



City of Rochester, New Hampshire

Zoning Board of Adjustment



Variance Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. Z-21-'27

DATE FILED 10/28/21

ag

ZONING BOARD CLERK

Applicant:

Steven Hartford

E-mail: SJHartford @ Gmail.com

Phone: 603-581-3042

Applicant Address: 5 Wilson St. Rochester N.H. 03867

Property Owner (if different):

Property Owner Address: 5 Wilson St.

Variance Address: 5 Wilson St.

Map Lot and Block No: Block # 128, Lot # 249

Description of Property: Single family home

Proposed use or existing use affected: Storage

The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section 23.2

and asks that said terms be waived to permit the construction of a 12'x16' shed

inside the 10' set back from property line, proposed distance of 4' from 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. **I understand that while presenting my case the testimony should be confined to the 5 criteria and how they pertain to my case.**

Signed: [Signature]

Date: 10-27-2021



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Variance Criteria

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

the shed is on a back lot and is positioned mostly from view and is mostly hidden by fence and tall shrubs.

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

ordinance would only be effected by 4' set back, property owner on side of project is fine with set back and a letter from him will be included with paperwork. as far as character of neighborhood, many houses on my street have sheds or structures right on their line. I'm asking for 4 ft.

3) Granting the variance would do substantial justice because:

the extra storage I gain from having a shed allows me to store tools and lawn equipment out of my garage so im able to park both my vehicles inside.

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

the shed would blend with the house by means of color and roof type. and like previously mentioned would be no different than sheds in my neighborhood that are closer to their lot lines than I am proposing.

5.) Unnecessary Hardship:

a. Owing 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:

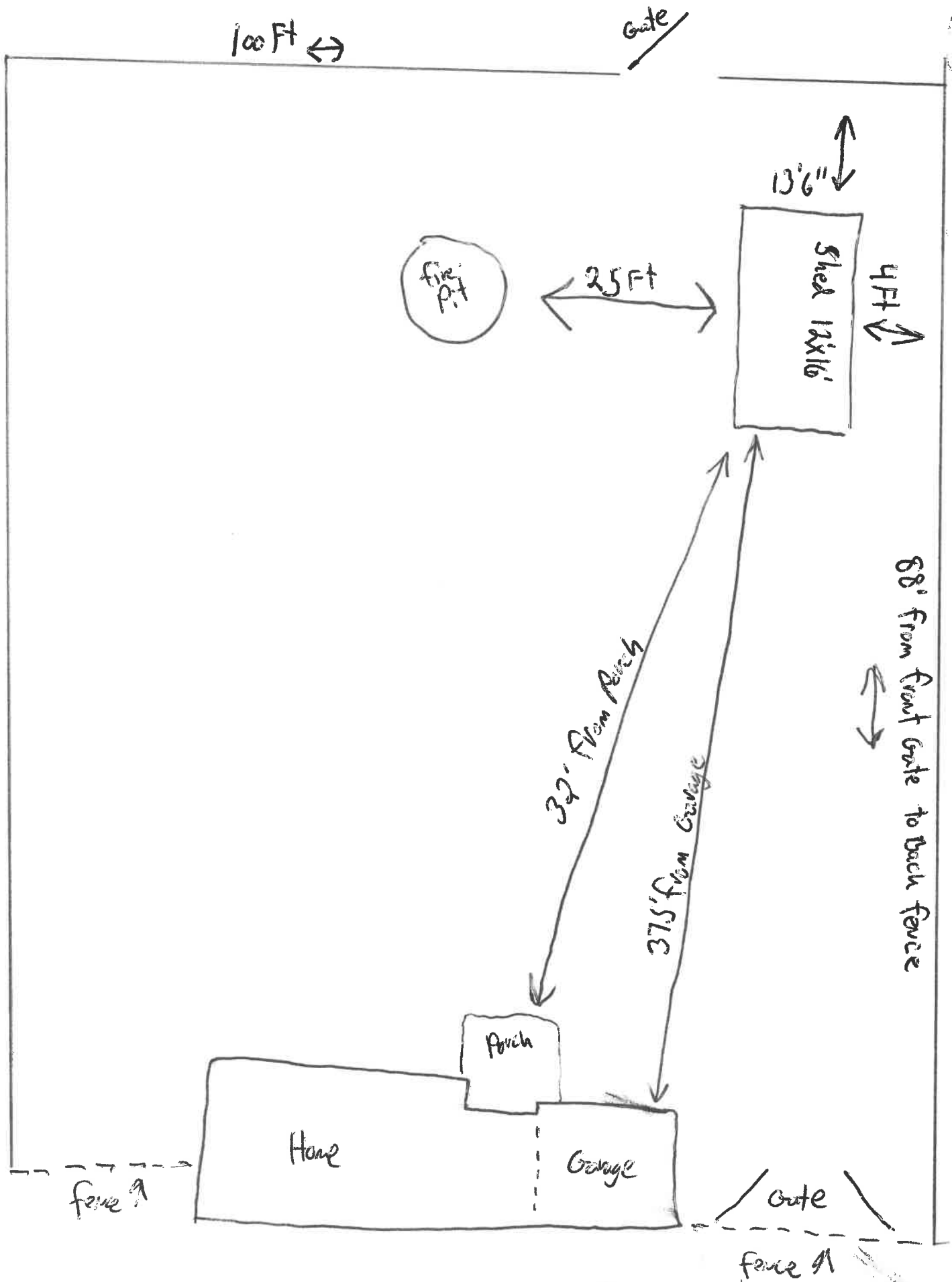
i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

