



BUILDING, ZONING & LICENSING DEPARTMENT
31 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 332-3976- Fax (603) 509-1912
Web Site: www.rochesternh.net

NOTICE OF PUBLIC HEARING

Dear Abutter:

You are hereby notified of a **Public Hearing** to be held at **7:00 p.m.** on **Wednesday, May 14, 2014** in the City Hall Council Chambers concerning the following:

2014-10 Mr. Dan Aubert requests a variance for setback relief on the side property line of his .24 acre lot to increase the one bay garage to a two bay garage to accommodate family vehicles. Request is in accordance with Table XIX-A dimensional table of the City's Zoning Ordinance.

Location: 15 Stair Falls Ave.
Map 108 Lot 24 R1 Zone

If you are planning to attend the meeting and have paperwork you wish to have reviewed, or if you are *not* planning to attend the meeting, you may comment by letter, fax or email (karen.grenier@rochesternh.net). However, for the Board to consider your comments they **MUST be received **NO LATER than 12:00 noon on the Monday before the meeting (May 12, 2014).****

The project application is available for review by the public in the Department of Building Safety or you can view the entire application on the City's website – www.rochesternh.net. Click on *Boards & Commissions*, then *Zoning Board of Adjustment*, then *Zoning Board Projects*. Look under the map and lot number shown above.

Please feel free to contact this department with any questions or if you have any disability requiring special provisions for your participation.

Office Hours are between 8:00 a.m. to 5:00 p.m. Monday through Friday.

Karen Grenier, Building, Zoning & Licensing Secretary
cc: file



City of Rochester, New Hampshire

Department of Building, Zoning and Licensing Services
31 Wakefield Street * Rochester, NH 03867
(603) 332-3508 * Fax (603) 509-1912

pd CLK 1180 - 17520
pd CLK 1179 - 15.12

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2014-10

DATE FILED 4/22/14

ZONING BOARD CLERK

Phone No 603-833-6249

Name of applicant Dan Aubert

Address 15 Stair Falls Drive, East 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

Map No. 108

Lot No. 24

Zone R1

Description of property House Lot

Proposed use or existing use affected Propose to expand the

garage from one existing bay to Two. Approx 20ft expansion

The undersigned hereby requests a variance to the terms of Table XIX-A, Section and asked that said terms be waived to permit the expansion

of the garage to encroach R1 Boundary Limits

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

(Applicant)

CRITERIA FOR VARIANCE

Case # 2014-10

Date: 4/22/14

A Variance is requested by Dan Aubert

from Section _____ Subsection _____

of the Zoning Ordinance to permit: Extension of Garage into the 10ft buffer zone from Lot line, approx 10ft

at 15 Stair Falls Map 108 Lot 24 Zone R-1

Facts supporting this request:

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

Expansion of garage will increase property value to the home as well as surrounding properties, also increase the esthetics of the property by keeping vehicles garaged and out of the street

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

Granting the variance will add positive value to the property as well as the surrounding home structures, and decrease clutter of vehicles due to space constraints.

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

will result in clutter of vehicles, thus diminishing the esthetics of the property. The addition of vehicles will not be properly managed.

4.) Granting the variance would do substantial justice because: adding an additional

garage bay will add value to the home structure and to the abutting properties. This will also allow cars to be properly stored eliminating the use of parking on the side of the street.

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

The intent is to increase esthetics to the property by lessening congestion in the street

Name Dan Aubert

Date: 4/20/2014

Narrative for Variance

My request for the variance is to expand my existing one bay garage into a two bay garage. I own a small ¼ acre lot that constrains my house on both sides. My driveway has a width to accommodate one car only, making it difficult to manage three vehicles. The addition of a second bay will help manage my vehicles, also eliminate congesting of vehicles on the street.

