



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

pd 1/75/1
Cork

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

RECEIVED
MAR 20 2012
Planning Dept.

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-07

DATE FILED 3-20-12

ZONING BOARD CLERK C. Lunn

Phone No (603) 332-6910

Name of applicant David + Elisabeth (Lutting) Laurent

Address 20 Harrison Ave Rochester NH 03867

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

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

Location _____

Map No. 117 Lot No. 111 Zone R2

Description of property grey cape 896 sq ft living space w/detached garage Fully Fenced yard Lot is 40 Ft wide 164 Ft deep

Proposed use or existing use affected 25 Ft behind house from corner of house 12 Ft wide by 25 Ft deep

The undersigned hereby requests a variance to the terms of Article _____, Section _____ and asked that said terms be waived to permit the addition of a screen room that extends into the side setback

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]
(Applicant)

CRITERIA FOR VARIANCE

Case # _____

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Date: _____

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A Variance is requested by Dan + Elizabeth (Catherine) Laurent

Planning Dept.

from Section _____ Subsection _____

of the Zoning Ordinance to permit: the addition of a screen room

that extends into the side setback

at 50 Harrison Ave Rochester Map 117 Lot 111 Zone R2
NH 03827

Facts supporting this request:

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

the area is already completely fenced in and ^{screened (screen rooms)} decks are
considered additional living space + would elevate the property value

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

elevate their property level at the same time as elevate
mine

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

to grow grass in this area of the yard for 8 years +
all that happens is a muddy mess.

4.) Granting the variance would do substantial justice because: all in this area

would benefit from an improved property value

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

existing the ^(side) edge of the house within this distance from the property
line

Name

Elizabeth Laurent

Date:

