

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

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JUL 11 2012

Planning Dept

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No 332 4875

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-18

DATE FILED 7-11-12

ZONING BOARD CLERK C. Lemaire

Name of applicant RONALD N RILEY & DOROTHEA B RILEY

Address 18 SNOW ST ROCHESTER NH

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

Address 16 SNOW ST ROCHESTER
(If the same as applicant, write "same")

Location _____

Map No. 122 Lot No. 26-1 Zone RES. 1

Description of property Mostly LAWN AREA. THREE SIDES - regular. FOURTH SIDE VERY IRREGULAR COVERING 1.48 ACRES

Proposed use or existing use affected BUILD A SINGLE FAMILY RESIDENTIAL - 7 CAPE

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 _____

(Applicant)

CRITERIA FOR VARIANCE

Case # _____

Date: _____

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A Variance is requested by _____

from Section _____ Subsection _____

of the Zoning Ordinance to permit: CONSTRUCTION OF SINGLE FAMILY RESIDENCE

at 122 Map 26-1 Lot R1 Zone _____

Facts supporting this request:

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

THIS CAPE WILL BLEND IN VERY WELL IN THIS NEIGHBORHOOD FULL OF CAPES OF ABOUT THE SAME SIZE AND VALUE.

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

WILL BE AS ATTRACTIVE AND MAINTAINED AS THE PROPERTY AT 14 SNOW IN WHICH WE LIVED FOR 47 YEARS.

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

AN ATTEMPT TO BUILD ELSEWHERE WOULD COURT FINANCIAL DISASTER AND TAKE US OUT OF CITY LIMITS AND CONVENIENCES AT OUR AGE.

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

THIS LAND FOR MANY YEARS WITH THE HOPE OF BUILDING A NEW HOME UPON IT WITHIN RANGE OF TOWN AMENITIES.

5.) The use is not contrary to the spirit of the ordinance because: THE CITY HAS PLACED

A VALUE OF \$60,000 ON THIS LOT. KIND OF HIGH FOR A LAWN AREA. WE FEEL THEY SEE A HOME BEING BUILT.

Name RONALD M RILEY

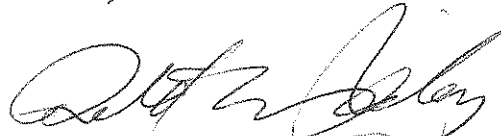
Date: 7-10-2012

July 11, 2012

A VARIANCE IS BEING REQUESTED DO TO THE FACT THAT THE HOUSE TO BE BUILT CUT INTO THE BUFFER ZONE ON THE REAR SOUTH CORNER OF 16 SNOW ST BY WHAT I APPROXIMATE TO BE ABOUT 100 SQUARE FEET

ART NICKLESS, WHO HAS DONE ALL OF THE SURVEYING ON THIS SUBDIVISION, HAS STATED THAT IN THE COURSE OF HIS INVESTIGATION AND SURVEYING THAT HE FOUND QUITE A FEW PROPERTIES WITHIN THE BUFFER

THANK YOU FOR YOUR CONSIDERATION


RONALD A. RILEY

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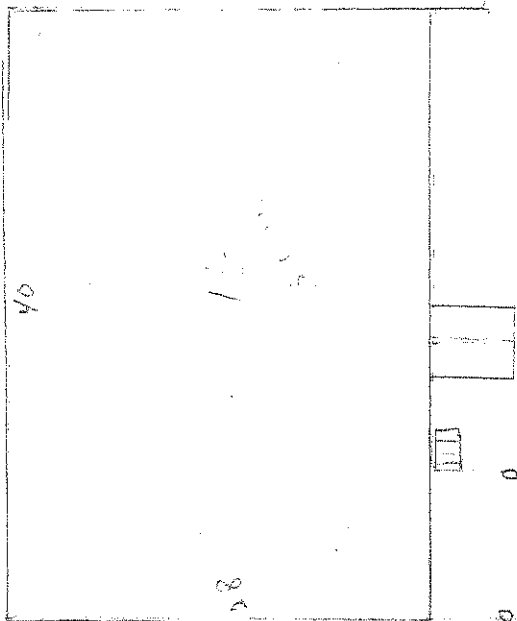
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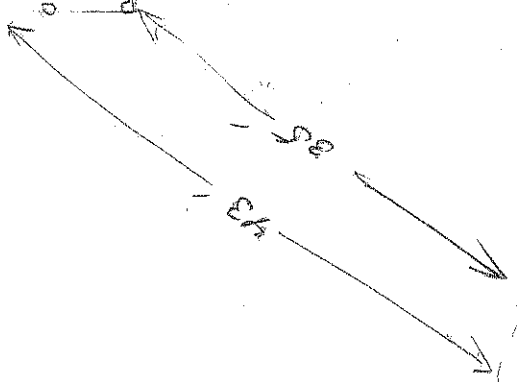
Planning Dept.

