



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

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JUN 14 2013

Planning Dept.

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2013-22

DATE FILED 6-14-13

ZONING BOARD CLERK C. Lamo

Phone No. 332-0214

Name of applicant Timothy Landry

Address 9 McKinley St.

Owner of property concerned Same

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

Address same

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

Location McKinley Street, off of Portland Street

Map No. 117

Lot No. 153

Zone R1

Description of property 1.9 acres white, 3 bedroom home, small lawn in the front, larger lawn in the back. Side driveway entrance.

Proposed use or existing use affected Egress, a deck to go out and sit on and enjoy on a nice day.

The undersigned hereby requests a variance to the terms of Article 42.16 Section 2 and asked that said terms be waived to permit additional tree take close to rear lot line

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 # 2013-22

Date: _____

A Variance is requested by

Timothy W. Landry

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from Section _____

Subsection _____

JUN 14 2013

of the Zoning Ordinance to permit: _____

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at _____

Map

117

Lot

153

Zone

R1

Facts supporting this request:

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

It would increase the property value as the prior deck was falling down.

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

It only benefits the home that it is attached to.

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

It is a secondary means of egress, without it would only leave one on the opposite side of the house.

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

Means of egress, improve the property value, provide a safer access to exiting and entering.

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

It is an attractive deck that should not be offended by anyone. It only enhances the look of the property.

Name

Timothy Landry

Date:

6/7/13

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Planning Dept.

To whom it may concern,

I am writing to request a variance to rebuild my existing deck (4 feet by 23 feet 11 inches) which is 25 years old; the old deck has no functionality other than a way out from the side of my house. I would like to rebuild a new deck, 10 feet by 23 feet 11 inches. The proposed deck still would be the same length as the old one which is the 23 feet 11 inches along the side of the house. The current and proposed deck does not exceed from the rear of the house. Code is set for 25' where I am asking relief from this setback.

Tim and Jennifer Landry

9 McKinley Street

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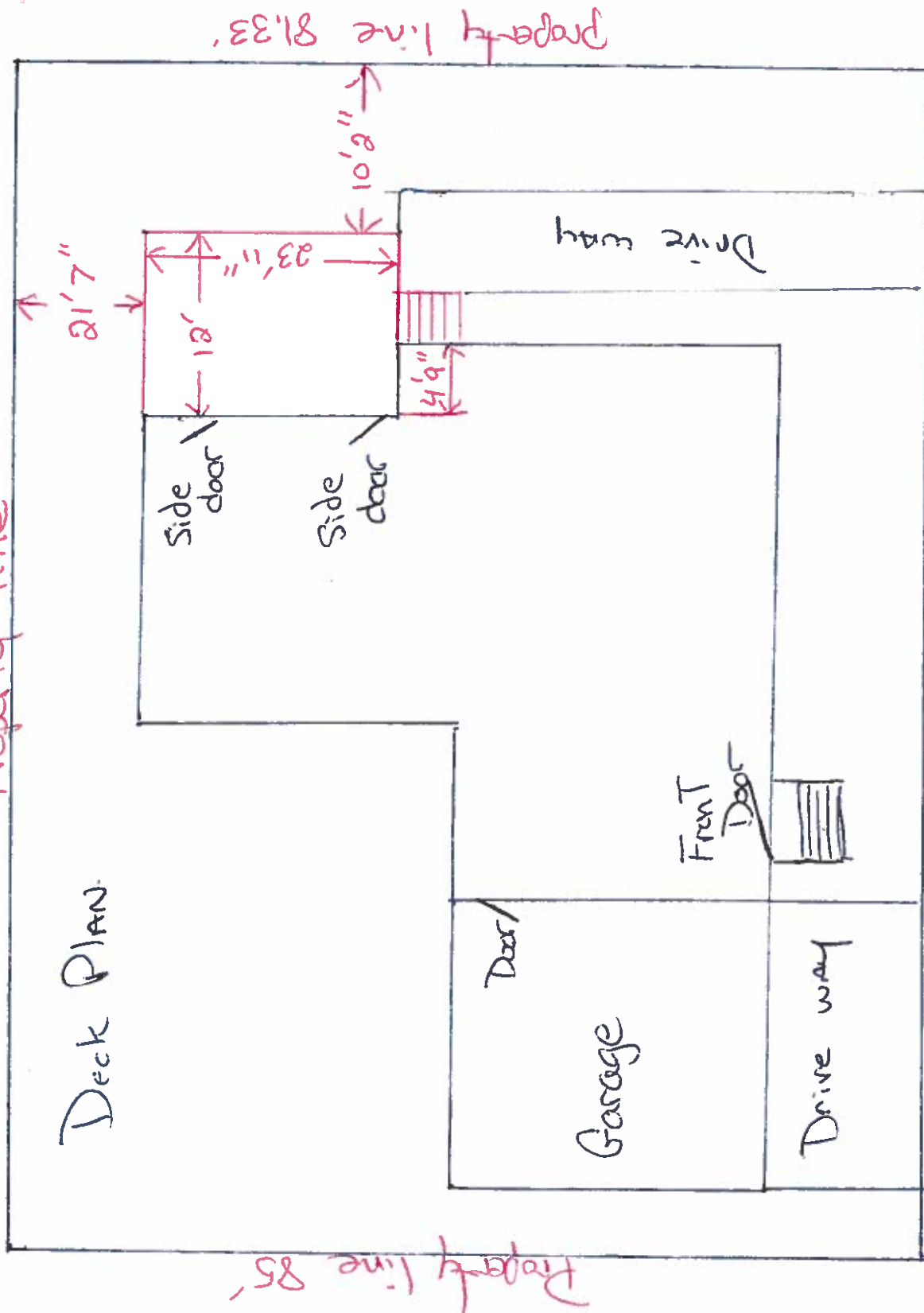
JUN 14 2013

