



Planning & Zoning  
Community Development  
Conservation Commission  
Historic District Commission

## 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](http://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, June 9, 2010** in the City Hall Council Chambers concerning the following:

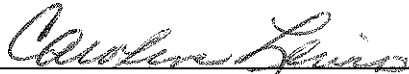
**2010-10** - Application by Kathleen Akerman for a variance under Article 42.16 Table 2 of the City's Zoning Ordinance to allow the expansion of a non-conforming garage that does not meet the side setback requirement of eight (8) feet.

**Location:** 17 Sylvain Street  
Tax Map 121, Lot 236, Residential 2

You are welcome to attend the public hearing and comment on the proposal. You can also submit comments by letter, fax, or email ([caroline.lewis@rochesternh.net](mailto:caroline.lewis@rochesternh.net)). The project application is available for review by the public in the Planning Department, or you can view the entire application on the City's website – [www.rochesternh.net](http://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.**

  
\_\_\_\_\_  
Caroline Lewis, Zoning Secretary  
cc: file



Economic Development  
Community Development  
Planning & Zoning  
Conservation Commission

City Hall - Second Floor  
31 Wakefield Street  
Rochester, New Hampshire 03867-1917  
(603) 335-1338 • Fax (603) 335-7585  
E-Mail: kenn.ortmann@rochesternh.net  
Web Page: <http://www.rochesternh.net/>

RECEIVED

MAY 12 2010

Planning Dept.

pd  
8/17/10  
19/10

### APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2010-10

DATE FILED 5-12-10

ZONING BOARD CLERK C. Lewis

Phone No 603-332-8263

Name of applicant Kathleen Akerman

Address 17 Sylvain St Rochester, NH 03867

Owner of property concerned Kathleen Akerman Rev. Trust  
(If the same as applicant, write "same")

Address Same

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

Location 17 Sylvain St Rochester, NH 03867

Map No. 121

Lot No. 236

Zone R2

Description of property Single Family Bungalow Building

Proposed use or existing use affected Replace existing garage  
with a slightly larger garage

The undersigned hereby requests a variance to the terms of Article \_\_\_\_\_  
Section \_\_\_\_\_ and asked that said terms be waived to permit \_\_\_\_\_

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

Kathleen Akerman  
(Applicant)

Date: \_\_\_\_\_

RECEIVED  
MAY 12 2010

A Variance is requested by Kathleen Akerman

from Section \_\_\_\_\_ Subsection \_\_\_\_\_

of the Zoning Ordinance to permit: \_\_\_\_\_

at \_\_\_\_\_ Map 121 Lot 236 Zone R2

Facts supporting this request:

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

Replacing the existing garage with a structurally sound building would be safer and more appealing.

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

and enlarging the structure would not directly impact the surrounding abutters

(3) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: Because of the age,

condition and size of the existing structure, it is impossible to utilize it.

(4) Granting the variance would do substantial justice because: it will provide a useful, functional building that will add value and safety to surrounding property owners.

(5) The use is not contrary to the spirit of the ordinance because: Replacement of the original deteriorating garage with a structurally sound structure.

Name Kathleen Akerman Date: 5-12-10

## Request for Variance

RECEIVED  
MAY 12 2010  
PLANNING DEPT.

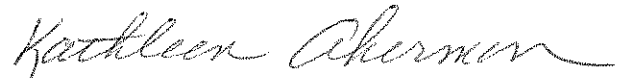
May 12, 2010

I am requesting a variance to replace an existing single car garage with a slightly larger structure at 17 Sylvain Street, Rochester, NH.

The original garage was built in 1941 and lies on the property line. The southern wall is starting to bow and the structure is listing, making it almost impossible to open the garage door. This is not only a safety concern, but renders the structure useless. I would like to replace the garage in its present location and extend it 4 feet on the northern and easterly directions on my lot. The new size would allow me to accommodate my vehicle. This will not impact the abutters any more than it presently does and will still allow for a small area of the lot for personal use.