a variance for my 4' set back instead of 10' would not distinguish it from others in my neighborhood because like mentioned before there are others closer than I want. hardship would be that I would lose out on extra needed storage and all costs to build it.

And:

ii. The proposed use is a reasonable one because:

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.



§ 275-23.2 **Standards for specific accessory uses.**

A.

The following standards shall apply to these specific accessory uses, activities, structures, and situations wherever they are allowed:

(20)

Shed. In any zoning district, the minimum side and rear setbacks shall be the lesser of 10 feet or the ordinary setback for a single-story outdoor storage shed which is:

(a)

Two hundred square feet or less in floor area;

(b)

Not situated on a permanent foundation; and

(c)

Used in connection with a dwelling of four or fewer dwelling units.

CURRENT OWNER				UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT				VISION						
HARTFORD STEVEN HARTFORD NICOLE ELIZABETH 5 WILSON ST ROCHESTER NH 03867-3441				0	CITY WATER R	0	LEVEL	R1	RESIDENCE 1	BLDG LAND	LUC Co	Prior Assessed	Current Assesse	236,300 52,800	236,300 52,800					
				0	CITY WTR PBO	NEIGHBORHOOD		NHBD NAME												
				0	NONE	1250	URBAN DOWNTOWN													
				UTL/ ST / TRAF		EXEMPTIONS														
				0	CITY SEWER	Year	Code	Description												
				0	PAVED															
				0	LIGHT															
										LEGAL DESCRIPTION										
SALES INFORMATION- GRANTEE				BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE		PREVIOUS ASSESSMENTS (HISTORY)											
HARTFORD STEVEN NEWTON SHAWN M MEEKS JULIA E MARCHAK ELEANOR A REV TRUST MARCHAK ELEANOR W				4584	131	07-13-2018	297,533	02	Year	Descr	Year	Prior Asses	Year	Descr	Prior Asses					
				4512	865	09-20-2017	254,000	02	2019	BLDG	2020	236,300	2020	236,300						
				4333	128	10-16-2015	219,933	02		LAND		52,800		52,800						
				1885	790	08-28-1996	0	44												
				1140	773	08-03-1984	95,000	99												
				Total				Total		289,100		289,100		289,100						
BUILDING NOTES																				
APPRAISED VALUE SUMMARY																				
Appraised Building Value (Card)																				
Appraised Extra Feature Value (Bldg)																				
Appraised Outbuilding Value (Bldg)																				
Appraised Land Value (Bldg)																				
Total Appraised Parcel Value																				
Valuation Method																				
289,100																				
C																				
BUILDING PERMIT RECORD																				
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes													
08-03-2007	07-1019	REPAIRS	19,000	08-29-2007	100	CI	STORM DAMAGE TO LEFT SIDE INT & EXT;													
LAND LINE VALUATION SECTION																				
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Inf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
1	1010	SINGLE FA	1.000	PRIMARY	P	1.000	52,500	1.00	1250	1.000							52,500	52,500	52,500	
1	1010	SINGLE FA	0.100	EXCESS A	E	1.000	2,500	1.00	1250	1.000							2,500	300	300	
FOR 2016 PER PER RETURN																				
Total Card Land Units																				
1.10 AC																				
Parcel Total Land Area																				
1.10 AC																				
Total Land Value																				
52,800																				

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

[illegible]



5 Wilson Street

Rochester, NH

1 inch = 50 Feet



November 16, 2021

www.cai-tech.com



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