



Planning
Community Development
Zoning
Conservation Commission
Historic District Commission

Planning & Development Department
City Hall - Second Floor
31 Wakefield Street
ROCHESTER, NEW HAMPSHIRE 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: <http://www.rochesternh.net>

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APR 17 2012

Planning Dept.

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-11

DATE FILED 4-17-12

C. Lewis
ZONING BOARD CLERK

Phone No 332-4126

Name of applicant ROCHESTER HOUSING AUTHORITY

Address 77 OLD FARM LANE ROCHESTER, NH 03607

Owner of property concerned PATRICIA T. & MICHAEL ROCHELEAU
(If the same as applicant, write "same")

Address 141 ROCHESTER HILL ROAD, ROCHESTER, NH 03607
(If the same as applicant, write "same")

Location 7 MARIL AVE ROCHESTER, NH

Map No. 103 Lot No. 1A-1 Zone R2

Description of property VACANT LOT ACROSS STREET FROM ELOERLY HOUSING

Proposed use or existing use affected OFF STREET PARKING AREA FOR
EXISTING ELOERLY HOUSING

The undersigned hereby requests a variance to the terms of Article 42.6 Section (a)(2)
and asked that said terms be waived to permit OFF STREET PARKING AREA
FOR EXISTING ELOERLY HOUSING

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] ATTORNEY FOR
(Applicant)
ROCHESTER HOUSING AUTHORITY

Date 4/16/12

CRITERIA FOR VARIANCE

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Case # _____ APR 17 2012

Date: 4/16/12 Planning Dept.

A Variance is requested by ROCHESTER HOUSING AUTHORITY
 from Section 42.6 Subsection (a)(2)
 of the Zoning Ordinance to permit: AN OFF STREET PARKING AREA
FOR EXISTING EXTERIOR HOUSING
 at MAGIL AVENUE Map 103 Lot 18-1 Zone R2

Facts supporting this request:

- 1) The proposed use would not diminish surrounding property values because:
IT WILL REMOVE EXISTING CROWDED ON-STREET PARKING
TO OFF-STREET PARKING
- 2) Granting the variance is not contrary to the public interest because: OFF-STREET
PARKING LOTS BENEFIT THE PUBLIC AND ARE COMMON
THROUGHOUT ROCHESTER
- 3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: THE PARKING AREA IS AN
ACCESSORY USE TO THE EXTERIOR HOUSING UNIT BUT BECAUSE IT
IS NOT IN THE SAME LOT BUT IS ALONG THE STREET, IT IS NOT
ALLOWED.
- 4.) Granting the variance would do substantial justice because: IT WILL ALLOW
THE ROADWAY TO BE LESS CONGESTED WITH PARKING BY
PUTTING THE CARS IN THE LOT OFF THE STREET.
- 5.) The use is not contrary to the spirit of the ordinance because: PARKING LOTS
ARE COMMONLY ALLOWED BUT ARE NOT LISTED ANYWHERE IN THE
CURRENT ZONING ORDINANCE.

Name [Signature] RHA ATTORNEY Date: 4/16/12
TEROPE H. GARNETT

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PROJECT NARRATIVE
ACCOMPANYING
SITE REVIEW APPLICATION
FOR
PARKING RECONFIGURATION & EXPANSION

Project Location

The proposed project is located on two (2) parcels on opposite sides of Magic Avenue. Reconfiguration of existing parking is proposed on Tax Map 103, Lot 19, owned by the Rochester Housing Authority. A new parking area is proposed on the opposite, or westerly side of Magic Avenue, on a recently created lot (Case No.103-18-R2-11) currently owned by Patricia & Michael Rocheleau and under agreement for purchase by the Housing Authority. This "new" lot is shown on Tax Map 103, Lot 18-1.

Project Scope

Currently, the parking for the 12-unit elderly housing facility on Lot 19 is comprised of 9 spaces running perpendicular to Magic Avenue and accessed via an 85 ft. curb cut. The goal of the subject project is to improve the overall parking count for the existing elderly housing facility, provide designated disabled access parking, and reduce the pavement expanse and curb cut in front of the facility.

Accordingly, the two elements of the project are described as follows:

- 1) Lot 18-1: New Parking Area
 - a. Construct twelve (12) 9 ft. x 18 ft. spaces, six (6) on each side of a 22 ft. wide aisle;
 - b. Center lot to within side boundaries to provide 7 ft. setbacks at the corners closest to Magic Avenue and 8.5 ft. setbacks at the rear corners;
 - c. Provide vegetative screening along both sides of the parking lot, and two (2) new street trees to replace existing (one of which is substantially compromised);
 - d. Install LED lighting with a maximum fixture height of 15 ft.;
 - e. Provide vertical granite curbing at the entrance and a 5 ft. wide sidewalk for pedestrian access;
 - f. Install a closed drainage system and incorporate treatment of drainage.
- 2) Lot 19: Reconfiguration of Existing Parking
 - a. Sawcut and remove 1,420 sq. ft. of pavement;
 - b. Restripe and properly sign three (3) disabled access spaces, 8 ft. wide by 20 ft. long, with aisles varying from 5 ft. to 8 ft. wide;
 - c. Extend Magic Avenue curbing 50 ft. to reduce the curb cut.