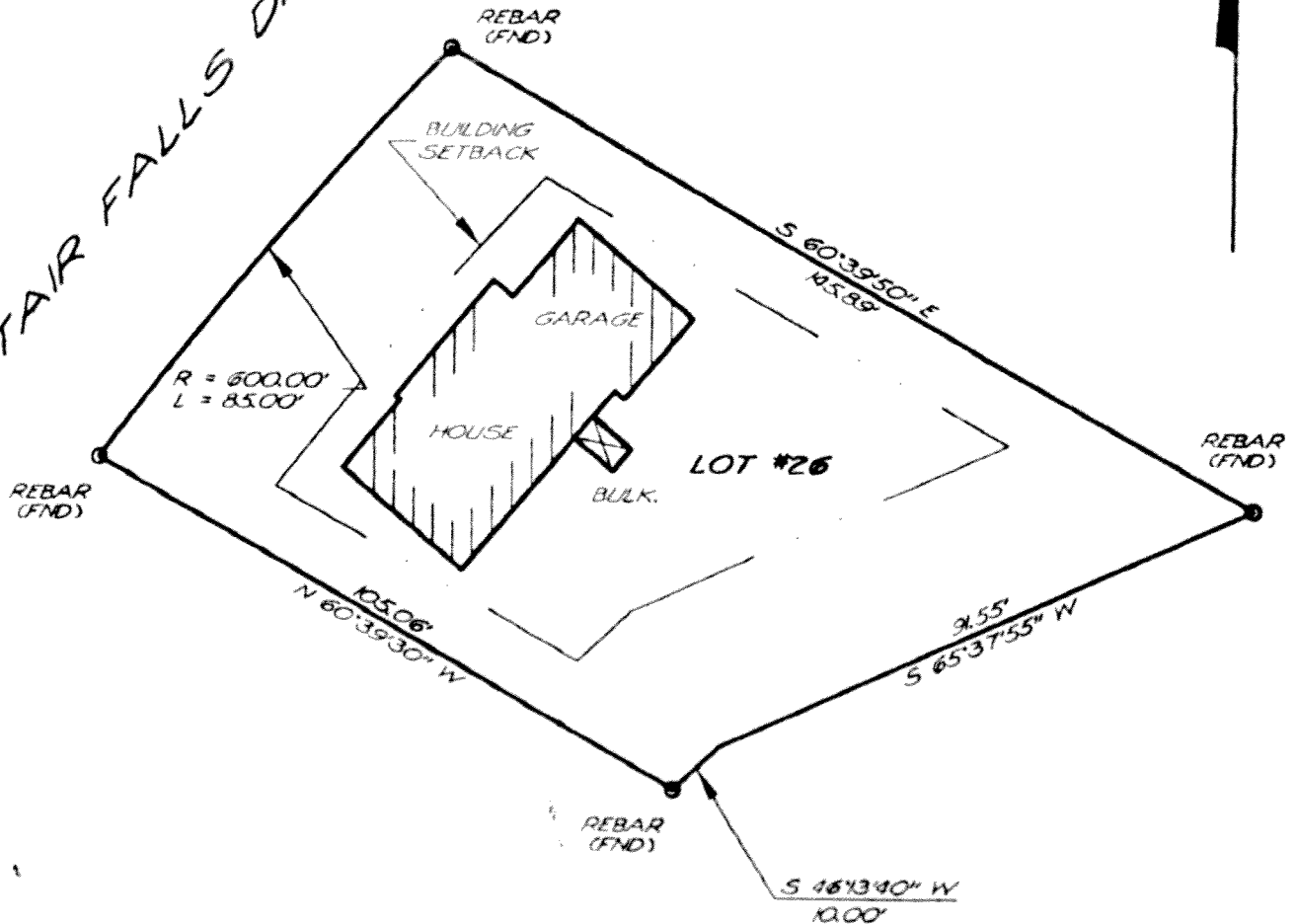
Request of waiver of requirement to have a Certified Plot Plan for Case # 2014 - 10

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: 4 foot buffer to property
line, no structures at property line.
- 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.)
Row of Trees
- 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 X 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 X No _____
- Any other applicable information: NONE

FOUNDATION CERTIFICATION
LOT #26 STAIR FALLS
ROCHESTER, NEW HAMPSHIRE

STAIR FALLS DRIVE



SCALE: 1"=30'