Planning Dept.

Portland St
McKinley St

Property line

Deck Plan



Property line 81.33'

Property line 85'

Property line 78's



Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0117-0153-0000	Account Number	38733
Prior Parcel ID	--	Property Location	9 MCKINLEY ST
Property Owner	LANDRY TIMOTHY W & JENNIFER A	Property Use	SINGLE FAM
Mailing Address	9 MCKINLEY ST	Most Recent Sale Date	2/1/2002
City	ROCHESTER	Legal Reference	2457-214
Mailing State	NH	Grantor	TWOMBLY JEAN ANNE REVOCABLE TR,
Zip	03867	Sale Price	145,900
Parcel Zoning	R1	Land Area	0.140 acres

Current Property Assessment

Card 1 Value	Building Value	113,200	Yard Home Value	700	Land Value	43,200	Total Value	157,100
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Building Description

Building Style	NEW ENGLAND	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	1988	Roof Structure	GABLE	Heating Type	FORCED HAW
Building Grade	AVERAGE	Roof Cover	ASPHALT SH	Heating Fuel	GAS
Building Condition	Average	Siding	VINYL	Air Conditioning	0%
Finished Area (SF)	1882	Interior Walls	DRYWALL	# of Semi 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	2

Legal Description

Narrative Description of Property

This property contains 0.140 acres of land mainly classified as SINGLE FAM with a(n) NEW ENGLAND style building, built about 1988, having VINYL 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.

ABUTTER LISTCity of Rochester, NH
Please Print or Type

0117 0153 0000

Applicant: Timothy & Jennifer Landry Phone 603 332-0214Project Address: 9 McKinley Street Rochester NH **RECEIVED**
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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 submitting the application.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
117	153		LANDRY, Timothy W. Jennifer A	9 McKinley Street

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
117	152	Clark Harvey, Anita M	15 McKinley Street Roch
117	154	Mastack Katrina M Henderson Alan M	416 Portland Street Roch
117	155	Christian Robert Diane	420 Portland Street Roch
117	143	Costello Brenda ELAINE	412 Portland Street Roch
117	143-1	Dickey Robert E IRRE Trust % Nathan Dickey Trustee	43 Cushing Street Dover NH 038

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: 6/14/13, This is page of pages.Applicant or Agent: [Signature]Planning Staff Verification: Date: