (clarify whether both parcels are owned by the same person(s))

Name (include name of individual): SAME AS PARCEL A

Mailing address: SAME AS PARCEL A

Telephone #: SAME AS PARCEL A Email: SAME AS PARCEL A

**Surveyor**

Name (include name of individual): LITTLE RIVER LAND SURVEYING, INC. (JERAMIAH J. RAITT)

Mailing address: PO BOX 332, LISBON FALLS, ME 04252

Telephone #: 207-841-0056 Fax #: \_\_\_\_\_

Email address: JRAITT@LRLLS.NET Professional license #: 957

**Proposed project**

What is the purpose of the lot line revision? TO PROVIDE ROOM FOR A FIRST FLOOR ADDITION

TO THE BUILDING ON LOT 6 AND TO PROVIDE A MORE EQUITABLE DISTRIBUTION OF LOT AREA.

Will any encroachments result? NO

(Continued Lot Line Revision application Tax Map: 132 Lot: 5 & 6 Zone R1)

**Comments**

Please feel free to add any comments, additional information, or requests for waivers here:

THIS LOT LINE REVISION WILL BRING LOT 6 INTO CONFORMITY WITH CURRENT ZONING REGUALTIONS.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Submission of application**

This application must be signed by the property owner(s) *and/or* the agent.

*I(we) hereby submit this Lot Line Revision application to the City of Rochester Planning Board pursuant to the City of Rochester Subdivision Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As agent, I attest that I am duly authorized to act in this capacity.*

Signature of property owner: \_\_\_\_\_  
(Parcel A)

Date: \_\_\_\_\_

Signature of property owner: \_\_\_\_\_  
(Parcel B)

Date: \_\_\_\_\_

Signature of agent: 

Date: 12-21-2020

# LITTLE RIVER

LAND SURVEYING, INC.

ME PLS #2376 NH LLS #957  
PO Box 332, Lisbon Falls, Maine 04252  
Phone: 207-841-0056 Email: jraitt@lrls.net

December 21, 2020

City of Rochester Planning Board  
Attention: Seth Creighton, Chief Planner  
33 Wakefield Street  
Rochester, NH 03867-1917

Re: Kondrup Lot line Revision  
64 & 66 Lowell Street (Tax Map 132, Lots 5 & 6)

Dear Mr. Creighton,

On behalf of our clients we are submitting a lot line revision application along with supporting information. This lot line revision affects lots 5 and 6 of tax map 132, also known as 64 and 66 Lowell Street. Both lots are owned by our clients David A. Kondrup and Janet L. Kondrup.

We believe this lot line revision will bring lot 6 (66 Lowell Street) closer to conformity with current dimension requirements for single-family use in the Residential-1 zoning district, specifically with regards to the road frontage and northwest side setback requirements, which heretofore appear to have benefited from a legally existing nonconforming status.

This revision also provides our clients the potential to construct a first floor addition that will enable them to continue living in their long time residence.

To the best of our knowledge this lot line revision does not impact any of the existing utilities serving either the subject parcels or the abutting parcels.

