



PLANNING AND DEVELOPMENT DEPARTMENT
City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 • Fax (603) 335-7585
www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

AUG 22 2012

PLAT 1-01

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-26

DATE FILED 8/22/12

ZONING BOARD CLERK C. L.

Phone No 603-332-2992

Name of applicant JAN HERVEY

Address 11 DEWEY ST

Owner of property concerned SAME

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

Address SAME

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

Location 11 DEWEY ST, ROCHESTER

Map No. 116

Lot No. 155

Zone R1

Description of property VACANT

Proposed use or existing use affected EXTENSION OF EXISTING GARAGE
FOR STORAGE OR SECOND GARAGE

The undersigned hereby requests a variance to the terms of Article 72.7
Section (g) and asked that said terms be waived to permit

expansion of a non-conforming structure

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 JAN HERVEY 8-21-12
(Applicant)

CRITERIA FOR VARIANCE

Case # _____

Date: 8-21-12

A Variance is requested by TAN HERVEY

from Section _____ Subsection _____

of the Zoning Ordinance to permit: 10 FOOT EXTENSION OF EXISTING

GARAGE

at 11 DEWEY ST Map 116 Lot 155 Zone R1

Facts supporting this request:

AUG 22 2012

1) The proposed use would not diminish surrounding property values because: it would enhance property values, this request is similar

to the two car garage of abutter Clyde Jones

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

not affect other abutters other than adding visual
enhancement to 11 Dewey St

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

used other than vacuities purpose. This extension will still
leave ft. to right abutter, no affect to rear abutter, no rear *

4.) Granting the variance would do substantial justice because: it would provide
accessible storage area for the physically challenged owner of
the property and it would enhance abutters' property value

5.) The use is not contrary to the spirit of the ordinance because: this request will
not impair health, safety or general welfare of the community. **

Name Tan Hervey Date: 8-21-12

J:\PLAN\ZBA\Applications\Variance Criteria.doc

* of existing tall trees, no affect to left abutter or abutter across
Dewey St

** it will, however, improve the health, safety and general welfare of the

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AUG 22 2012

Planning Dept

11 Dewey St
Rochester, NH 03867
Aug 21, 2012

Board of Adjustment
City of Rochester

I am requesting a variance for a 10-foot extension to an existing garage at 11 Dewey Street in Rochester to provide storage for my property. I have multiple sclerosis and it is extremely difficult and unsafe for me to carry items, boxes, etc., downstairs or upstairs. This extension would provide cover and security for my rider lawn mower and a Pride GO chair. It would also provide same level access to my property without the fear of falling upstairs or downstairs. There are two steps from the garage into the breezeway. A ramp will be made to allow easy access to the main house.

This extension will enhance the property and can also be used as a second car garage.

I request favorable consideration for this request.

Thank you for your time and attention.

Sincerely,



JAN HERVEY

11 Dewey St
Rochester, NH 03867

Aug 16, 2012

To: Planning & Development Department
From: Jan Hervey
Subject: Letter of Intent

I have purchased the home at 11 Dewey Street in Rochester, NH. It was previously built and owned by Richard and Pauline Hervey, my parents, in 1953 to 2012.

I would like to add an additional garage to the existing garage. This would extend out 11 feet to the right of the existing garage. It is at least 25 feet from the right edge of my property. It will be the same distance from my back property line as my existing garage.

I need this space for storage. I have had Multiple Sclerosis for over 23 years. It is difficult for me to access the basement and the upstairs bedrooms via the stairs. Additional space on the first level will allow me easier access to my property.