NOTES

- 1) THE INTENT OF THIS PLAN IS TO SHOW THE IMPROVEMENTS TO LOT 26, AS THEY RELATE TO THE RECORD PLAN, AND ITS INTENDED USE IS TO SHOW THAT THESE IMPROVEMENTS MEET THE SETBACK REQUIREMENTS. THIS IS NOT A BOUNDARY SURVEY.
- 2) PLAN OF RECORD STAIR FALLS
A. CLUSTER DEVELOPMENT
ROCHESTER, NEW HAMPSHIRE
BY NEWWAY PLANS SURVEY ASSOC., INC.
NOVEMBER 12, 1986. (CORD 14A-21)
- 3) THE ABOVE FIELD RELEVANCE WAS MADE TO THE REVIEW OF THE EXISTING DEED AND RECORD PLAN. THIS FIELD RELEVANCE MEET ALL RELEVANCE AND ACCURACY AND THE COMPLETENESS OF OTHER

OWNER: DANIEL & BARBARA AUBERT
1 MILL STREET UNIT 148
DOVER, N.H. 03820

PLAN REFERENCE: 34A-21

ZONING: R-1

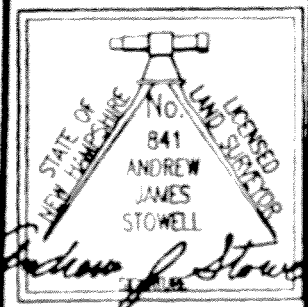
BUILDING SETBACKS:

FRONT 25'
SIDE 10'
REAR 25'

