



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. 2-20-16

DATE FILED 10-21-20

Dee Mondak

ZONING BOARD CLERK

Applicant:

AMY ALDEN

E-mail: AALDENSUN@GMAIL.COM

Phone: 603-793-2158

Applicant Address: 24 COMMON ST., ROCHESTER NH

Property Owner: AMY ALDEN

Property Owner Address: 24 COMMON ST, ROCHESTER NH

Variance Address: 24-26 COMMON ST, ROCHESTER NH

Map Lot and Block No: TM125-100 125-100-000

Description of Property: TWO UNIT RESIDENTIAL

Proposed use or existing use affected: DOES NOT APPLY

The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section Table 19A

and asks that said terms be waived to permit 12' W x 8' D STORAGE SHED

3' OFF PROPERTY LINE OF TM125-99 (20 COMMON)

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:

Amy Alden

Date: 9/18/2020



City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Criteria

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

THE SHED WOULD BE VISUALLY APPEALING, AIDING IN THE NEATNESS OF THE PROPERTY AND FAR ENOUGH FROM MARKED PROPERTY LINE AS TO BE EASILY MAINTAINED. AS SUCH, THE SHED WILL NOT DIMINISH NEIGHBORING PROPERTY VALUES

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

ALL PROPERTY BOUNDARIES ARE RECENTLY REVIEWED & MARKED. LOCATION IS ALONG A WOODED SECTION OF PROPERTIES (TREE LINE), DOES NOT IMPACT UTILITIES OR WALKWAYS AREA IS NOT OPEN OR ACCESSIBLE TO PUBLIC & DOES NOT CREATE A DANGEROUS SCENARIO FOR ANYONE WHO MUST ACCESS.

3) Granting the variance would do substantial justice because:

IT WILL ALLOW THE STRUCTURE (SHED) TO BE LOCATED OUT OF THE WAY OF THE MIDDLE OF THE (NARROW) PROPERTY, ALLOWING AN UNOBSTRUCTED SPAN OF USEFUL PROPERTY.

ADADEQUATE STORAGE OF OUTDOOR EQUIPMENT, THEREBY MAINTAINING VALUE

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

LOCATION IS REMOTE W/ TREE LINE SEPARATION, IT WILL NOT DISOLVE OR CREATE QUESTION ON PROPERTY LINES, WILL BE A NEAT/CLEAN STRUCTURE. NOTHING HOUSE USUALLY, DOES NOT INTERFERE W/ ANY PROPERTY USING OF SAFETY

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:

THE SHED IS NEITHER VISIBLE TO OR ACCESSIBLE BY THE PUBLIC AND NO IMPACT TO NEIGHBORING PROPERTIES.

HOWEVER, ENFORCING ORDINANCE AS IS, WILL CREATE AN AWKWARD + VISUALLY UNAPPEALING LOCATION, WILL OBSTRUCT USE AND POTENTIALLY PROPERTY VALUE

And:

ii. The proposed use is a reasonable one because:

IT PROVIDES A SECURE + VISUALLY APPEALING PLACE TO STORE OUTSIDE EQUIPMENT, MUCH THE SAME AS NEIGHBORING PROPERTIES

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.



City of Rochester, New Hampshire

Zoning Board of Adjustment

Request of waiver of requirement to have a Certified Plot Plan for

Case # _____

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:
BOTH PROPERTIES RECENTLY SURVEYED AND
LINES CLEARLY MARKED
- 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.)
N/A
- 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: BOTH PROPERTIES HAVE
BEEN RECENTLY SURVEYED AND
LINES CLEARLY MARKED

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

To: City of Rochester, NH, Zoning Board of Adjustment

From: Amy Alden, Resident, 24-26 Common Street

Re: Request for Setback Variance

Good day,

The purpose of this request is to obtain approval for setback variance from side boundary (20 Common Street) for an 8'D x 12'L residential storage shed. The proposed location of the shed would run along the established tree line, therefore, relatively obscured by same to the abutter. The location is private and remote, inaccessible by the public. Further, the proposed placement does not interfere with any views, utilities, or foot traffic of any kind.

Both properties are recently professionally surveyed, and boundaries are clearly marked, therefore, there is not opportunity for confusion or error in lot line assessment/identification. The proposed location of the shed allows for easy access on all sides for the purpose of regular inspection and maintenance without having to cross over any property lines.

The property is narrow at about 39' wide in it's useful area, adhering to the ordinance would force the structure out into the center of the useful portion of the property, obstructing use and visibility as well as restricting optimal use and negatively impacting value.

It is my hope that you will consider granting this variance based on the information provided. If additional information is required, please do not hesitate to contact me at aaldensync@gmail.com.