15'

↓

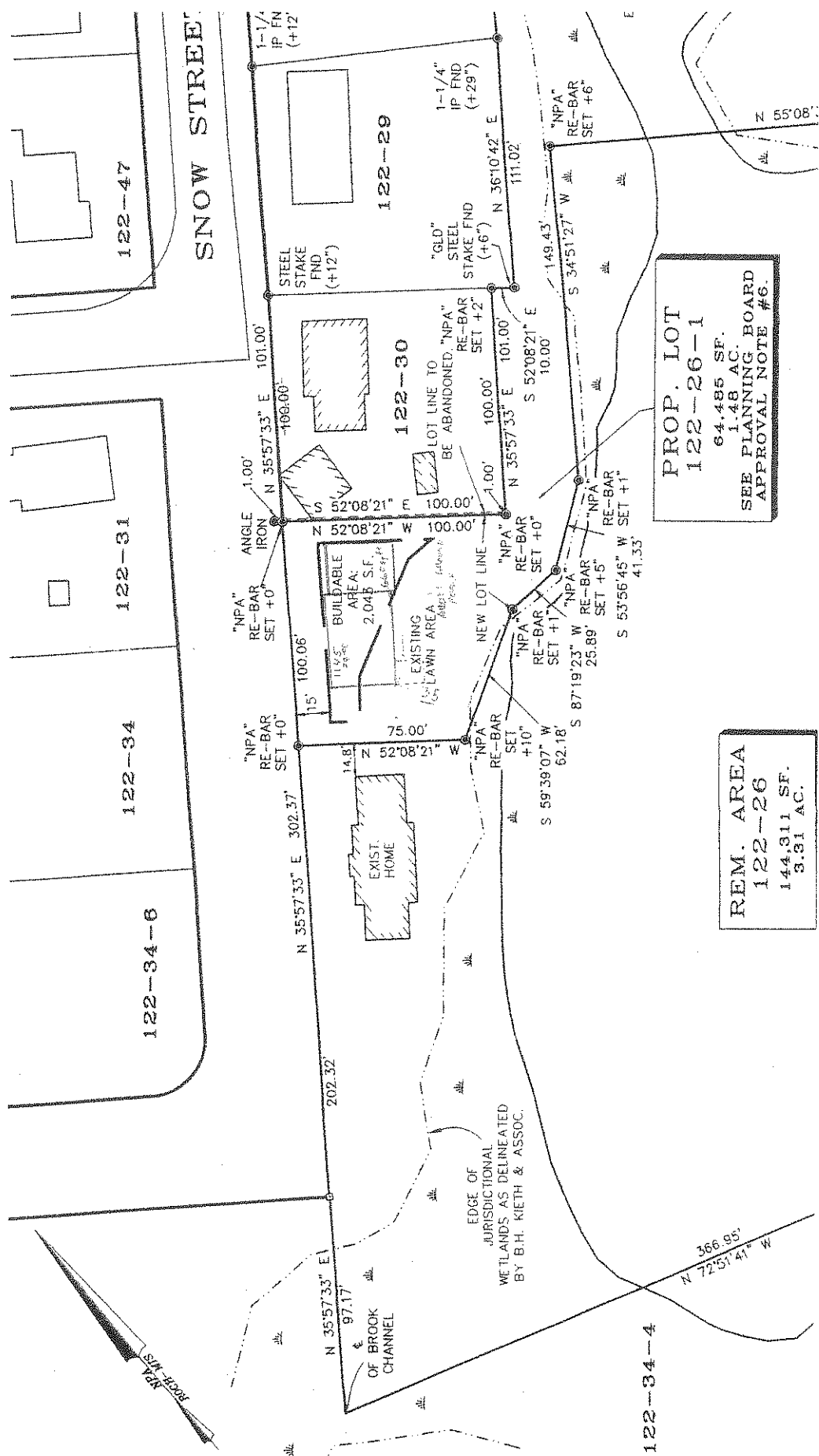


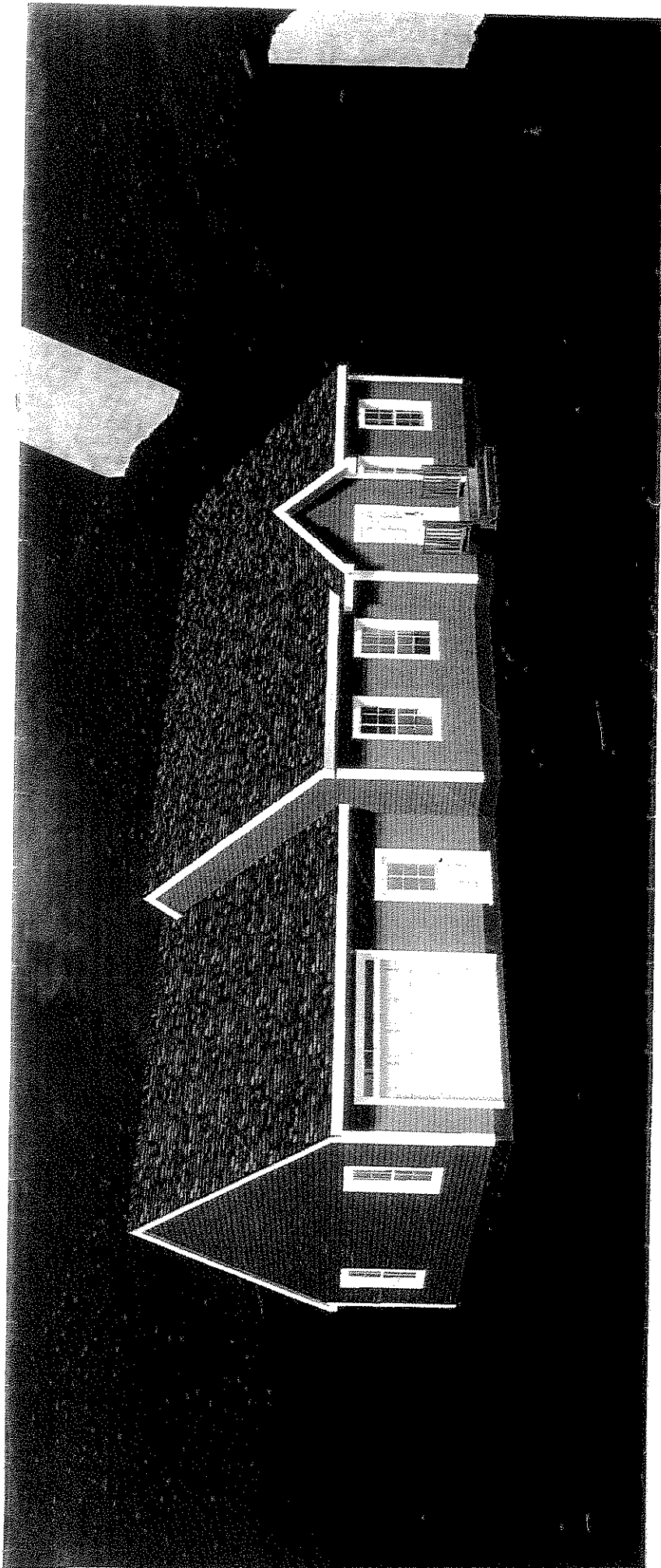
30'