- The applicant's name, address, telephone number, and email address JAN HERVEY, 11 DEWEY ST, ROCHESTER, NH, 603-332-2992, herseybarl@juno.com
- The property owner's name and address (if different) NA
- Written permission from property owner (if different than applicant) allowing proposed use. NA
- The property location (address, tax map and lot number and Zone). 11 DEWEY ST, TAX MAP 116, LOT NO. 155, ZONE R1
- Number of sq. ft. to be used and whether it is existing space or new construction. 242 SQ FT, NEW CONSTRUCTION
- Description of the proposed use of the property. EXTEND GARAGE FOR STORAGE OR CAR
- Description of the previous use of the property. NONE
- Brief description of the existing conditions of the neighborhood (are the abutting properties residential, uses of abutting properties, traffic conditions, etc). RESIDENTIAL, TWO SIDE PROPERTIES ARE HOMES, FRONT PROPERTY IS STREET, BACK PROPERTY IS USED AS STORAGE FOR CARS, BOATS, ETC
- The number of employees that would result from the proposed use. NA
- The proposed hours of operation for the new use, and expected traffic. NA
- Is property now vacant, if so, an occupancy permit may be required from Code Enforcement UNUSED
- Description of how off-street parking will be accommodated. NA
- Description of any proposed site changes (ground disturbance, new structures, additions to existing structures). You do not need to address any interior changes to structures; Code Enforcement will outline the necessary procedures and permits. 4 FOOT WALL OF CONCRETE
- Any outside storage, noise, vibration, light or smoke anticipated from the proposed use. NO
- Where the access to the property will be located (driveways, curb cuts, etc.). DRIVEWAY

I have attached a simple outline of the proposed garage.

I would appreciate a speedy approval of this request since I cannot move my property from my prior residence until I have space for it here at Dewey St.

If you have any questions, please call me at 603-332-2992.

Thank you,

JAN HERVEY
11 Dewey St
Rochester, NH 03867
603-332-2992
herseybarl@juno.com

Request of waiver of requirement to have a Certified Plot Plan for Case # 2012- 26

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: the garage addition is the same setback

as existing garage; there is an existing wire fence and also a row of trees behind the garage addition

- 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.)

NA

- 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 ☐

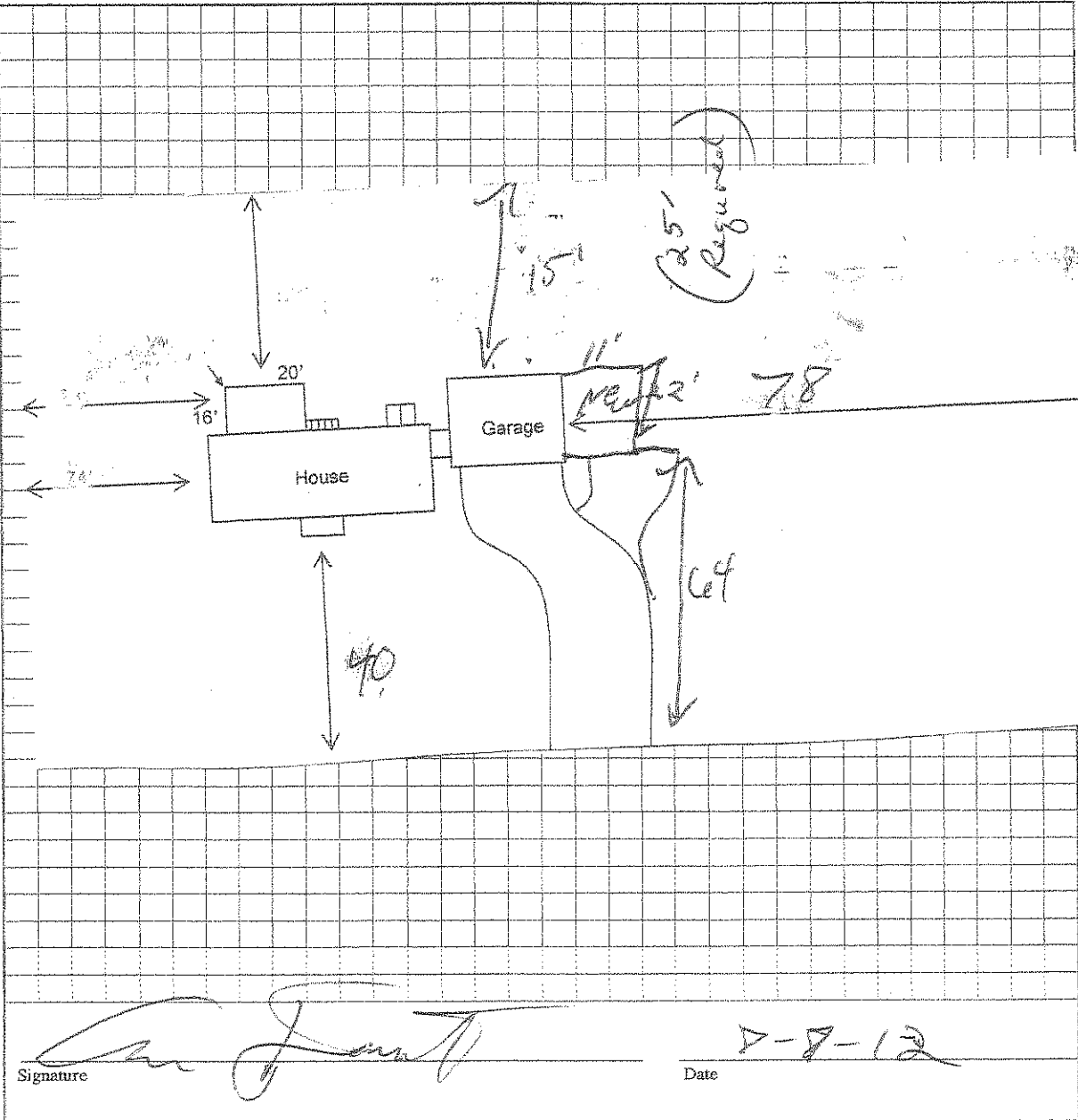
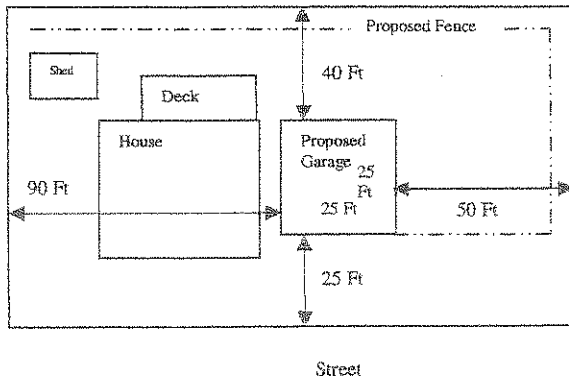
- Any other applicable information: an existing wire fence