Respectfully,

Amy J. Alden, Property Owner

603-793-2158

\$175 -
+ 16.20

TM 125-99
20 COMMON ST
GREGG JOHN WILSON &
CHRISTINA NANCARROW-WILSON
SCRD: 1972-942

S 63°19'57" E 471.89'

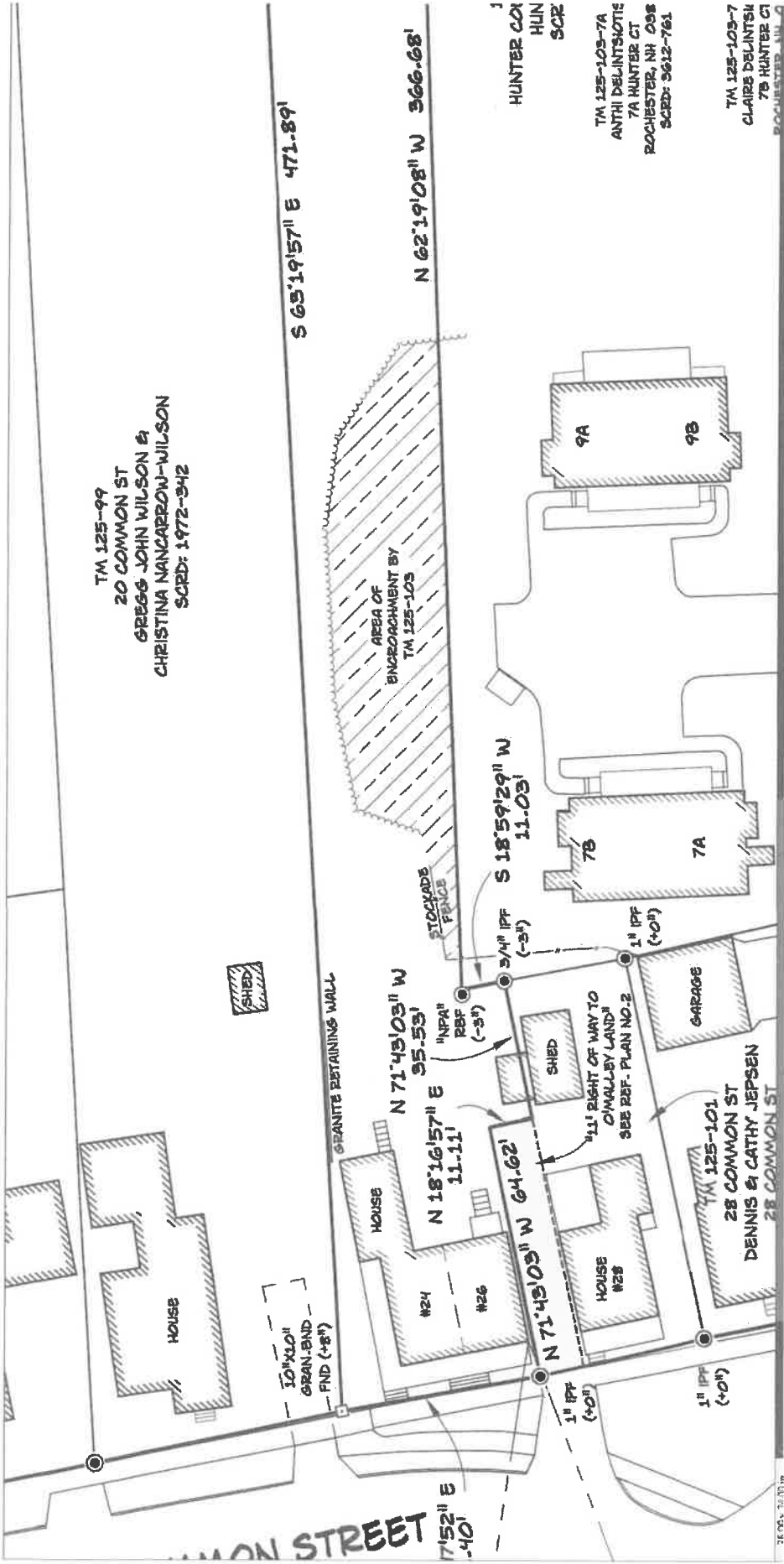
N 62°19'08" W 366.68'

HUNTER CO
HUN
SCR

TM 125-103-7A
ANTH DELINTSKOTTE
7A HUNTER CT
ROCHESTER, NH 038
SCRD: 5612-761

TM 125-103-7
CLAIRE DELINTSK
7B HUNTER CT
ROCHESTER, NH 038

20' 0" 0" 0" 0"



