



PLANNING & DEVELOPMENT DEPARTMENT

City Hall - Second Floor

31 Wakefield Street

Rochester, New Hampshire 03867-1917

(603) 335-1338 - Fax (603) 335-7585

Web Site: www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission
Arts & Culture Commission

RECEIVED

JAN 23 2013

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2013-06

DATE FILED 1-23-13

ZONING BOARD CLERK C. L.

Phone No 603-332-36188

Name of applicant Bethany Methodist Church

Address 24 Main St., Rochester, NH 03868

Owner of property concerned Same
(If the same as applicant, write "same")

Address Same
(If the same as applicant, write "same")

Location of property 24 Main St. Rochester, NH 03868

Map No. 103 Lot No. 98 Zone R2

Description of property Church

Proposed use or existing use affected Storage, close alcove to close blind spot in building

The undersigned hereby requests a variance to the terms of Article 42. 1.6, Table 2 and asked that said terms be waived to permit building to close to the side property line.

The undersigned alleges that the violation occurred by virtue of a good-faith error in calculation or measurement and thus constitutes grounds for an equitable waiver.

Signed Chester Moulton
(Applicant)

CRITERIA FOR VARIANCE

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JAN 23 2013

Case # _____

Date: _____

A variance is requested by Bethany United Methodist Church

from Section of the Zoning Ordinance to permit:

at 28 Main St Map 0103-0098 Lot _____ Zone R2

Facts supporting this request:

1) The proposed use would not diminish surrounding property values because:

We are not changing the size of the outside of the building. We are not going any closer to the property line than the existing building.

2) Granting the variance is not contrary to the public interest because:

We are not changing the look of the building. We are just closing an alcove.

3) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property.

The alcove that we want to close in is unseen by the neighbors or the street. There are 3 windows in this area and we have had someone break into the building from one of those windows. It is an area where kids can congregate unseen by the neighbors.

4) Granting the variance would do substantial justice because:

It will offer protection from breaking into the church without being seen by anyone.

5) The use is not contrary to the spirit of the ordinance because:

We are not getting any closer to the property line. We are just closing an existing space.

Name Chester Infante Date Jan 23 - 2013

REQUEST FOR VARIANCE

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The open alcove between the church and the educational building has been a trouble spot for years.

Windows have been broken, entrance to church and possible fire hazard.

Trustees voted to close the area for safety reasons and to secure the building and use it as a storage area.

The enclose is 5' 6" to property line so a variance is required, but it is also in line with the church and educational building which is also 5' 6" from the property line.

We are requesting a variance from the planning board because of the distance to the property line and 6' foot chain link fence, which the church erected.

We are not changing the outside of the building, we are just closing in an open space, the alcove that we want to close in, is unseen by the neighbors or the street. It will allow for the protection of breaking into the church without being seen by anyone. We have previously been broken into from this area.

Chester Moulton
Jan 22 - 2013

Request of waiver of requirement to have a Certified Plot Plan for Case # 20 - _____

I request a waiver of the requirement to have a certified plot plan for the following reasons:

JAN 23 2013

- 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: We are not adding on only closing an alcove

- 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.)

- 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 x 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: The footprint of the building will remain the same. We are not building out just enclosing the area between buildings

****Check with the Planning Department to see if it is necessary to fill out this form****

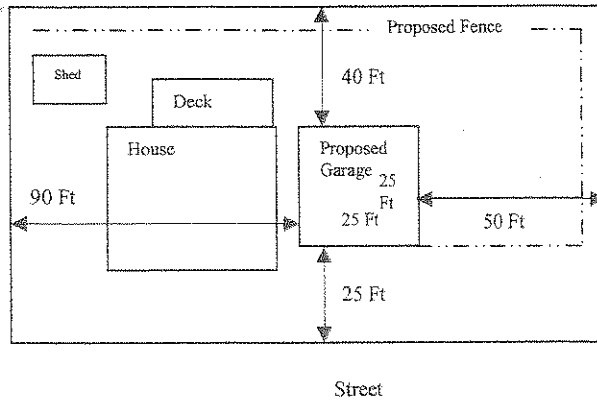
Sketch Plan

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Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing a fence – show the location.

Sample Plan:



Close in the alcove, new would be 2 X 6 with door 36" wide, with 12" headers.

24' manufactured roof trusses with 70 psi sq ft.

Poured cement floor 4" thick w/18" w2ide and 18' deep at the entrance

60'
32' Educational Building

28'

23'

Alocove

5'6"

Property Line

6' 6'

35'

Church

60'

6'

13'

10'

Main Street

Signature

Date

Construction Plan

Instructions:

Provide sufficient information as to the proposed structure.