JOB NO. 9701 DATE AUGUST 13, 1997

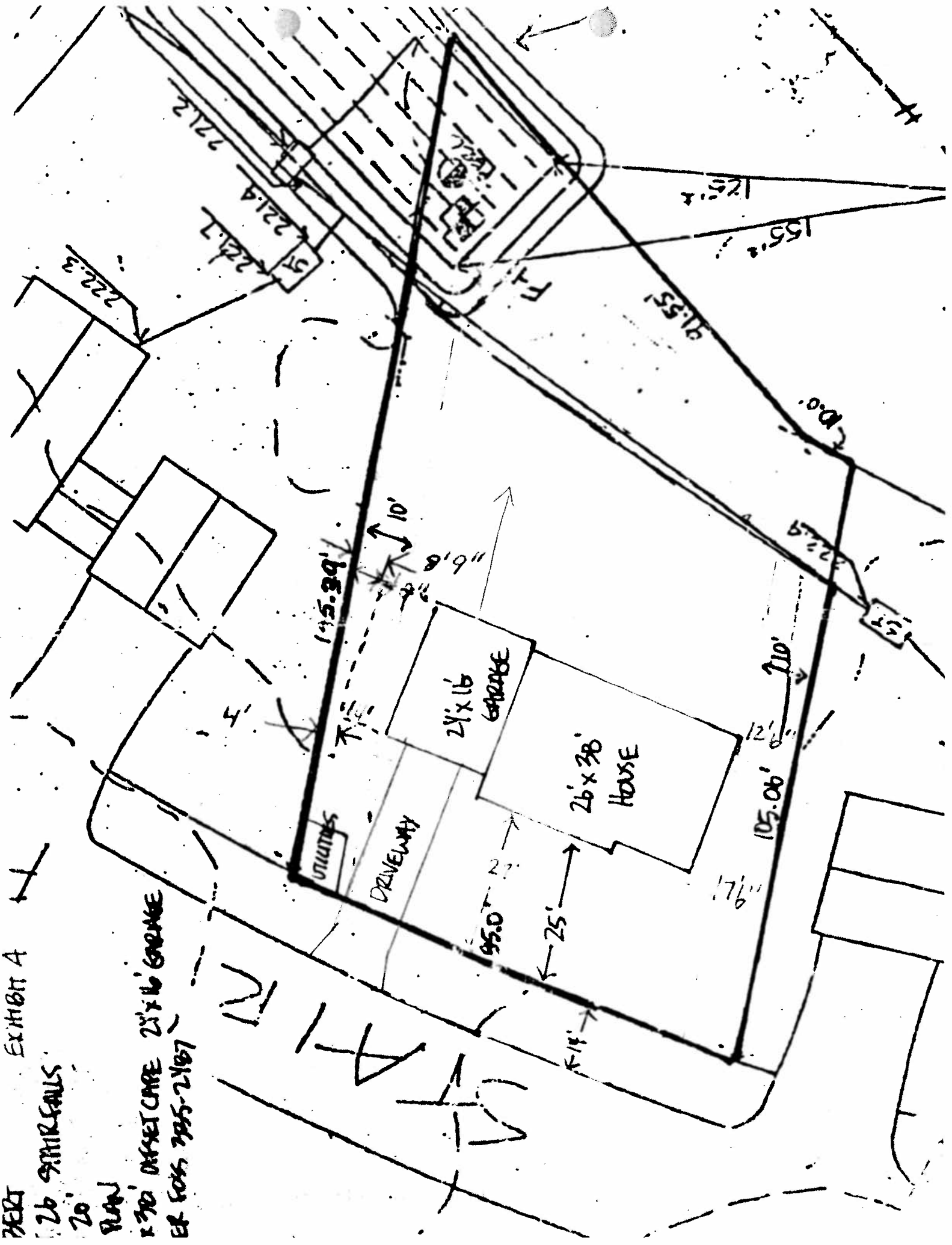
ANDREWS SURVEY

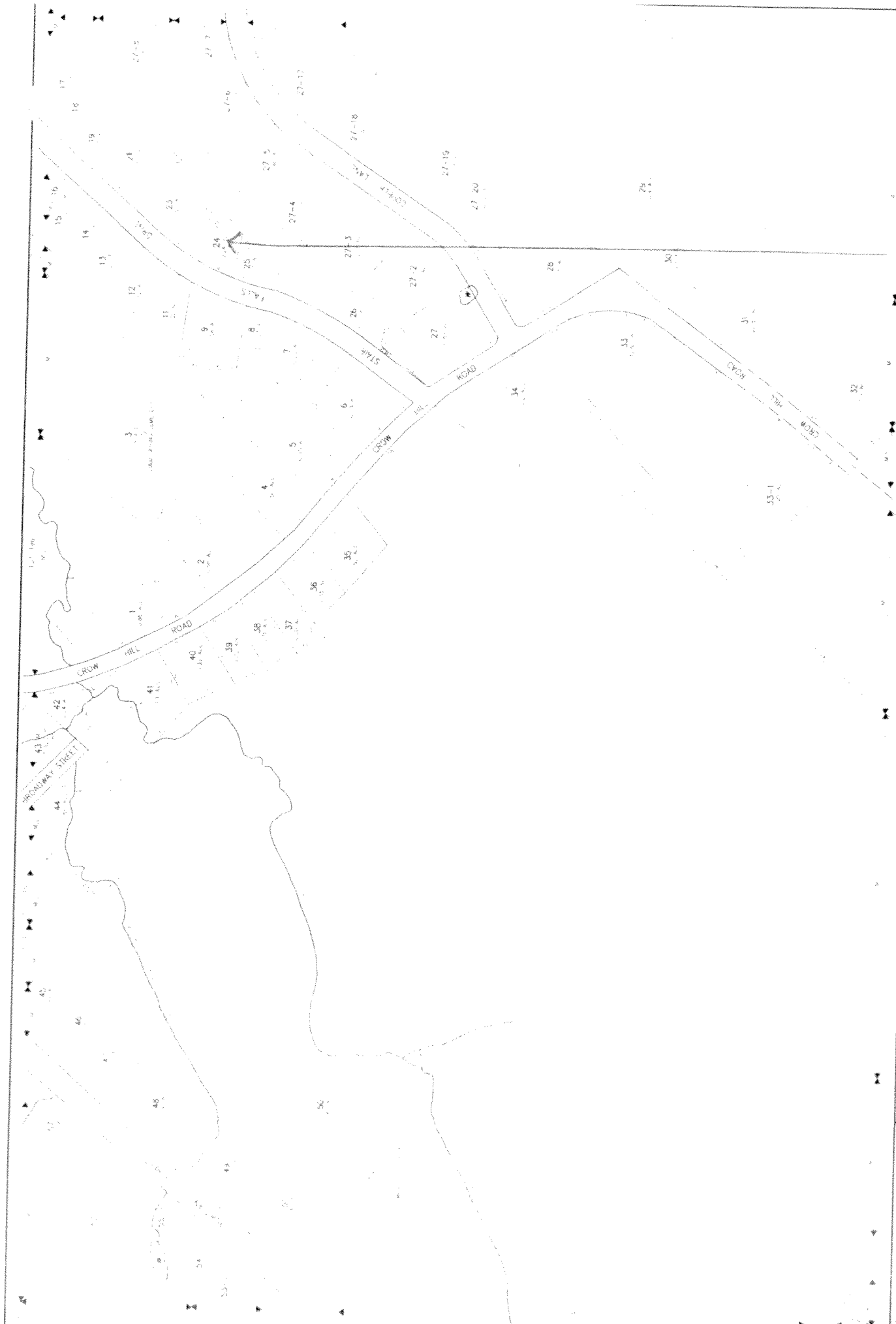
149 BOW LAKE ROAD
BARNSTEAD, N.H. 03218
603 - 269 - 2850