SCRD: 1972-342

5 63'19'57" E 471.89'

wooded area/tree line

460

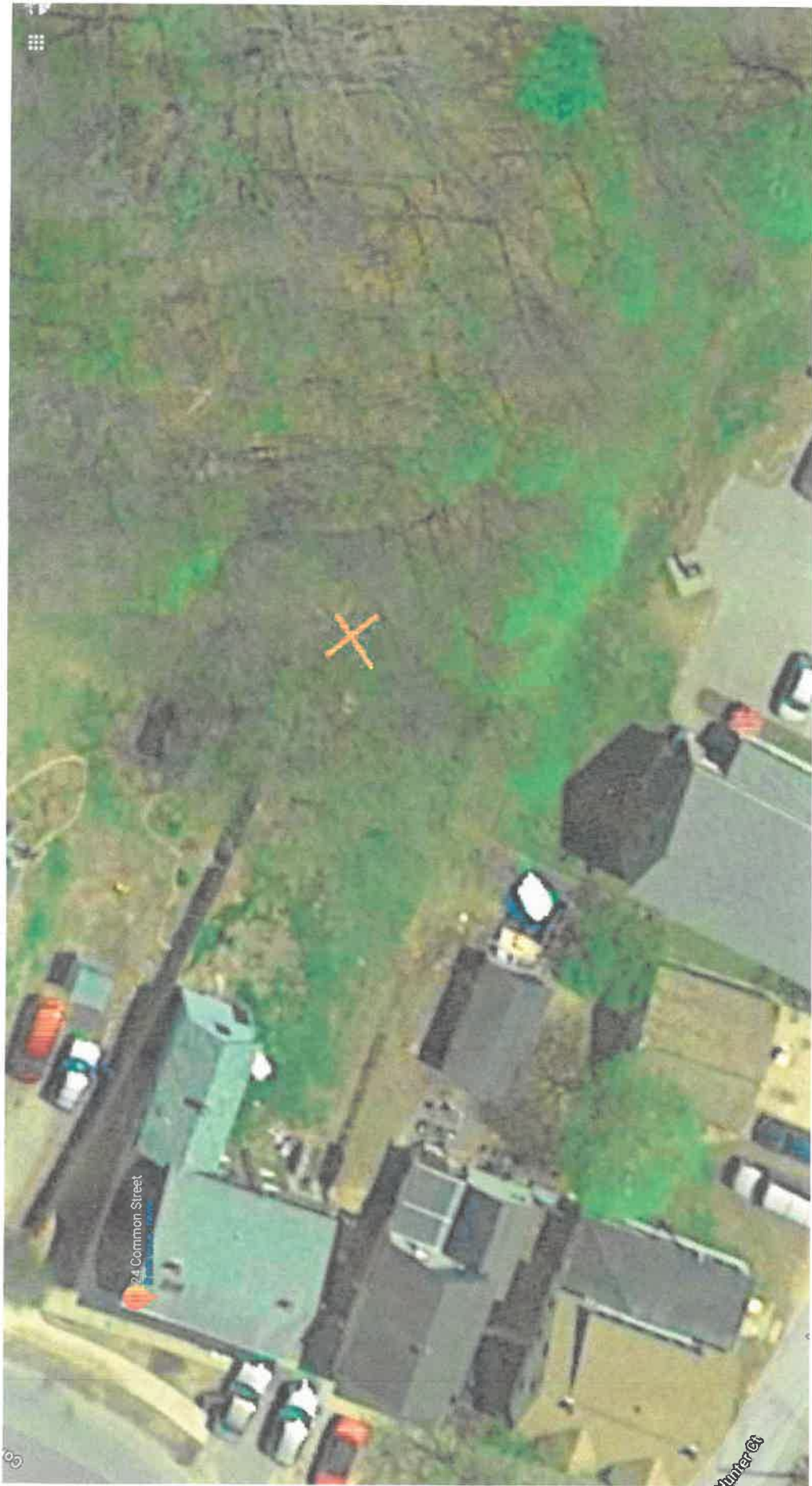
N 62°19'08" W 366.68'

HUNTER CO
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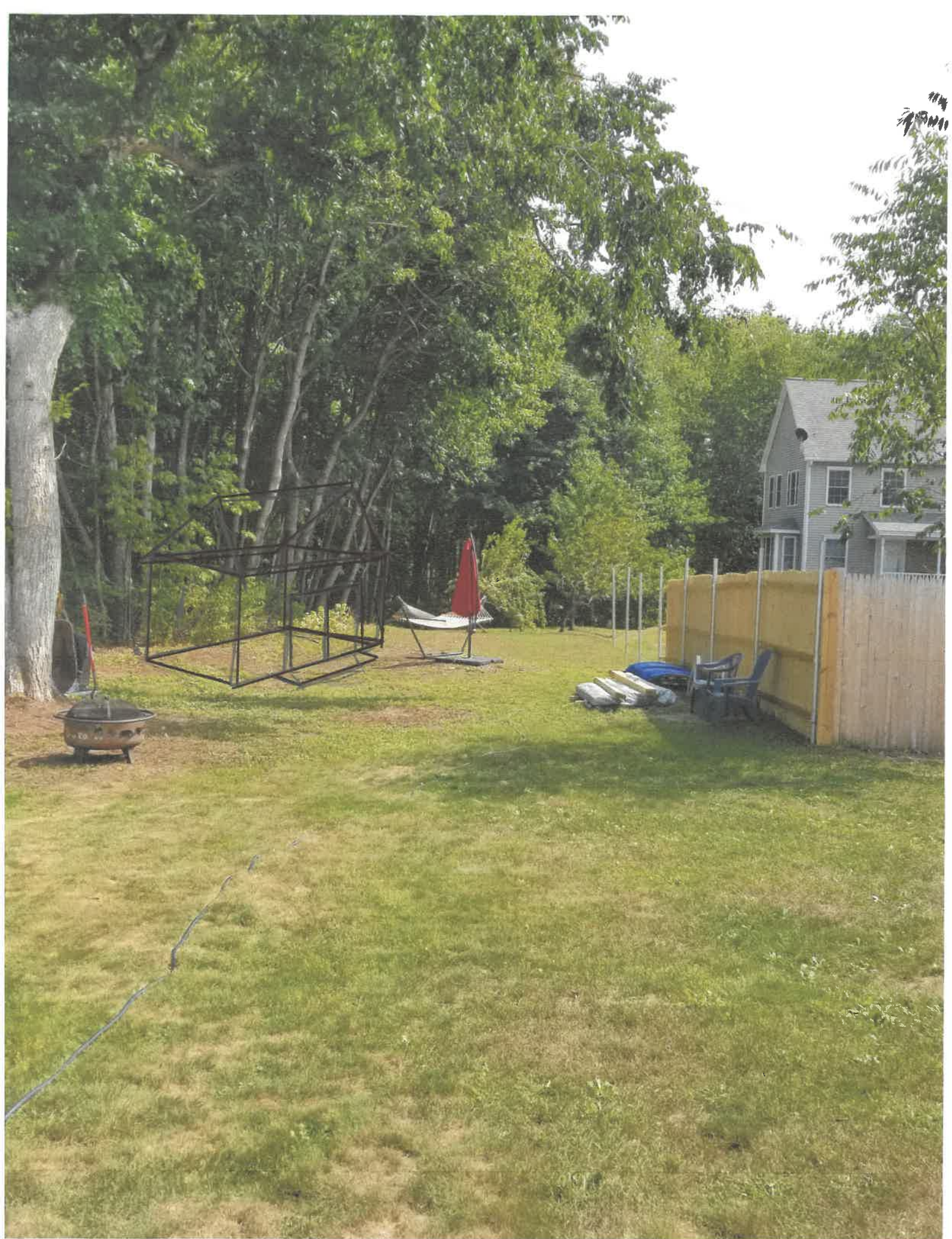
TM 125-103-7A
ANTH DELINTSIOTIS
7A HUNTER CT
ROCHESTER, NH 036
SCPD: 3612-761

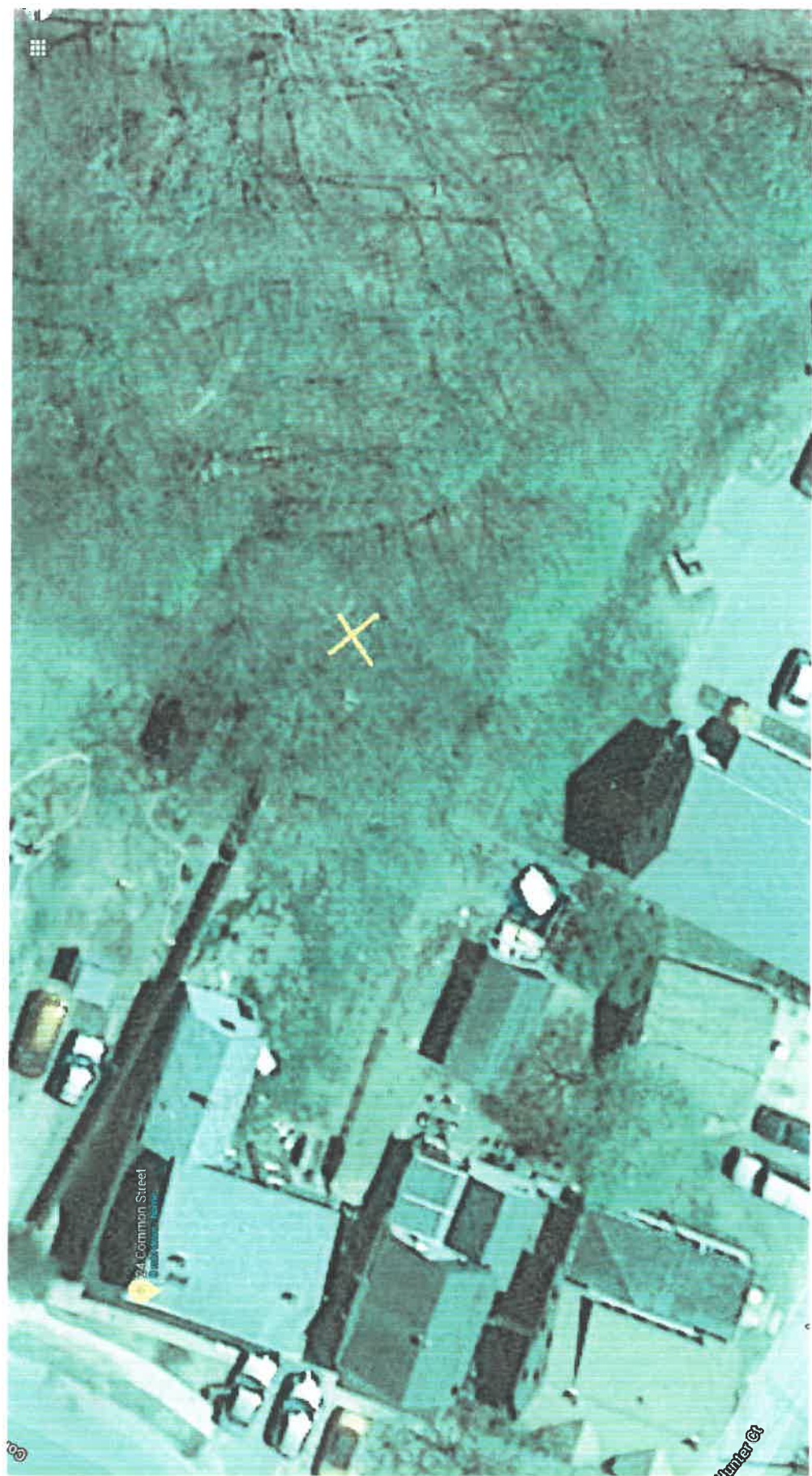
TM 125-103-7
CLAIRE DELINTSK
75 HUNTER CT
ROCHESTER, NY 14620

1000









ZONING
275 Attachment 6
City of Rochester

Table 19-A Dimensional Standards - Residential Districts
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

	Lots			Setbacks			Other			Standards, Notes and References			
	Minimum Lot Area (square feet)	Minimum Frontage (feet)	Minimum Lot Area/ Dwelling Unit (square feet)	Minimum Front (feet)	Maximum Front (feet)	Minimum Side (feet)	Minimum Rear (feet)	Maximum Building Footprint	Maximum Lot Coverage		Maximum Number of Stories	Minimum Building Height (feet)	Maximum Building Height (feet)
Residential Districts													A "—" means there is no dimensional standard for this item
Residential-1 (R1)													
Single-family	10,000	100	—	10		10	20	30%	35%			35	See Article 19, Dimensional Standards
All other uses	10,000	100	—	10		10	20	30%	35%			35	
Residential-2 (R2)													
Single-family	6,000	60	—	10		8	20	30%	35%			35	See Article 19, Dimensional Standards
Two-family	9,000	80	—	10		8	20	30%	45%			35	See Article 19, Dimensional Standards
Three- and four-family	12,000 and 15,000	80	—	15		10	25	30%	60%			35	See Article 19, Dimensional Standards
Five- or more family	30,000	100	5,000 or 7,500	15		10	25	30%	60%			35	See Article 19, Dimensional Standards
All other uses	9,000	80	—	10		8	20	30%	35%			35	
Neighborhood Mixed Use (NMU)													
All uses	6,000	60	— ²	—	25	5 ¹	20		90%	3	20	20	See Article 19, Dimensional Standards
Agricultural (AG)													
Single-family, conventional subdivision, municipal water and sewer	20,000	150	—	20		10	20	30%	35%			35	See Article 19, Dimensional Standards
Single-family, conventional subdivision, municipal water or sewer	30,000	150	—	20		10	20	30%	35%			35	See Article 19, Dimensional Standards
Single-family, conventional subdivision, neither municipal water nor sewer	45,000	150	—	20		10	20	30%	35%			35	See Article 19, Dimensional Standards
Two-family	150% of single	150	—	20		10	20	30%	40%			—	See Article 19, Dimensional Standards
Single-family dwelling - conservation subdivision	6,000	60	—	20		10	20	30%	35%			35	See Article 33, Conservation Subdivisions
All other uses	45,000	150	5,000 or 7,500	20		10	20		40%			35	

NOTES:

Note 1: For lots that adjoin a residential district, the side setback on the side adjoining the residential district shall be the larger of the required side setback in the subject commercial zone or the adjoining residential zone.
Note 2: For lots without both water and sewer, 10,000 square feet of lot area is required per additional dwelling unit beyond one.

Search

Search by Address ▾

24 common st

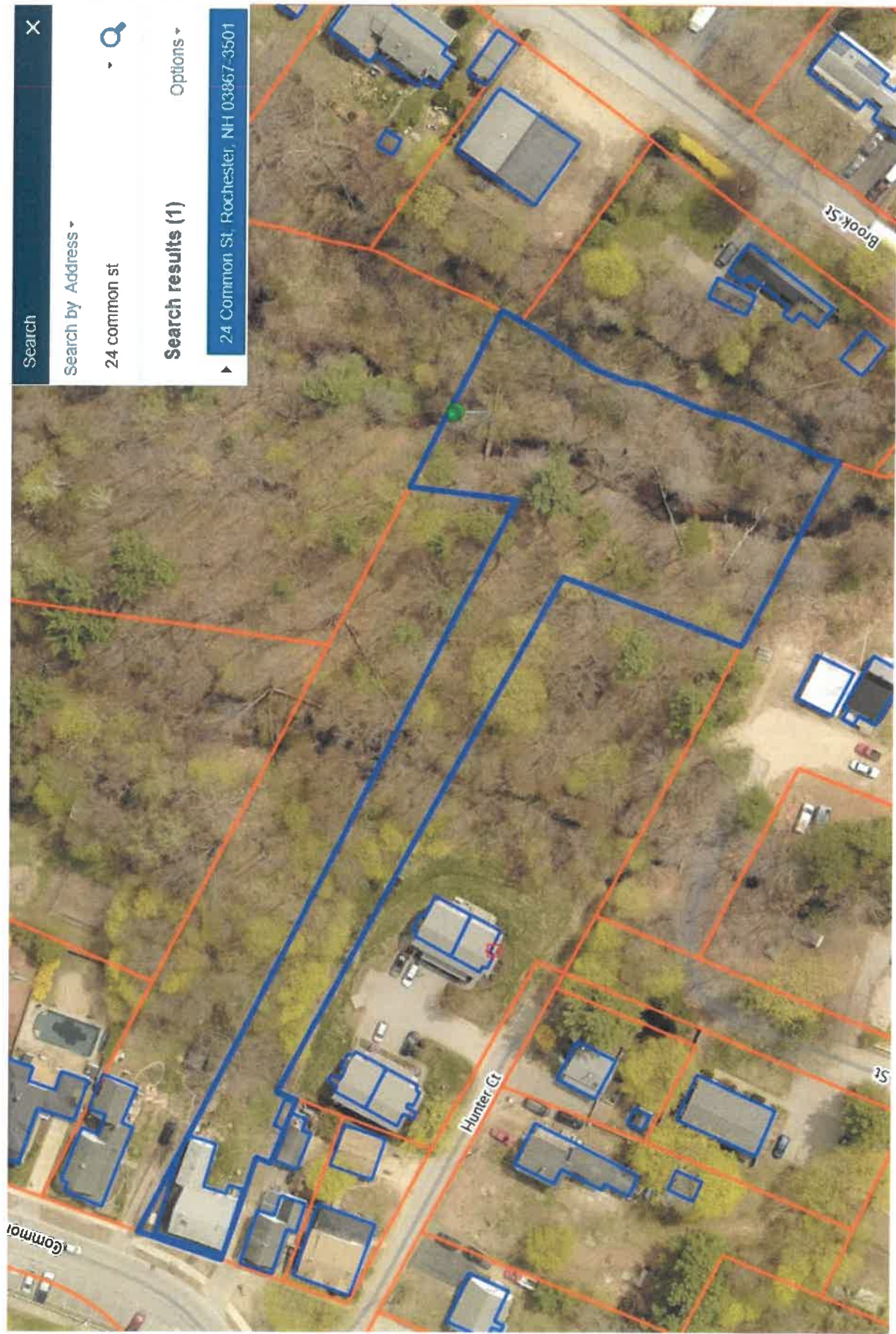
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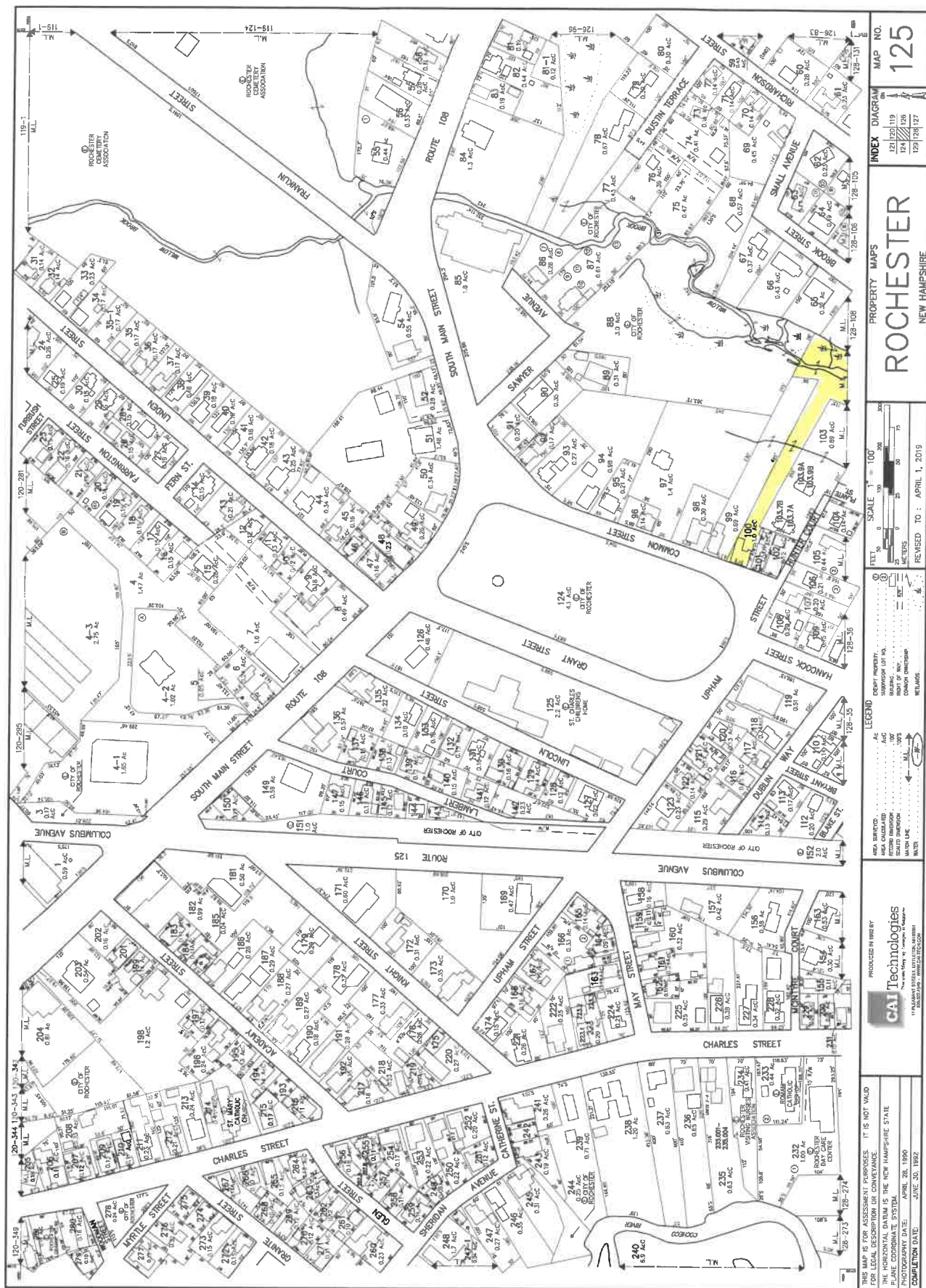
Options ▾