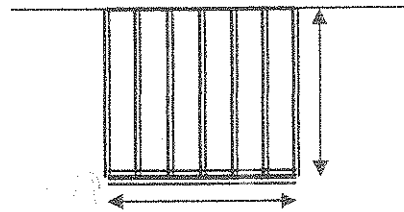
- 1) The Size.
- 2) If attached to the house, where and how?
- 3) Show Sketch below of how structure is to be framed. (Show the spans, lumber size, beam location, etc.)

Please note that some minor construction may require a full set of building plans.

Sample Plan:

Deck Framing

House



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Existing Educational Building

Enclose the alcove to make a 24' X 13 1/2' storage area. There are 3 windows in this area that are not seen from the street. This will also secure the church from attempted break ins.

The footprint of the building will remain the same.

Alcove

5'6" to

Property Line

Church

Main Street

Signature

Date

ZONING BOARD CASE COMMENT SHEET

Case # 2013-06

Department of Planning & Development
Director Comments

None

Signed [Signature] Date 1/23/13

City Manager Comments

None

Signed [Signature] Date JAN 23 2013

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0103-0098-0000 Account Number 27041
 Prior Parcel ID --
 Property Owner BETHANY METHODIST CHURCH Property Location 24 MAIN ST
 Property Use RELIGIOUS
 Mailing Address 24 MAIN ST Most Recent Sale Date 12/26/1985
 Legal Reference 1203-637
 City ROCHESTER Grantor
 Mailing State NH Zip 03866-8451 Sale Price 0
 Parcel Zoning R2 Land Area 0.710 acres

JAN 23 2013
 12/26/1985

Current Property Assessment

Card 1 Value Building Value 599,700 Yard Items Value 0 Land Value 51,000 Total Value 650,700

Building Description

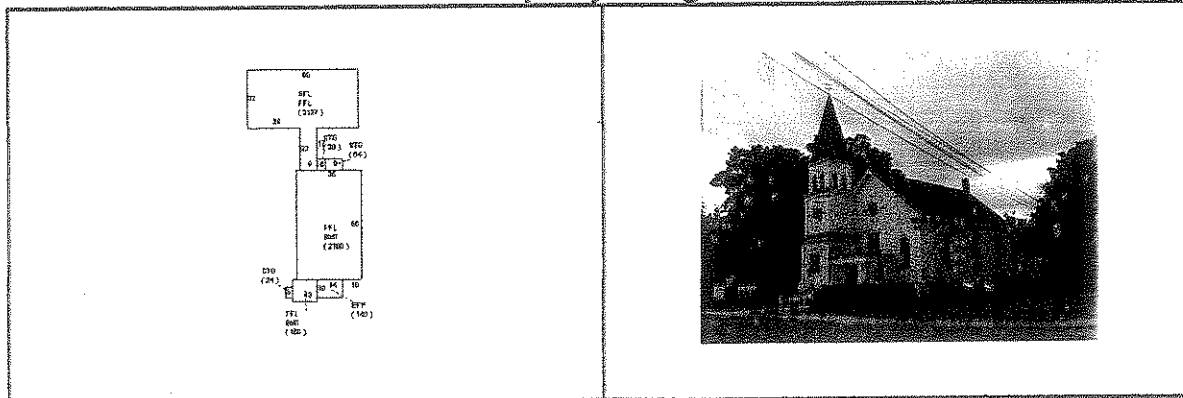
Building Style CHURCH/SYN	Foundation Type BRICK/STONE	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1873	Roof Structure GABLE	Heating Type FORCED HW
Building Grade AVG. (+)	Roof Cover ASPHALT SH	Heating Fuel OIL
Building Condition Good	Siding VINYL	Air Conditioning 100%
Finished Area (SF) 6510	Interior Walls AVERAGE	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 2	# of Other Fixtures 0

Legal Description

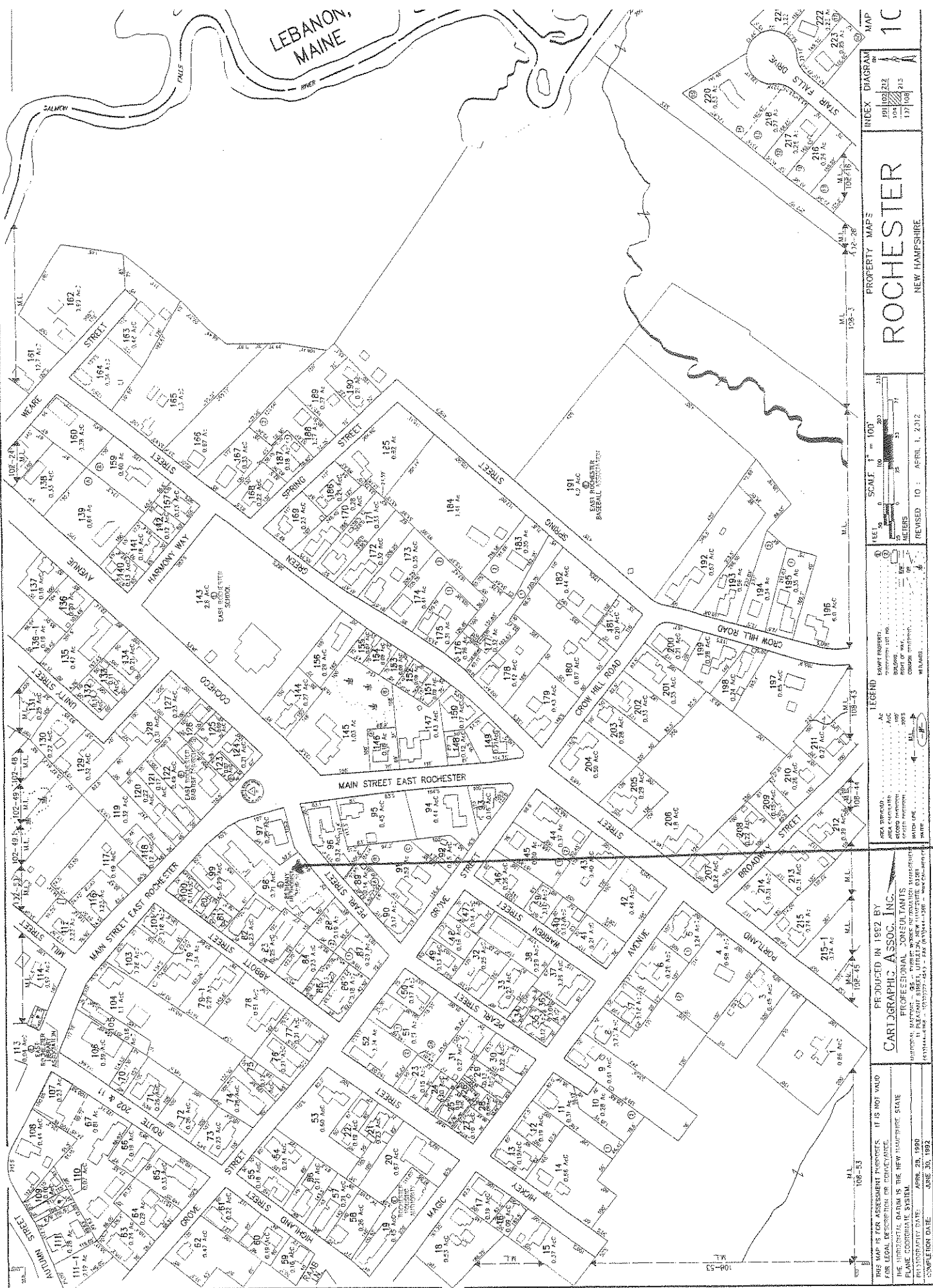
Narrative Description of Property

This property contains 0.710 acres of land mainly classified as RELIGIOUS with a(n) CHURCH/SYN style building, built about 1873, having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images



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



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THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR DOCUMENTATION.

THE HORIZONTAL DATUM IS THE NEW HAVENPORT STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 20, 1990
DATE FROM DATE: JAN 30, 1992

City of Rochester, NH
Please Print or Type

Applicant: Bethany United Methodist Church Phone 603-332-3618

Project Address: 24 Main St. Rochester NH 03868

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

JAN 23 2013

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
103	98	R2	Bethany United Methodist Church	24 Main St. Rochester NH 03868

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
103	97	Leo & Leigh A St. Cyr	18 Main St. Rochester, NH 03868
103	99	New Dawn LLC	33 Memorial St. Franklin, NH 03238
103	82	Chad T Taliaferro	8 Abbott St. Rochester, NH 03868
103	83	Brian J Vanbenschoten	10 Abbott St. Rochester, NH 03868
103	88	North Main St Rochester LLC % Ray Paradise	2 Nute Rd. Dover, NH 03820
103	89	Jeffrey F & Karen L McKinney	4 Pearl St. Rochester, NH 03868
103	96	ABIQUIUI LLC	14 Alder Way Portsmouth, NH 03801
103	121	Albert & Beverly Mutascio	25 Main St. Rochester, NH 03868
103	122	Grace Baptist Church	PO Box 6322 Rochester, NH 03866-6322
103	98	Bethany Methodist Church	24 Main St. Rochester, NH 03868

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Rochester Assessing Office computer - Assess Pro (located in the Revenue Bldg at 19 Wakefield Street)

on this date: _____, This is page _____ of _____ pages.

Applicant or Agent: Chester Moutton

Planning Staff Verification: _____ Date: _____