(50+ years old) bounds property on all sides except part of street side

Instructions:

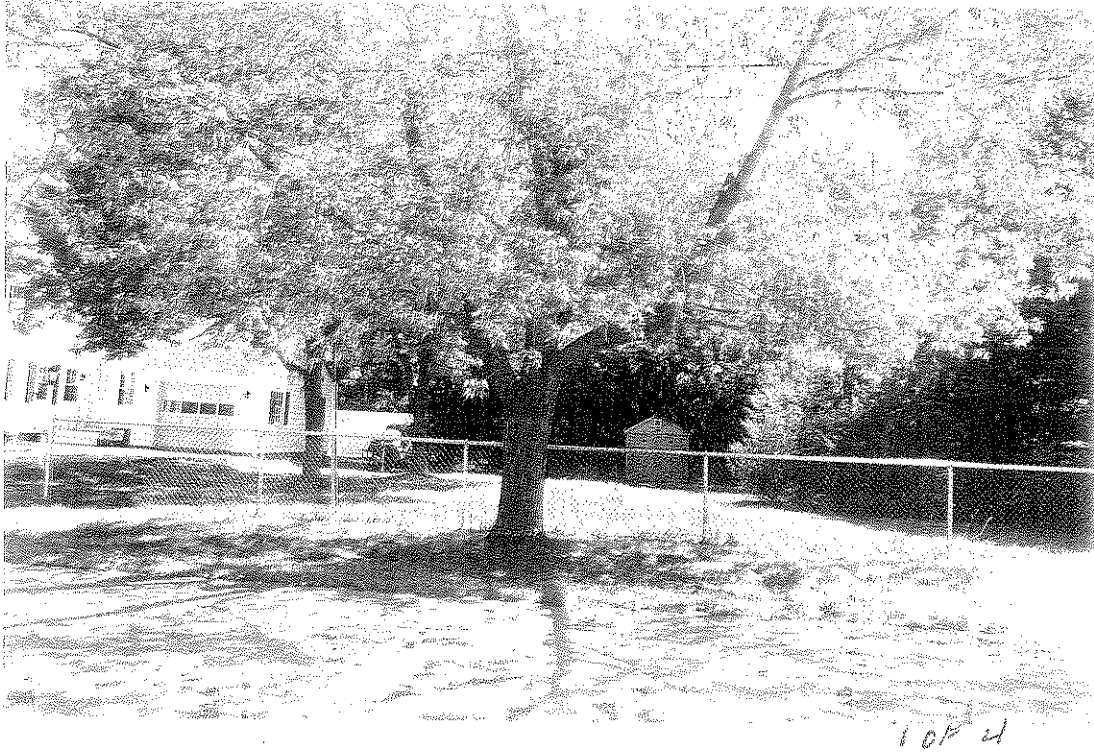
- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing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