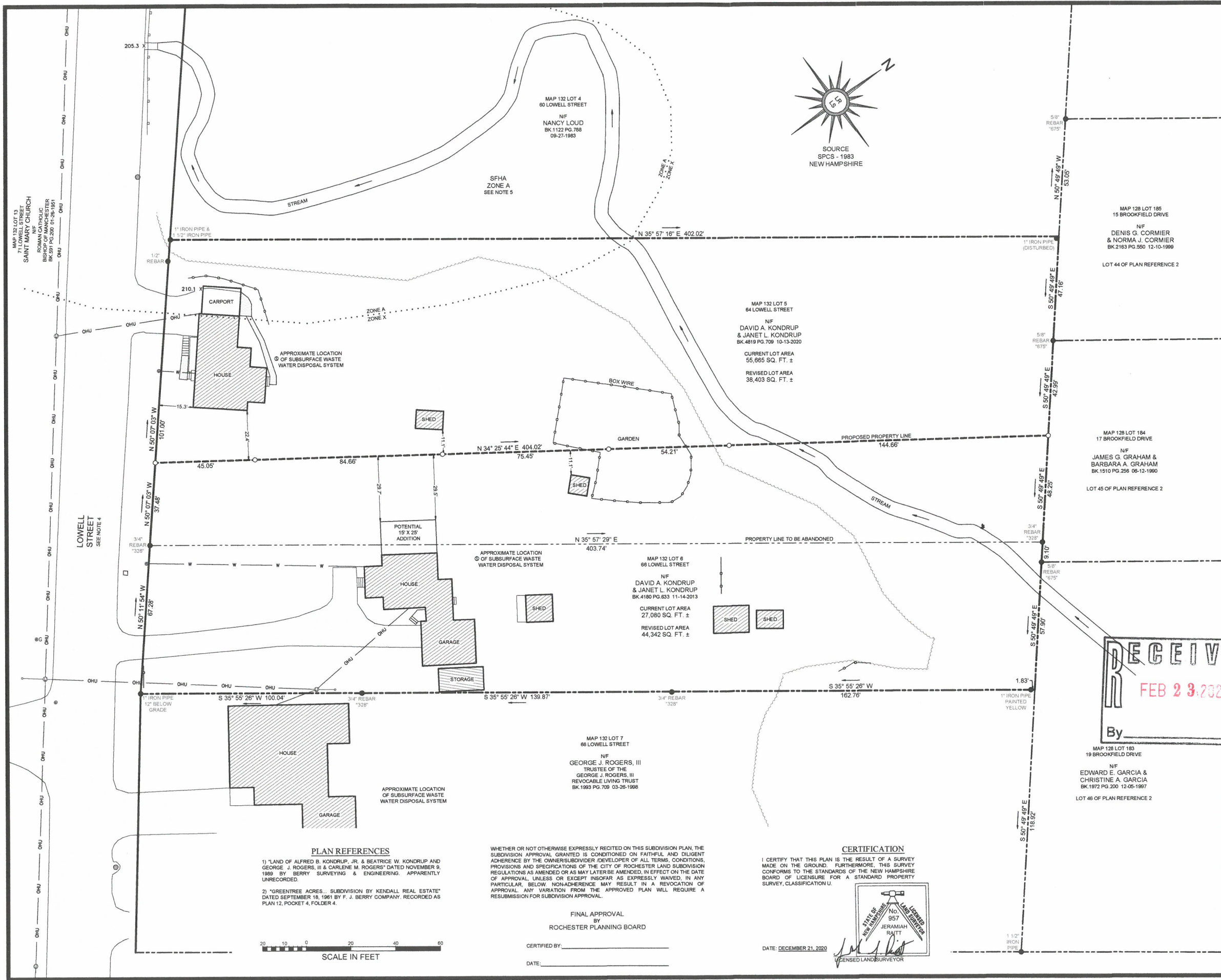
Please do not hesitate to call or email with any questions regarding this project.

Sincerely,



Jeremiah J. Raitt  
ME PLS #2376 NH LLS #957  
Little River Land Surveying, Inc.  
Cell: 207-841-0056





- LEGEND**
- REBAR SET & CAPPED "957"
  - PIPE OR ROD FOUND
  - ROAD LINE
  - EXISTING PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - ABUTTING PROPERTY LINE
  - ▨ BUILDING
  - ▨ PAVEMENT
  - ▨ CONCRETE
  - SPECIAL FLOOD HAZARD AREA
  - TREELINE
  - FENCE
  - OHU OVERHEAD UTILITIES
  - W WATER LINE
  - UTILITY POLE AND ANCHOR
  - ⊙ SANITARY SEWER STRUCTURE
  - ⊙ STORM WATER STRUCTURE
  - ⊙ WATER VALVE
  - ⊙ GAS VALVE