The result of this effort is an increase from 9 spaces to 15 spaces available to the facility and provide designated disabled access parking.

Planning Dept.



PARKING SITE PLAN

TAX MAP 103, LOTS 18-1 & 19
SITE PLAN

MAGIC AVENUE
ROCHESTER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

Prepared for:
ROOSTER HOUSING AUTHORITY
77 OLDE FARM LANE
ROOSTER, NH 03867

[illegible]

P.O. Box 1166
Dover, NH
603-749-0443

DRAWING NO.

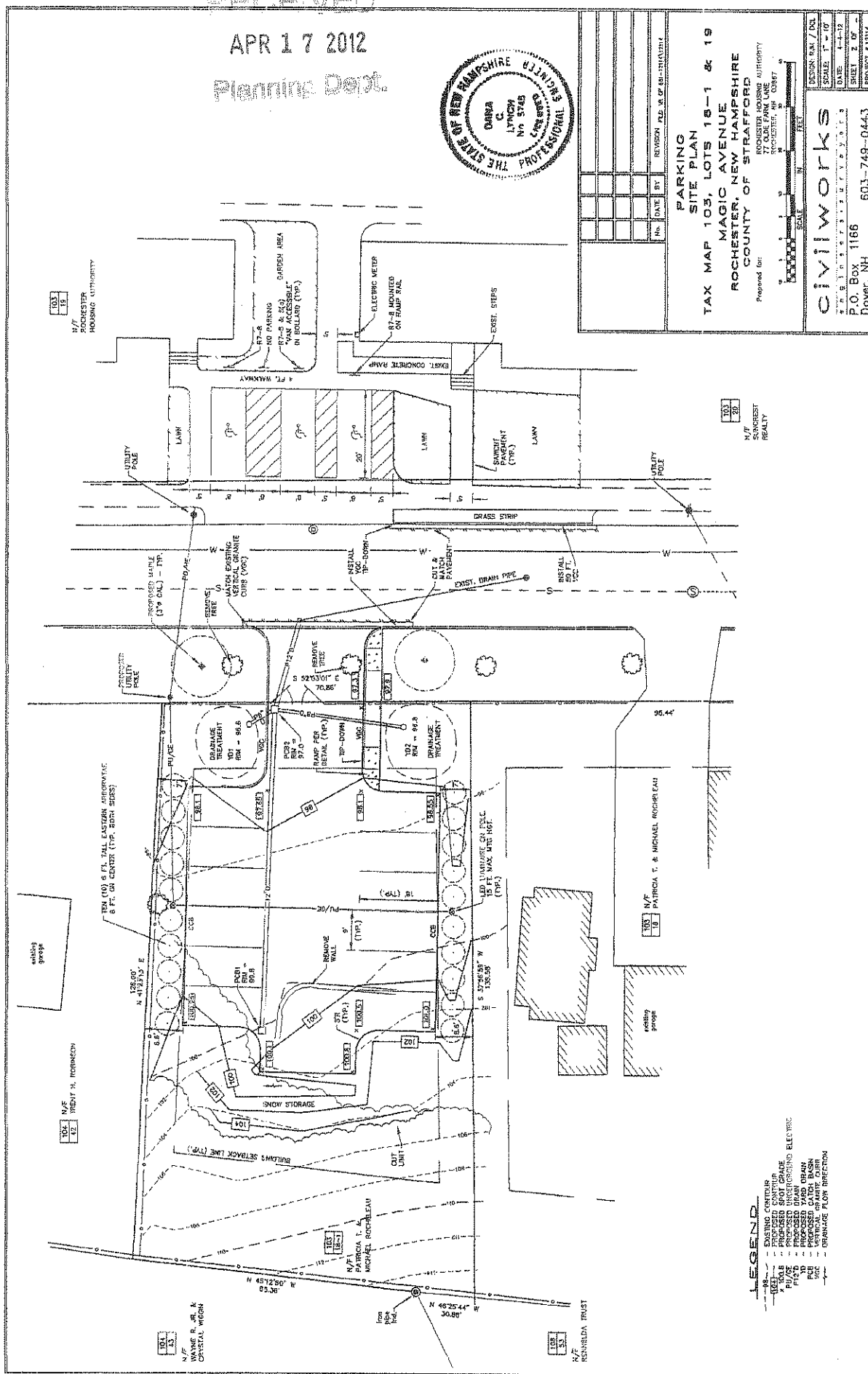
DATE

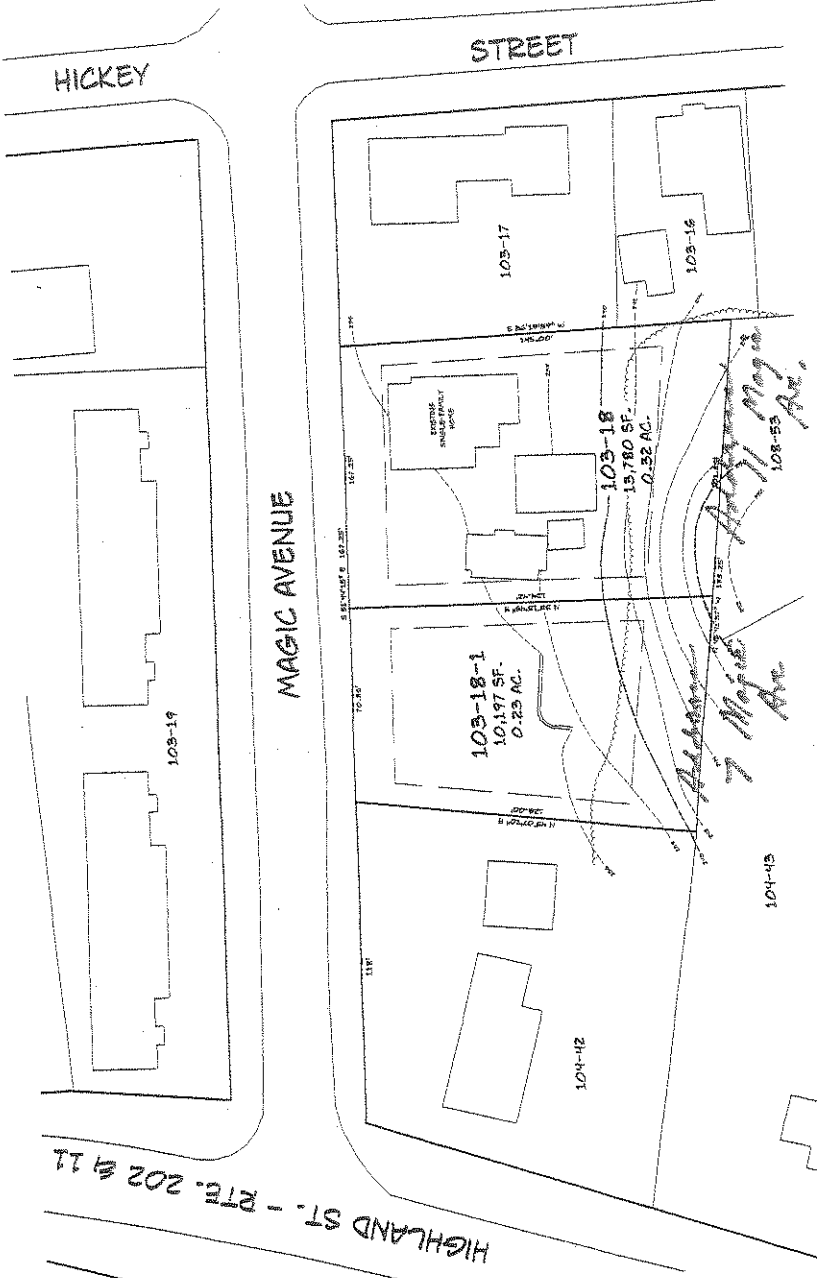
civilworks

P.O. Box 1166
Dover, NH

603-749-0443

DESIGN: RAY / DOL	SHEET 2 OF 2	PROJECT #12114
SCALE: 1" = 10'	DATE: 4-4-12	





NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBMIT THE SUBJECT TRACT INTO TWO (2) LOTS.
2. TOTAL PARCEL AREA: MAP 103, LOT 18 - .35 ACRES
3. PARCEL IS ZONED RESIDENTIAL - 2.
4. MINIMUM LOT REQUIREMENTS:
LOT SIZE - 6,000 SQ. FT.
FRONTAGE - 60'
5. BUILDING SETBACKS: FT. = 15', ST. = 5', ST. = 25'
6. THE LOTS ARE SERVED BY THE INDIVIDUAL WATER AND SEWER SYSTEM.
7. THE PROPOSED LOT IS NOT LOCATED WITHIN THE 100' ROAD PLACEMENT ZONE AS SHOWN ON THE PL. 202 THROUGHOUT DATE 1/71. PREPARED BY NORWAY PLAINS ASSOCIATES, INC.
8. FOR MORE INFORMATION ABOUT THIS SUBDIVISION CONTACT THE ROCHESTER PLANNING BOARD, 111 WILKINSON STREET, ROCHESTER, NH 03867. (603) 335-1335.