24 Common St, Rochester, NH 03867-3501

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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, 1990
COLLECTION OF:	M. 1117

COMPLETION DATE: JUNE 30, 1992

In Process Appraisal Summary (First 4 Lines Only)															
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description									
108	9.63	0.00	3,000.00	81,600.00	84,600.00										
Total Card	9.63	0.00	3,000.00	81,600.00	84,600.00										
Total Parcel	9.63	0.00	3,000.00	81,600.00	84,600.00										
Source	Mkt Adj Cost	Total Value per Sq Unit /Card		N/A	/Parcel										

Exterior Information

Type	
Story Height	
(Liv) Units	Total
Foundation	
Frame	
Prime Wall	
Sec Wall	
Roof Struct	
Roof Cover	
Color	
View/Desir	
Bid Name	

Bath Features

Full Bath		Rating
A Bath		Rating
3/4 Bath		Rating
A 3QBath		Rating
1/2 Bath		Rating
A HBath		Rating
Other Fix		Rating

Other Features

Kitchen	Rating
A Kitchen	Rating
Fireplace	Rating
WSFlues	Rating

General Information

Grade			
Year Bilt			Eff Yr Bilt
Alt LUC			Alt %
Jurisdic			Fact
Const Mod			1.00000
Lump Sum Adj			

