



Economic Development  
Community Development  
Planning & Zoning  
Conservation Commission

# PLANNING AND DEVELOPMENT DEPARTMENT

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13673

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OCT 20 2010

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## APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2010-31

DATE FILED 10-20-10

ZONING BOARD CLERK C. Zeman

Phone No 332-5586

Name of applicant Diane P. Bolduc

Address 22 Walnut St., Rochester, NH 03867-1017

Owner of property concerned Same

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

Address Same

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

Location 22 Walnut St.

Map No. 121

Lot No. 291

Zone R1

Description of property residential cape

Proposed use or existing use affected addition to the existing residence

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

addition (not to exceed a 10 ft. addition) built onto the rear of the residence  
that would not get any closer to the lot line than the existing building which  
has been on the property since 1962. A deck (not to exceed 20 ft) would be built off the  
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 Diane P. Bolduc  
(Applicant)

Case # \_\_\_\_\_

Date: 10/19/10

A Variance is requested by Diane P. Bolduc

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

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

at 22 Walnut St. Map 121 Lot 291 Zone Residential 1

Facts supporting this request:

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

it does not encroach on any abutters' property or landscaping

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

infringe on the person of any of the abutters nor does it create any diminution in value of surrounding properties.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: it would not allow me to

enlarge the kitchen, bathroom, and small bedroom of the existing residence, in the least invasive manner to the current physical structure.  
(as well as add on a deck)

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

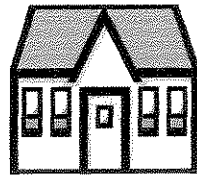
to increase the size of the above mentioned rooms, in a way that would not make the residence any closer to the lot line than the existing building which has been on the property since 1962.  
+ add on a deck

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

on any of the abutters or the city.

Name Diane P. Bolduc

Date: 10/19/10



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October 19, 2010

To: The Zoning Board of Adjustment

I am applying for a variance to have an addition built (not to exceed 10 feet) onto the rear of the existing residence at 22 Walnut Street for the reasons stated below. A deck would also be built (not to exceed 15 feet) off of that new addition.

Denial of the variance would result in unnecessary hardship to me because I would not be allowed to enlarge the kitchen, bathroom, and small bedroom of the existing residence in the least invasive manner to the current physical structure.

Granting the variance would do substantial justice because it would allow me to increase the size of the above mentioned rooms and add on a deck. The additions would be built in a way that would not make the residence any closer to the established lot line than the existing building which has been on the property since 1962. It would also increase the property taxes that I pay to the city.

The use is not contrary to the spirit of the ordinance because it does not infringe on any of the abutters or the city. The residence is currently considered a legal non-conforming residence as the existing building is eight feet from the property line. ~~This addition would not get any closer to the lot line than the established fenced boundaries that currently exist.~~ *and it would be finished with the same siding as the current residence.*

→ I am also requesting a waiver from the requirement of a certified plot plan. When the house was built, the footage from the house to the lot line was eight feet and the construction of this new addition and deck would not change that in any way and would be the same as the pre-existing residence.

Thank you for your help.

Sincerely,

Diane Bolduc  
22 Walnut Street  
Rochester, NH 03867-1017

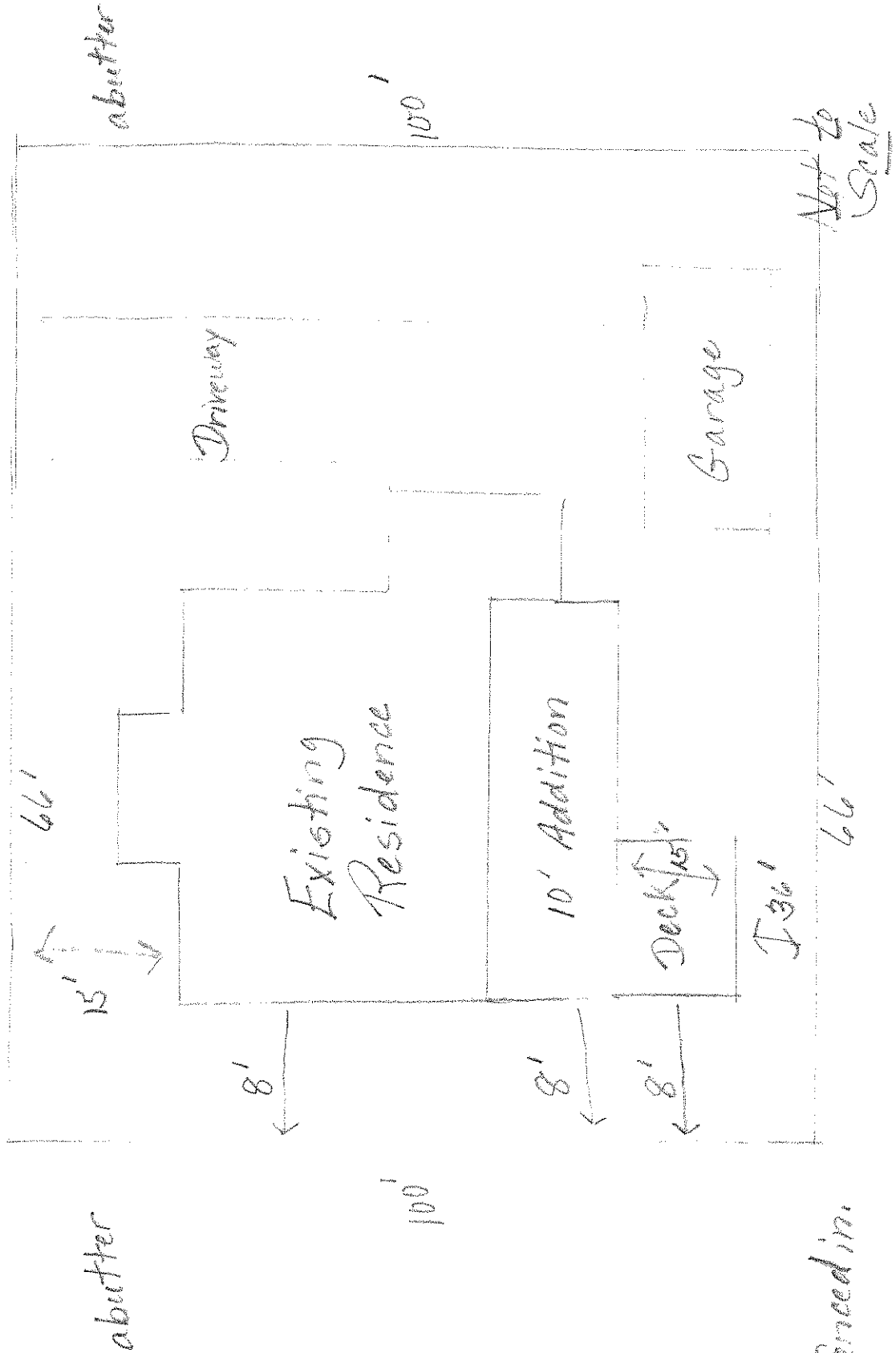


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Walnut Street



The lot is fenced in.

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0121-0291-0000	Account Number	30696
Prior Parcel ID	--	Property Location	22 WALNUT ST
Property Owner	BOLDUC DIANE P	Property Use	SINGLE FAM
Mailing Address	22 WALNUT ST	Most Recent Sale Date	3/30/2004
City	ROCHESTER	Legal Reference	2003-0496
Mailing State	NH	Grantor	BOLDUC DIANE P & PAULINE L
Zip	03867-1017	Sale Price	0
ParcelZoning	R1	Land Area	0.150 acres

Current Property Assessment

Card 1 Value	Building Value	77,400	Yard Items Value	10,400	Land Value	47,300	Total Value	135,100
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Building Description

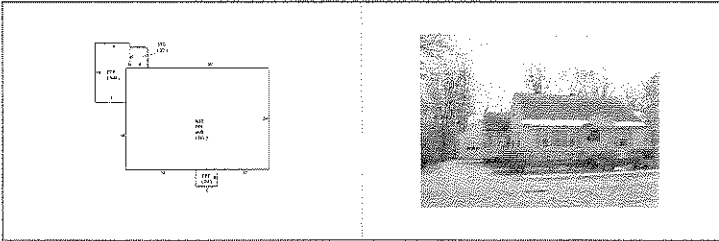
Building Style	CAPE	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	1962	Roof Structure	GABLE	Heating Type	FORCED H/W
Building Grade	AVERAGE	Roof Cover	ASPHALT SH	Heating Fuel	OIL
Building Condition	Average	Siding	ALUMINUM	Air Conditioning	0%
Finished Area (SF)	792	Interior Walls	AVERAGE	# of Bsm't Garages	0
Number Rooms	4	# of Bedrooms	2	# 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 1962 , having ALUMINUM exterior and ASPHALT SH roof cover, with 1 unit(s), 4 room(s), 2 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.



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

Applicant: Diane P. Bolduc Phone 332-5586 RECEIVED  
Planning Dept.  
OCT 20 2010

Project Address: 22 Walnut St., Rochester, NH 03867-1017

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	291		Diane P. Bolduc	22 Walnut St., Rochester, NH 03867-1017

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
121	290	Guinier Andre A.	18 Walnut St., Rochester, NH 03867-1017
121	292	Steinberg Howard D. - Janice E.	24 Walnut St., Rochester, NH 03867-1017
121	281	Piazzzi Joanne L.	7 Madison Ave., Rochester, NH 03866-1081
121	280	Fonzo Properties LLC.	2 White Birch Lane, Rochester, NH 03839
121	302	Peters Family Living Trust c/o B+J Peters Trustee	21 Walnut St., Rochester, NH 03867-1018

**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 Patriot Database

on this date: 10/19/10, This is page    of    pages.

Applicant or Agent: Diane P. Bolduc