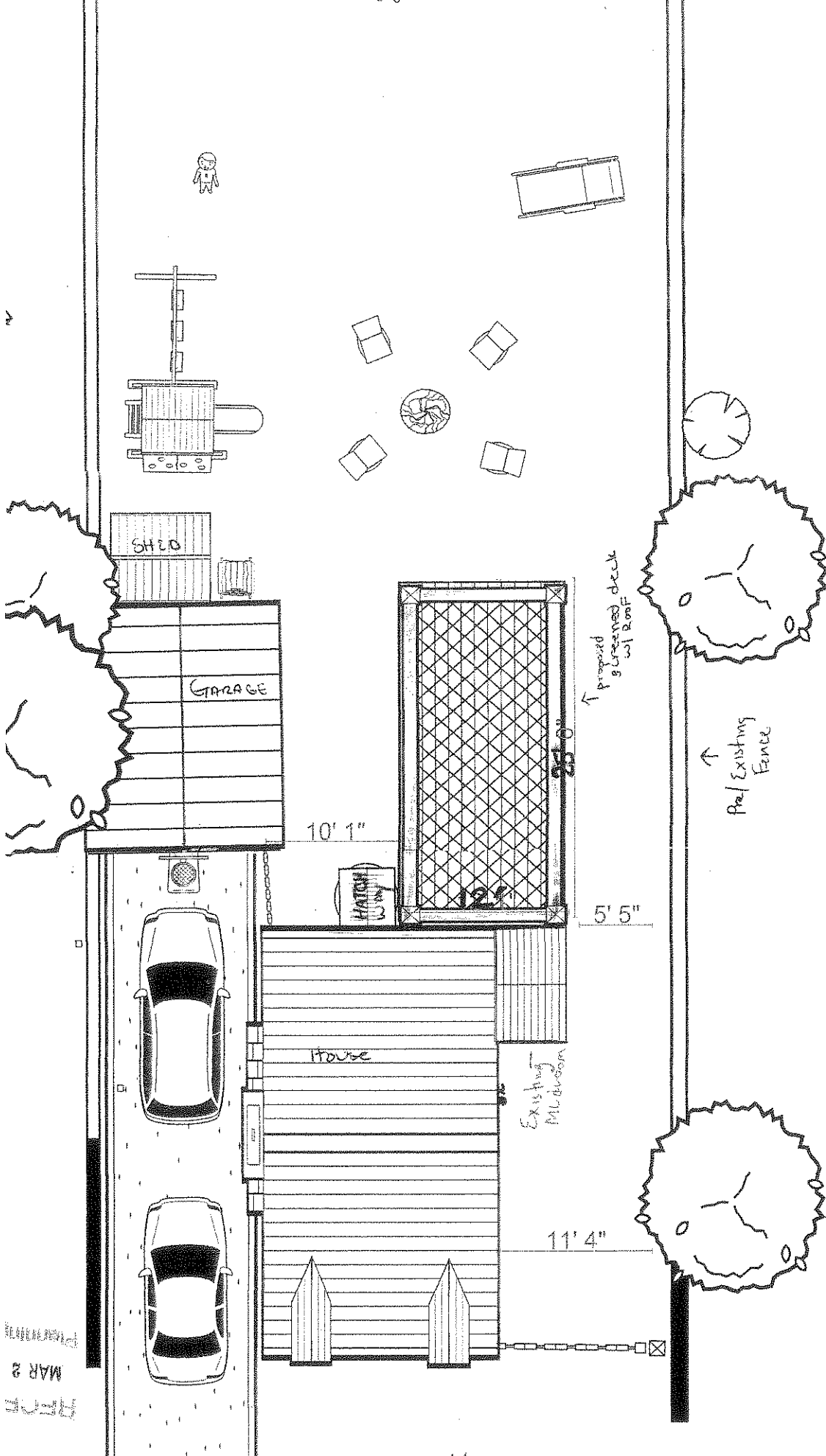
3/20/12

Request for waiver of requirement to have a Certified Plot Plan for Case # 2012-07

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

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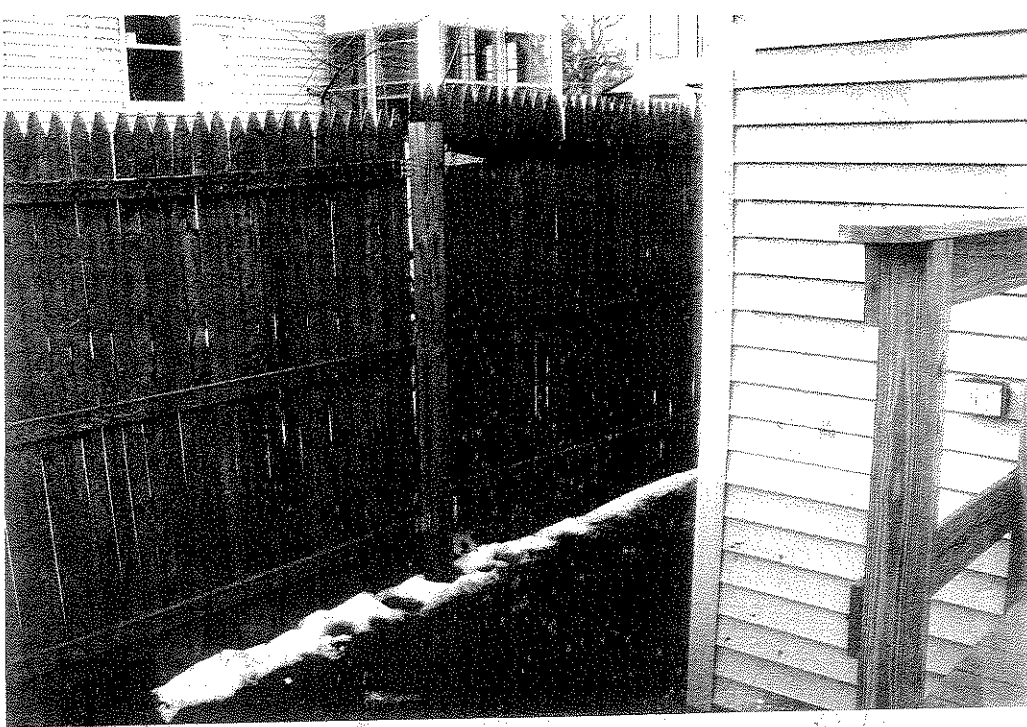
- There are no objections from any abutter, and:
- Based on the information provided, the distance into the setback will not create any problems to the abutting property because: we are not going to go past the end of our house, and will stay a straight line with the current fence
- The property is described 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.)
there are also trees on the neighboring side of the fence
- 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 physical lots in this area are all fully surrounding my lot + will not affect their properties in a negative way, we also have a basement hatch + Garage that are making it difficult to put the deck in another location



MAR 2 11 27 AM

lot size 40' x 164'

Leonard St.