Sample Plan:

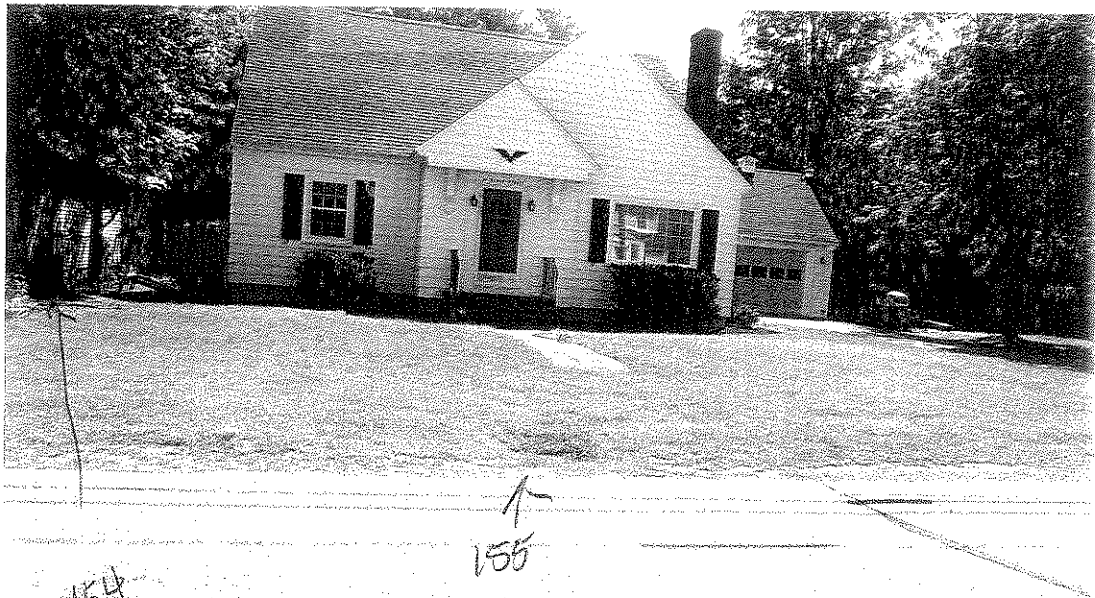


Signature

Date



10P 4



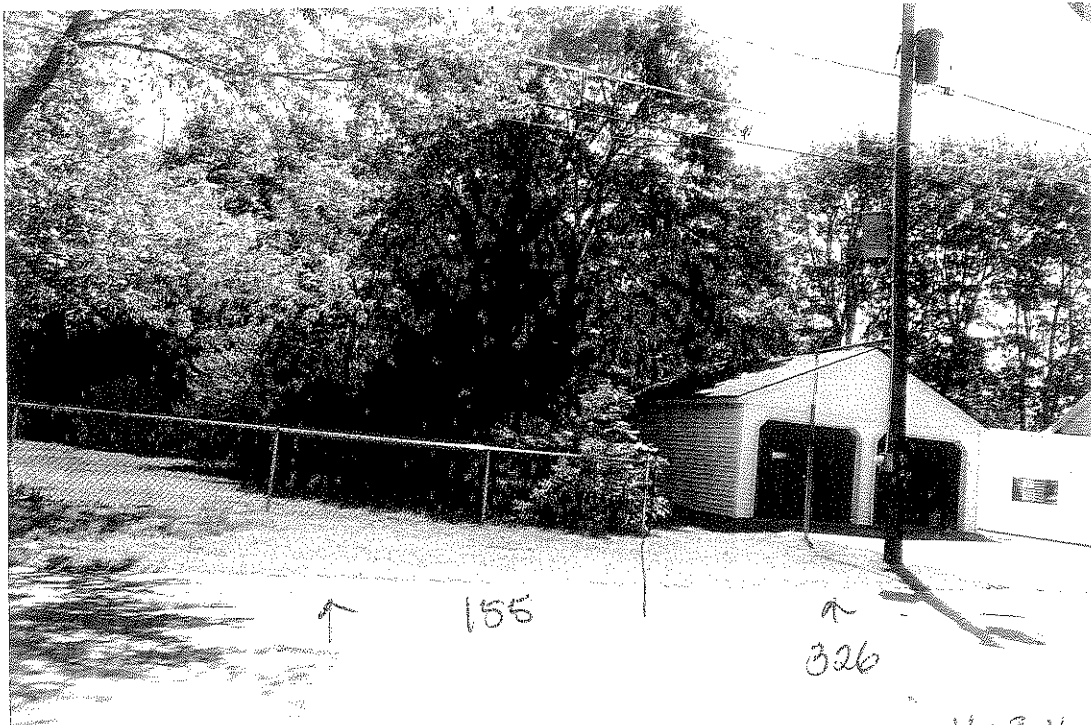
155

154

2-CP 4



3 OF 4



155



326

4 OF 4

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Planning Dept.

12'6"

9

12'

25'

9

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0116-0155-0000	Account Number 29511
Prior Parcel ID --	
Property Owner HERVEY RICHARD J REVOCABLE TRUST % TRUSTEE	Property Location 11 DEWEY ST
Mailing Address TWO INTERNATIONAL DR STE 325	Property Use SINGLE FAM
	Most Recent Sale Date 3/11/2004
City PORTSMOUTH	Legal Reference 3047-032
	Grantor HERVEY RICHARD J & PAULINE.
Mailing State NH Zip 03801	Sale Price 2,667
Parcel/Zoning R1	Land Area 0.290 acres

Current Property Assessment

Card 1 Value	Building Value 131,506	Yard Items Value 300	Land Value 49,490	Total Value 181,296
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Building Description

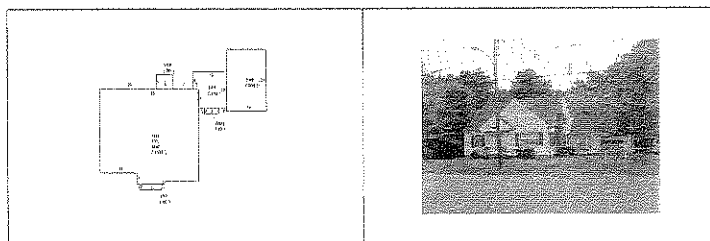
Building Style CAPE	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1953	Roof Structure GABLE	Heating Type FORCED HW
Building Grade AVG. (+)	Roof Cover ASPHALT SH	Heating Fuel OIL
Building Condition Average	Siding ALUMINUM	Air Conditioning 0%
Finished Area (SF) 1074.02605	Interior Walls AVERAGE	# of Bemt Garages 0