Because we plan to follow the existing lot line with the new construction, I am also requesting that you waive the certification of the lot plan.

Respectfully submitted,



Kathleen Akerman



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

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

PHOTOGRAPHY DATE: APRIL 28, 1990

COMPLETION DATE: JUNE 30, 1992

PRODUCED IN 1992 BY

**CARTOGRAPHIC ASSOC. INC.**

PROFESSIONAL CONSULTANTS

MUNICIPAL MAPPING - GIS - LAND SURVEYING

11 PLEASANT STREET, LITTLETON, NEW HAMPSHIRE 03561

(603)444-6766 - (603)322-4540 - FAX (603)444-1366

**LEGEND**

AREA SURVEYED: A.C.

AREA CALCULATED: A.C.

REZONED DISCREPANCY: 10'

SCALED DIMENSION: 1/16"

WATCH LINE: M.L.

EXEMPT PROPERTY: ②

SUBDIVISION LOTS: ①

BOUNDARY: ---

RIGHT OF WAY: ---

SCALED DIMENSION: 1/16"

WATCH LINE: M.L.

BAKER: ---

SCALE 1" = 100'

FEET 0 25 50 100

METERS 0 25 50

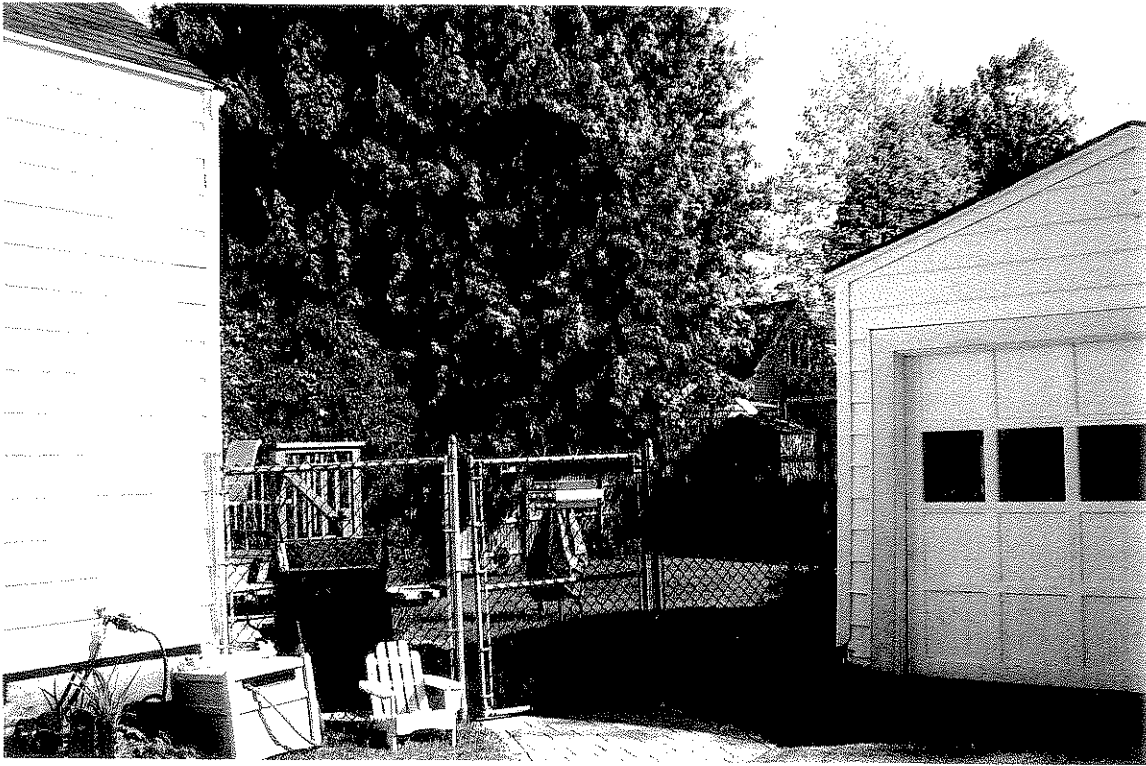
REVISED TO: APRIL 1, 2010

MAY 12 2010

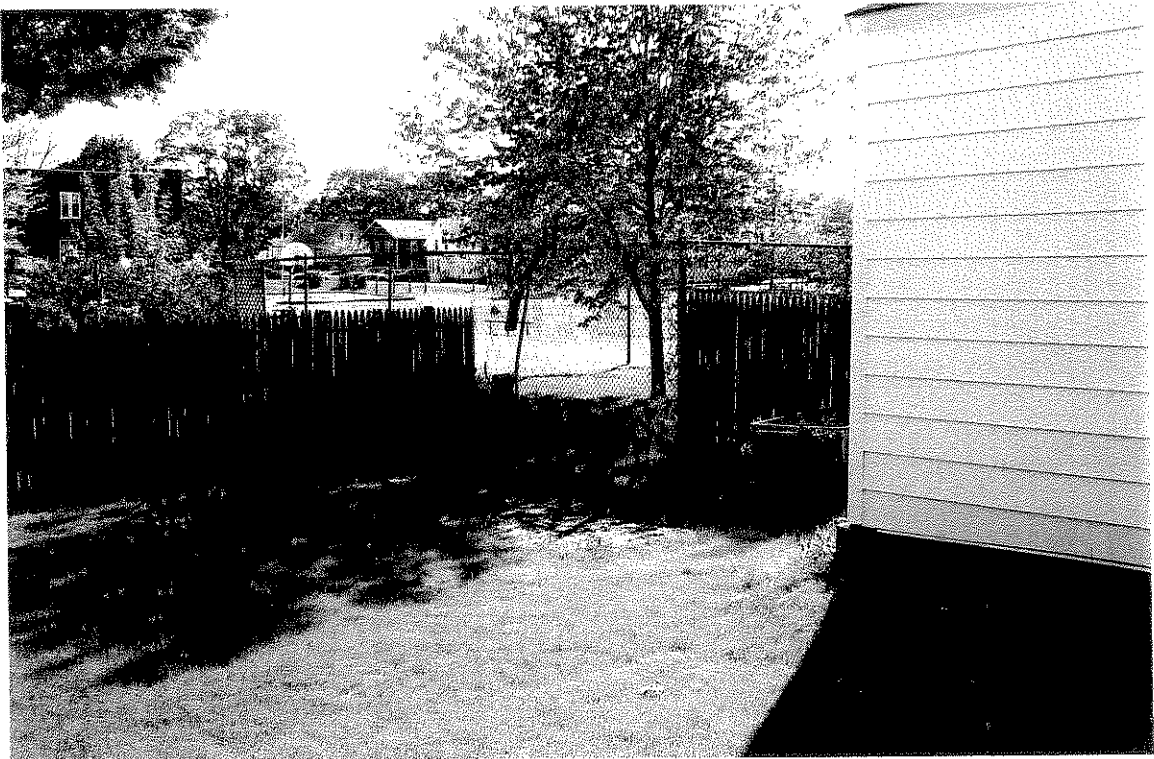
11-12-2010

11-12-2010

MAY 12 2010

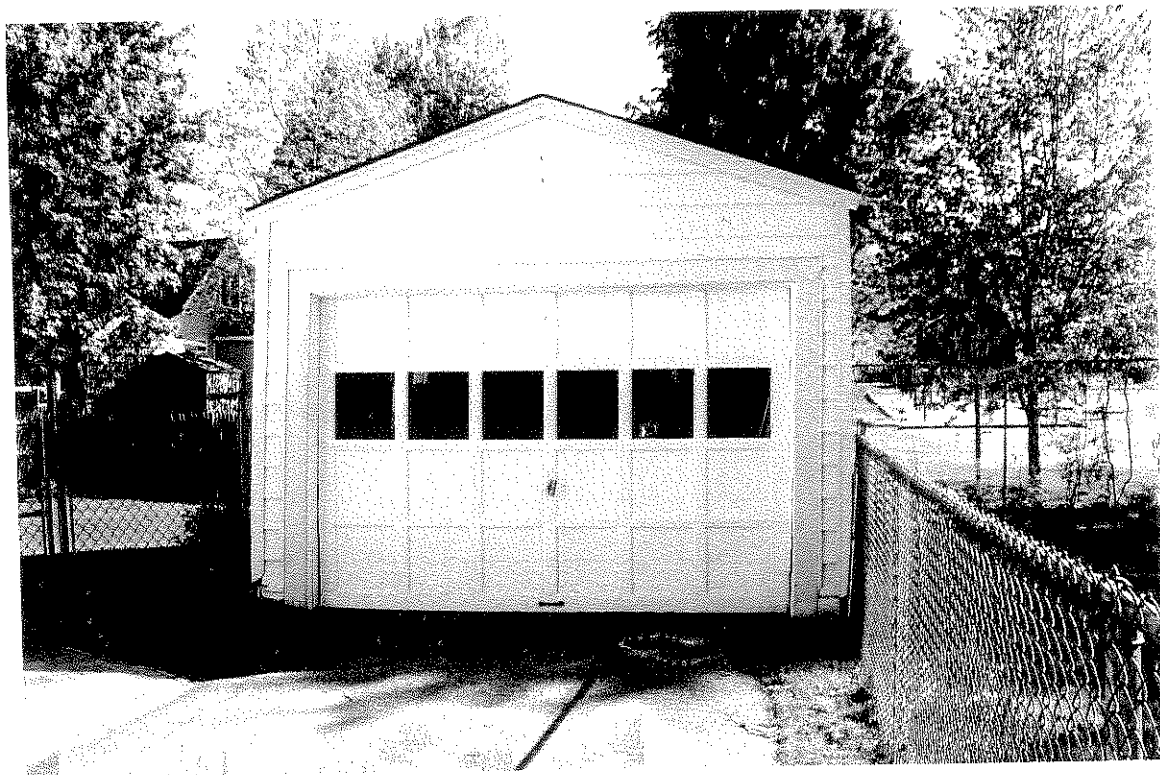


Existing garage & house



Back of lot - facing East

MAY 12 2010



Existing garage



South wall of garage

(121-217)

MAY 12 2010

27 ft

city  
road

← North

← 39 ft →  
(yard)

existing  
Garage  
12 x 20 ft

(16 x 24 ft)  
proposed

← Lot Size →  
115.5 feet

11 ft.

House  
17 Sylvain St.  
(121-236)

Driveway

← Lot Size →  
54.5 feet

Request for Variance

Kathleen Akerman  
17 Sylvain Street  
Rochester, NH 03867  
5-12-2010

Sylvain Street

(121-237)  
Mlyson Pawelczyk Fence





2010-10

**City of Rochester, NH**  
Please Print or Type

Applicant: Kathleen Akerman Phone 603-332-8263

Project Address: 17 Sylvain St Rochester, NH 03867-2204 MAY 12 2010

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
121	236	R2	Kathleen Akerman Rev. Trust	17 Sylvain St Rochester, NH 03867

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Mailing Address
121	235	Danny & Amie Ruths	19 Sylvain St Rochester NH 03867
121	237	Allyson Pawelczyk	15 Sylvain St Rochester NH 03867
121	191	City of Rochester	31 Wakefield St Rochester, NH 03867-1916
121	217	Anthony & Joann Coskie	32 Jackson St Rochester, NH 03867
121	241	Travis Allen	22 Sylvain St Rochester, NH 03867
121	240	Matthew, David, Sharon Tinkham	18 Sylvain St Rochester, NH 03867
121	239	Joseph & Lorraine Soucy	PO Box 396 Rochester, NH 03867-0396

**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, Patriot

Database on this date: 5-12-10, This is page    of    pages.

Applicant or Agent: Kathleen Akerman