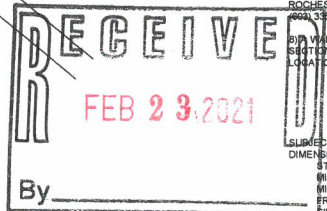
- GENERAL NOTES**
- RECORD OWNERS:  
TAX MAP 132, LOT 5: DAVID A. KONDRUP & JANET L. KONDRUP  
REFERENCE DEED: BOOK 4819, PAGE 709 DATED OCTOBER 13, 2020.  
TAX MAP 132, LOT 6: DAVID A. KONDRUP & JANET L. KONDRUP  
REFERENCE DEED: BOOK 4180, PAGE 683 DATED NOVEMBER 14, 2013.  
(BOOK AND PAGE REFERENCES ARE TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.)
  - THE INTENT OF THIS PLAN IS TO REVISE THE COMMON BOUNDARY BETWEEN TAX MAP 132 LOTS 5 AND 6. THE RECORD OWNERS WISH TO ADJUST THE COMMON BOUNDARY TO PROVIDE ROOM FOR A FIRST FLOOR ADDITION TO THE BUILDING ON LOT 6 AND TO PROVIDE A MORE EQUITABLE DISTRIBUTION OF LOT AREA.
  - BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, NEW HAMPSHIRE ZONE, AS DETERMINED BY STATIC GNSS OBSERVATION WITH POST PROCESSING BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE.
  - THE LIMIT AND LOCATION OF THE LOWELL STREET RIGHT OF WAY IS BASED ON MONUMENTATION RECOVERED FROM PLAN REFERENCE 1 CITED HEREON. EXISTING MONUMENTATION IS CONSISTENT WITH A THREE FOOT WIDTH.
  - BASED ON GIS DATA AVAILABLE ONLINE, IT WOULD APPEAR A PORTION OF TAX MAP 132, LOT 5 IS IMPACTED BY A SPECIAL FLOOD HAZARD AREA, ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR STRAFFORD COUNTY WITH MAP NUMBER 33017C0212D AND AN EFFECTIVE DATE OF MAY 17, 2009. IT SHOULD BE NOTED THE INSURABLE PREMISES ARE ALMOST 5 FEET HIGHER THAN THE TOP OF THE PAVEMENT ABOVE THE CULVERT WHERE THE FLOOD SOURCE CROSSES LOWELL STREET.
  - NO ENCROACHMENTS WILL RESULT FROM THIS LOT LINE REVISION.
  - FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867 (603) 335-1338
  - A WAIVER HAS BEEN GRANTED FOR CITY OF ROCHESTER SUBDIVISION REGULATIONS, SECTION 3. DESIGN REVIEW PLAN, SUBSECTION 3.1, WHICH REQUIRES, IN PART, LOCATION OF WETLANDS.

**ZONING SUMMARY**

SUBJECT PARCELS APPEAR TO FALL WITHIN THE RESIDENTIAL - 1 (R1) ZONING DISTRICT.

DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY USE:		
STANDARD	REQUIRED	PROVIDED
MINIMUM LOT SIZE	10,000 SQUARE FEET	38,403 SQUARE FEET
MINIMUM ROAD FRONTAGE	100 FEET	101 FEET
FRONT SETBACK	10 FEET	15.3 FEET
SIDE SETBACK	10 FEET	11.1 FEET
REAR SETBACK	20 FEET	116 FEET

(THE ABOVE REQUIREMENTS ARE PROVIDED PER INFORMATION AVAILABLE ONLINE AND ARE SUBJECT TO MUNICIPAL REVIEW AND VERIFICATION.)



**PLAN REFERENCES**

- "LAND OF ALFRED B. KONDRUP, JR. & BEATRICE W. KONDRUP AND GEORGE J. ROGERS, III & CARLENE M. ROGERS" DATED NOVEMBER 9, 1989 BY BERRY SURVEYING & ENGINEERING. APPARENTLY UNRECORDED.
- "GREENTREE ACRES, SUBDIVISION BY KENDALL REAL ESTATE" DATED SEPTEMBER 18, 1981 BY F. J. BERRY COMPANY. RECORDED AS PLAN 12, POCKET 4, FOLDER 4.

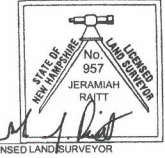
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.

FINAL APPROVAL  
BY  
ROCHESTER PLANNING BOARD

CERTIFIED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

**CERTIFICATION**

I CERTIFY THAT THIS PLAN IS THE RESULT OF A SURVEY MADE ON THE GROUND. FURTHERMORE, THIS SURVEY CONFORMS TO THE STANDARDS OF THE NEW HAMPSHIRE BOARD OF LICENSURE FOR A STANDARD PROPERTY SURVEY, CLASSIFICATION U.



DATE: DECEMBER 21, 2020

**KONDRUP LOT LINE REVISION**

FOR RECORD OWNERS: **DAVID & JANET KONDRUP**  
66 LOWELL STREET, ROCHESTER, NH 03867

SITE LOCATION: **TAX MAP 132, LOTS 5 & 6**  
64 & 66 LOWELL STREET  
ROCHESTER, NEW HAMPSHIRE

**LITTLE RIVER**  
LAND SURVEYING, INC.  
ME PLS #2376 NH LLS #957  
PO BOX 332, LISBON FALLS MAINE 04252  
(207) 841-0056

DATE: DECEMBER 21, 2020

SCALE: 1" = 20'

PROJECT: 20-092  
DRAWING: 20-092

DRAWN BY: TJC  
CHECKED BY: JJC