Number Rooms 6	# of Bedrooms 3	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.290 acres of land mainly classified as SINGLE FAM with a(n) CAPE style building, built about 1953 , having ALUMINUM exterior and ASPHALT SH roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



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

City of Rochester, NH
Please Print or Type

Applicant: JAN HERVEY Phone 603-332-2992

Project Address: 11 DEWEY ST

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.

AUG 2 2 2012

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
116	155	R1	JAN HERVEY	11 DEWEY ST, ROCHESTER

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
116	154	AARON & TISHAR BICKFORD	13 DEWEY ST
116	154-1	AARON & TISHAR BICKFORD	13 DEWEY ST
116	134	MARK & KELLEY KRANES	5 DEWEY ST
121	326	CLYDE JONES REV TRUST	201 NORTH MAIN
121	327	JAMES & MARILYN BONNEAU	203 NORTH MAIN
121	325	ROLAND & NORMA HUPPE	209 NORTH MAIN
agent		AARON DOUCETTE	89 NUTES ROAD, MILTON, NH 03851

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
NA	

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form and mail certified notices to abutters and other parties in a complete, accurate, and timely manner, in accordance with applicable law. 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: AUG 21, 2012, This is page 1 of 1 pages.

Applicant or Agent: JAN HERVEY Staff Verification: _____