Interior Information

Avg Ht/Ft	
Prime Int Wall	
Sec Int Wall	
Partition	
Prim Floors	

Calc Summary

Basic \$ / SQ	0.00000
Size Adj	1.00000
Const Adj	1.00000
Adj \$ / SQ	0.00000
Other Features	0.00
Grade Factor	1.00000
NBHD Inf	1.00000
NBHD Mod	1.00000
LUC Factor	1.00000
Adj Total	0
Depreciation	0
Depreciated Total	0

Special Features/Yard Items (First 20 Lines Only)

Code	Description	A	Y/S	Qty	Size/Dim	Qual
01	SHED FRAME	D	Y	1	10.00x12.00	C
10	CANOPY	A	Y	1	6.00x8.00	C
More	N	Total Yard Items				

Comments

SUBD APPR FOR 244-2 CREATED 244-2-1
11-29-2007 ROD 92-72

Res Breakdown (First 4 Only)

No Unit	Rooms	Bed Rooms	Floor
Totals			

Remodeling	Mobile Home
Exterior	Make
Interior	Model
Additions	Serial #
Kitchen	Year 0
Baths	Color
Plumbing	
Electric	
Heating	
General	
0244-0002-0001	
Parcel ID	

Remodeling Mobile Home

Exterior								
Interior								
Additions								
Kitchen								
Baths								
Plumbing								
Electric								
Heating								
General								

Comparable Sales (First 7 Only)

Rating	Parcel ID	Type	Date	Sale Price
WIAV\$SQ		AvRate		
Ind Val				

Sub Area (First 8 Only)

Code	Description	Area - SQ	Rate - AV	Underpr Value
Net Sketched Area		Total		
Size Adj		Gross Area		Fin Area

Sub Area Detail (First 10 Only)

Sub Area	% Usbl	Description	% Type Qu	# of Tenants

Image



Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fact	Appr Value	J Code	J Fact	Juns Value
2008	28.15	T	30%	108	1,000,000	1070	1,000,000	2,300.00		1,000,000	2,300.00
2010	14.80	T	20%	108	1,000,000	1070	1,000,000	700.00		1,000,000	700.00
3,000.00	Total Special Features							Total SFYI			3,000.00



Abutters List Report

Rochester, NH
October 21, 2020

Subject Property:

Parcel Number: 0125-0100-0000
CAMA Number: 0125-0100-0000
Property Address: 24 COMMON ST

Mailing Address: ALDEN AMY J
24-26 COMMON ST
ROCHESTER, NH 03867-3501

Abutters:

Parcel Number: 0125-0065-0000
CAMA Number: 0125-0065-0000
Property Address: 7 BROOK ST

Mailing Address: D L & P K REALTY TRUST % PETER
KASNET TRUSTEE
10 SUNSURF AVE
HAMPTON, NH 03842

Parcel Number: 0125-0088-0000
CAMA Number: 0125-0088-0000
Property Address: 13 SAWYER AVE

Mailing Address: CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH 00000

Parcel Number: 0125-0099-0000
CAMA Number: 0125-0099-0000
Property Address: 20 COMMON ST

Mailing Address: BAUMANN MICHELLE & BENJAMIN
186 BLACKWATER RD
SOMERSWORTH, NH 03878-1208

Parcel Number: 0125-0100-0000
CAMA Number: 0125-0100-0000
Property Address: 24 COMMON ST

Mailing Address: ALDEN AMY J
24-26 COMMON ST
ROCHESTER, NH 03867-3501

Parcel Number: 0125-0101-0000
CAMA Number: 0125-0101-0000
Property Address: 28 COMMON ST

Mailing Address: JEPSEN DENNIS & CATHY
28 COMMON ST
ROCHESTER, NH 03867-3501

Parcel Number: 0125-0103-0000
CAMA Number: 0125-0103-0000
Property Address: 7 HUNTER CT

Mailing Address: HUNTER COURT CONDO ASSOC
NA
, 00000

Parcel Number: 0125-0124-0000
CAMA Number: 0125-0124-0000
Property Address: 139 SO MAIN ST

Mailing Address: CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH 00000

Parcel Number: 0128-0053-0000
CAMA Number: 0128-0053-0000
Property Address: 2 PLANTE ST

Mailing Address: LOCKHART CHARLES P
2 PLANTE ST
ROCHESTER, NH 03867-3537

Parcel Number: 0128-0108-0000
CAMA Number: 0128-0108-0000
Property Address: 11 BROOK ST

Mailing Address: ROLLINS FORREST & DELLA
11 BROOK ST
ROCHESTER, NH 03867-3505



www.cai-tech.com

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10/21/2020

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