26 STAIRS

1370 DISKET CASE 2 1/2" x 1 1/2" 600MB
EF 5045 2955-2407





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|---|---|---|--|--|-----------------------|
|  | LEGEND PROPERTY MAP CROW HILL ROAD CROW ROAD BROADWAY STREET STAFF ROAD CROW HILL ROAD CROW ROAD BROADWAY STREET STAFF ROAD | SCALE 1" = 100' 0 10 20 30 40 50 60 70 80 90 100 FEET 0 10 20 30 40 50 60 70 80 90 100 METERS | PROPERTY MAP  | INDEX CROW HILL ROAD CROW ROAD BROADWAY STREET STAFF ROAD CROW HILL ROAD CROW ROAD BROADWAY STREET STAFF ROAD | MAP NO. 108 |
| | | | | | |



15 STAIR FALLS DR 0108-0024-0000

Print Date: 04/23/2014

Image Date: 12/03/2012

Level: Neighborhood

11

[illegible]

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------------------------|-----|---------------|--|------------|--|---------|--|-----|--|------------|--|------------|--|-----------|--|------------|--|
| EC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | | PARCEL ID 0108-0024-0000 | | | | | | | | | | | | | | | | | |
| Parcel Description A Y/S City | | | | | | | | | | | | | | | | | | Size/Dim | | Qual Con Year | | Unit Price | | D/S Dep | | LUC | | Fact NB Fa | | Appr Value | | JCOdJFact | | Juns Value | |
| Description | | | | | | | | | | | | | | | | | | A | Y/S | City | | | | | | | | | | | | | | | |

Total Special Features: _____ Total: _____



0' Abutters List Report

Town of Rochester, NH

April 23, 2014

Subject Property:

Parcel Number: 0108-0024-0000
CAMA Number: 0108-0024-0000
Property Address: 15 STAIR FALLS DR

Mailing Address: AUBERT DANIEL P & BARBARA A
15 STAIR FALLS DR
ROCHESTER, NH 03868-5825

Abutters:

Parcel Number: 0108-0009-0000
CAMA Number: 0108-0009-0000
Property Address: 12 STAIR FALLS DR

Mailing Address: J A R S LLC
15 HARVEST WAY
NEWMARKET, NH 03857-3108

Parcel Number: 0108-0023-0000
CAMA Number: 0108-0023-0000
Property Address: 17 STAIR FALLS DR

Mailing Address: MASON HARLEY R & HEIDI RAY
17 STAIR FALLS DR
ROCHESTER, NH 03868-5825

Parcel Number: 0108-0025-0000
CAMA Number: 0108-0025-0000
Property Address: 11 STAIR FALLS DR

Mailing Address: BIGNESS PAUL J
11 STAIR FALLS DR
ROCHESTER, NH 03868-5825

Parcel Number: 0108-0027-0005
CAMA Number: 0108-0027-0005
Property Address: 30 COPPER LN

Mailing Address: GUIMOND THOMAS A & LISA B
30 COPPER LN
ROCHESTER, NH 03868



www.cai-tech.com

4/23/2014

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