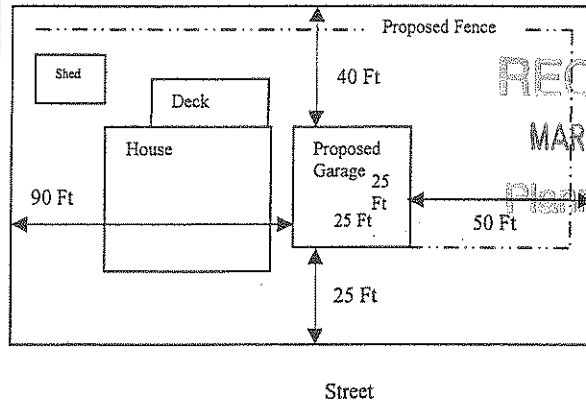


Sketch Plan

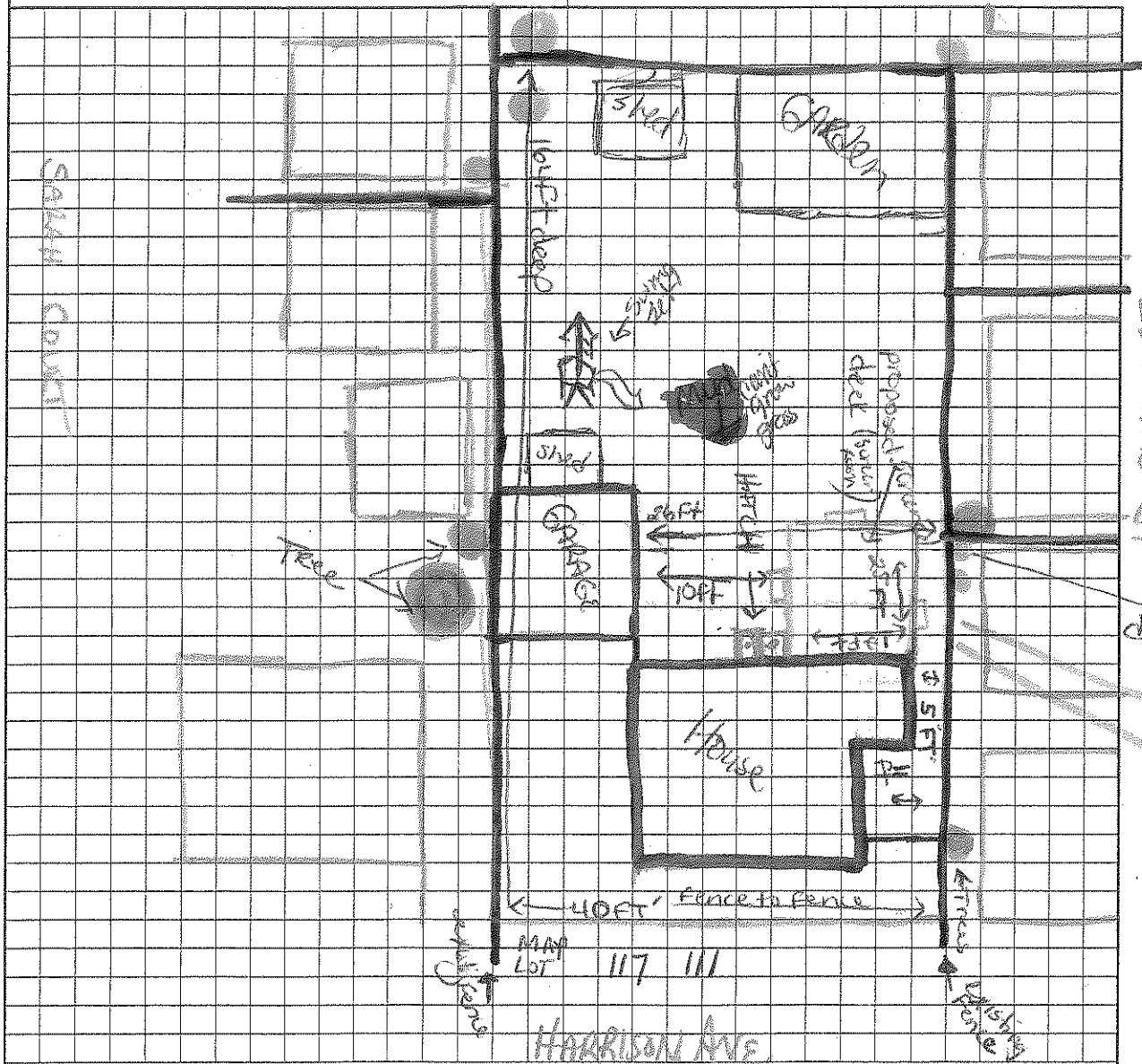
Instructions:

- 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:

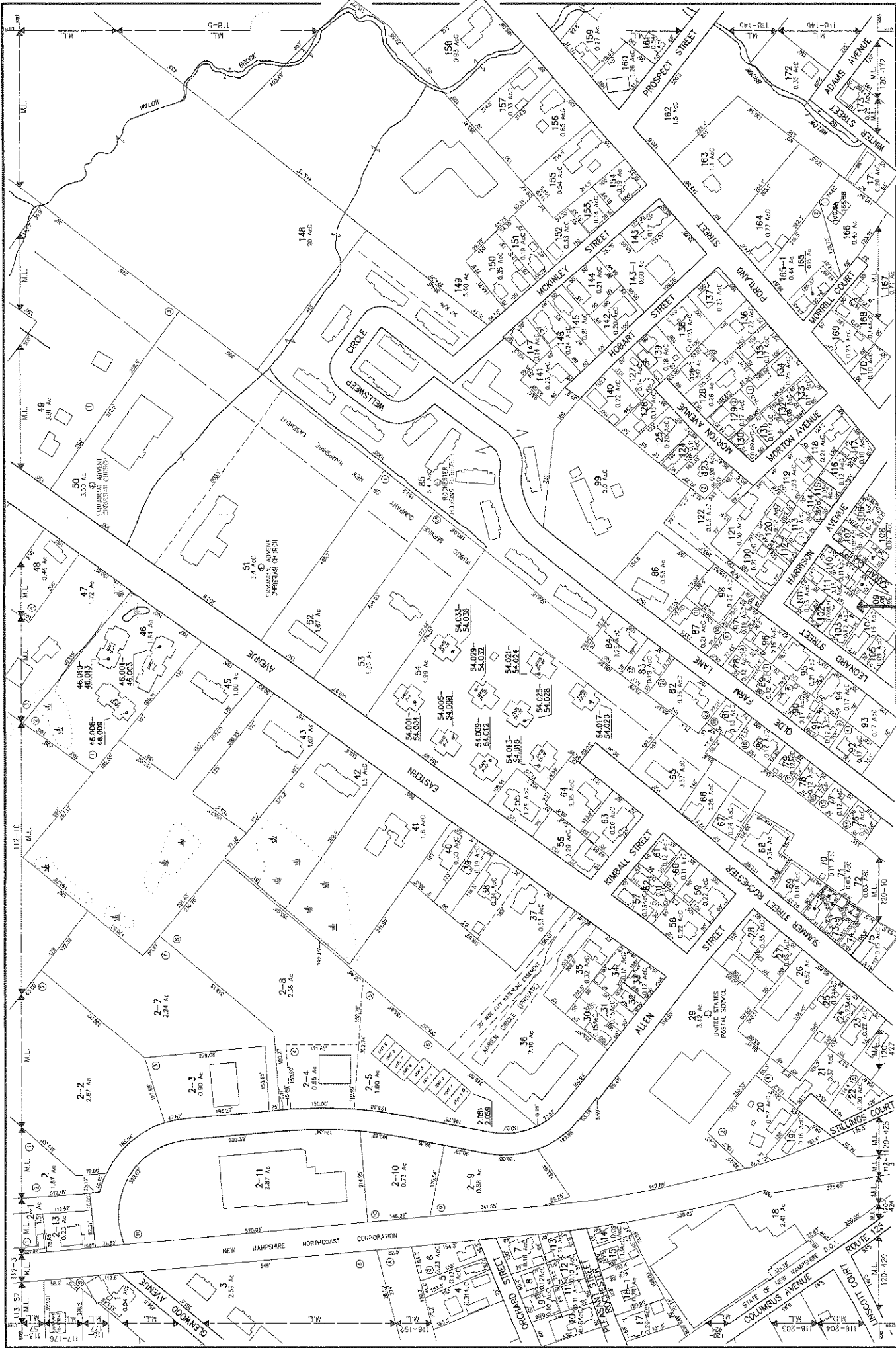


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Signature

Date



INDEX

117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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MAP NO. 117

PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE

SCALE 1" = 100'

REVISOR TO: APRIL 1, 2011

LEGEND

AREA SURVEYED	AC
AREA CALCULATED	AC
ACCORD TO MAP	AC
ACCORD TO FIELD	AC
ACCORD TO FIELD	AC
ACCORD TO FIELD	AC</

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0117-0111-0000	Account Number	20601
Prior Parcel ID	--		
Property Owner	LAURENT DAVID J & CUTTING ELISABETH C	Property Location	20 HARRISON AVE
Mailing Address	20 HARRISON AVE	Property Use	SINGLE FAM
		Most Recent Sale Date	9/12/2003
City	ROCHESTER	Legal Reference	2853-25
		Grantor	HAYES RICHARD SR & PAMELA L.
Mailing State	NH	Zip	03067
Parcel/Zoning	R2	Sale Price	112,523
		Land Area	0.150 acres

Current Property Assessment

Card 1 Value	Building Value	57,300	Yard Items Value	6,000	Land Value	43,300	Total Value	106,600
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Building Description

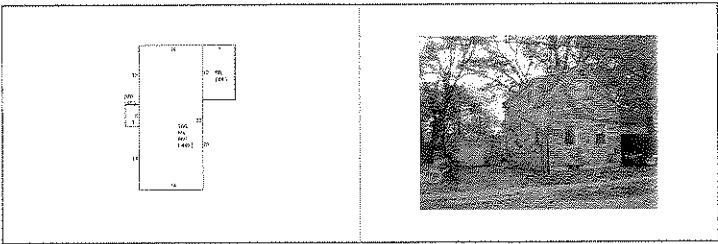
Building Style	CAPE	Foundation Type	BRICK/STONE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	1902	Roof Structure	GABLE	Heating Type	STEAM
Building Grade	AVG. (+)	Roof Cover	ASPHALT SH	Heating Fuel	OIL
Building Condition	Avg-Good	Siding	VINYL	Air Conditioning	0%
Finished Area (SF)	868	Interior Walls	AVERAGE	# of Bent Garages	0
Number Rooms	5	# of Bedrooms	3	# of Full Baths	1
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 0.150 acres of land mainly classified as SINGLE FAM with a(n) CAPE style building, built about 1902 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 3 bedroom(s), 1 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.

ABUTTER LIST

City of Rochester, NH

Please Print or Type

0117-0111-0000

Applicant: ELISABETH LAURENT

Phone 603-332-6910

Project Address:

20 Harrison Ave Rochester NH 03807

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MAR 20 2012

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.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
117	111	R2	DAVID + ELISABETH LAURENT	20 Harrison Ave Rochester NH 03807

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
117	110	Linda LeMay	P.O. Box 172 Somersworth 03818
117	109	Frederick + Linda Zoeller	375-4 Ocean Blvd Hampton Beach NH 03842
117	109	David + Christine Orrill	39 Leonard St Rochester 03807
117	103	James Mueller	43 Leonard St Roch 03807
117	102	Doreen + Wendy Hatfield	45 Leonard St Roch 03807
117	101	Lam Brothers LTD	24 Signal St Roch 03807
117	100	First Granite Properties LLC.	P.O. Box 276 Hampton Falls NH 03844
117	112	Joseph + Irene Lancaster	17 Harrison Ave Roch NH 03807
117	113	Christina A LaPointe	15 Harrison Ave Roch NH 03807
120	30	Roland Morent	P.O. Box 614 So Berwick ME 03908

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 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: 3/19/12, This is page 1 of 1 pages.

Applicant or Agent: Elisabeth Off

Staff Verification: _____