TAX MAP 103, LOT 18
OWNER OF RECORD:
PATRICIA T. ROCHELLEAU
141 ROCHESTER HILL ROAD
ROCHESTER, NH 03867
BK. 5921, PG. 901

SUBDIVISION PLAN
11 MAGIC AVENUE
TAX MAP 103, LOT 18
STRAFFORD COUNTY
ROCHESTER, NH

RECEIVED
PREPARED FOR
PATRICIA T. ROCHELLEAU
JUNE 2011 JUN 14 2011
1" = 20'
GRAPHIC SCALE
1" = 20' FT.
1" = 20' FT.
1" = 20' FT.

I HEREBY CERTIFY THAT THIS PLAN, PLATTED IN ACCORDANCE WITH THE RULES OF A SURVEYING AND ENGINEERING BOARD, IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AND BELIEF. THE PLAN CARRYING STATION 150,000.

THESE PLANS HAVE BEEN PREPARED BY THE SURVEYOR AND ENGINEER, NORWAY PLAINS ASSOCIATES, INC., AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF NORWAY PLAINS ASSOCIATES, INC. ANY REUSE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF NORWAY PLAINS ASSOCIATES, INC. IS PROHIBITED.



FILE NO. 13
DATE: 11/05/08-1
F.S. NO. 8

PLANNING BOARD
ROCHESTER PLANNING BOARD

CERTIFIED BY

DATE

DATE

DATE

NORWAY PLAINS ASSOCIATES, INC.



WebPro

HOME SEARCH SUMMARY INTERIOR EXTERIOR SALES ABOUT

| Printable Record Card | Previous Assessment | Condo Info | Sales | Zoning | Comments |

Card 1 of 1

Location 11 MAGIC AVE	Property Account Number 15304	Parcel ID 0103-0018-0000
		Old Parcel ID --

Current Property Mailing Address

Owner ROCHELEAU PATRICIA T & MICHAEL
H
Address 141 ROCHESTER HILL RD

City ROCHESTER
State NH
Zip 03867-3328
Zoning R2

Current Property Sales Information

Sale Date 7/27/2011
Sale Price 0

Legal Reference 3941-629
Grantor(Seller) ROCHELEAU PATRICIA T,

Current Property Assessment

Year Year 2011 Official
Land Area 0.530 acres

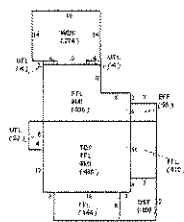
Card 1 Value
Building Value 79,900
Yard Items Value 11,400
Land Value 48,500
Total Value 139,800

Narrative Description

This property contains 0.530 acres of land mainly classified as SINGLE FAM with a(n) COTTAGE style building, built about 1939 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 5 total room(s), 3 total bedroom(s), 1 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

Click Property images to Enlarge



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APR 17 2012

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LIST OF ABUTTERS
Rochester Housing Authority
Magic Avenue, Rochester, NH
Our Reference No. 12114

TAX MAP	LOT	NAME	ADDRESS
103	16	Tapitha J. Boyle	15 Hickey Street Rochester, NH 03868-8421
103	17	Albert Blaisdell	13 Magic Avenue Rochester, NH 03868
103	18, 18-1	Patricia T. & Michael Rocheleau (Applicant)	141 Rochester Hill Road Rochester, NH 03867-3328
103	19	Rochester Housing Authority (Applicant)	77 Olde Farm Lane Rochester, NH 03867
103	20	Suncrest Realty, LLC	P.O. Box 1224 Dover, NH 03821
103	58	Michael P. Richer	15 Florence Street Putnam, CT 06260
104	42	Trent H. Robinson	1 Magic Avenue Rochester, NH 03868
104	43	Wayne R. & Crystal Wiggin, Jr.	34 Highland Street Rochester, NH 03868-8529
104	61	Bruce M. Porter	27 Highland Street Rochester, NH 03868-8528
108	53	Rennelda Trust 13 Magic Ave, Rochester	13 Magic Avenue Rochester, NH 03868
Engineer:		Civilworks, Inc.	P.O. Box 1166 Dover, NH 03821

The names and addresses listed on this form were obtained from the City of Rochester Assessing Office computer Patriot Database (located in the Revenue Bldg at 19 Wakefield Street)

on this date: 4/16/12, This is page 1 of 1 pages.

Applicant or Agent: [Signature] ATTORNEY IN F Staff Verification: _____

pd
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