EDGE OF LOT LAND

30'

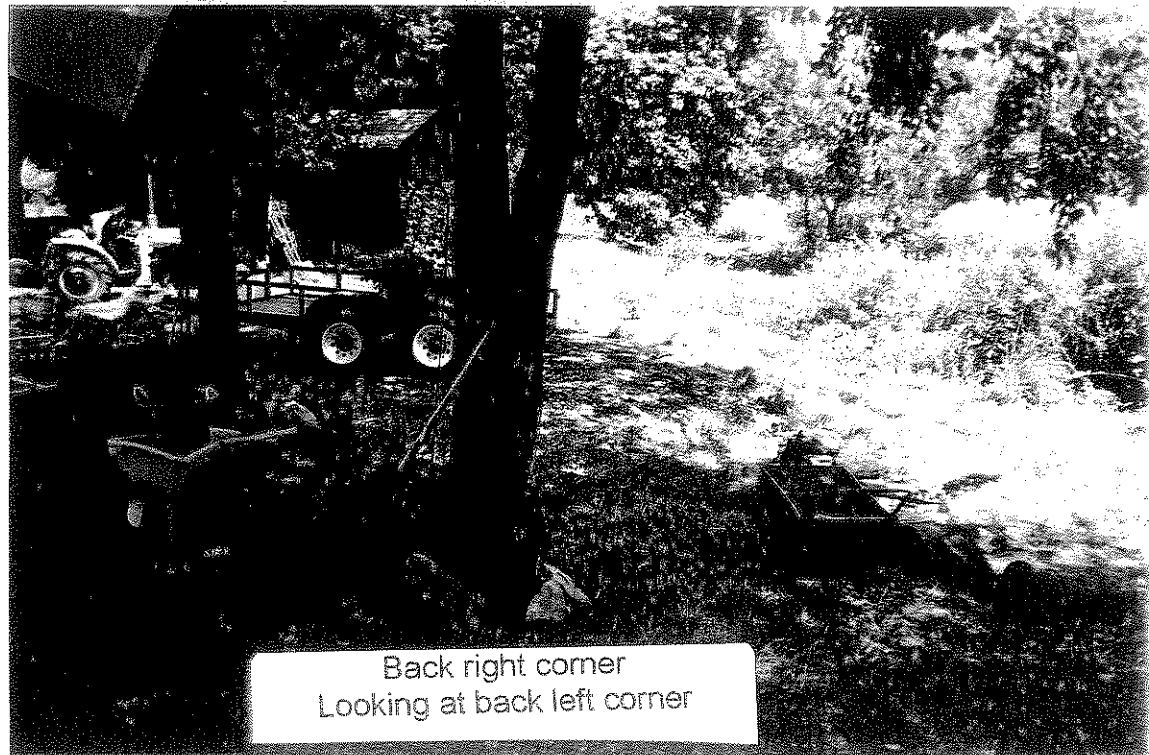




Front view
From Snow St – left side

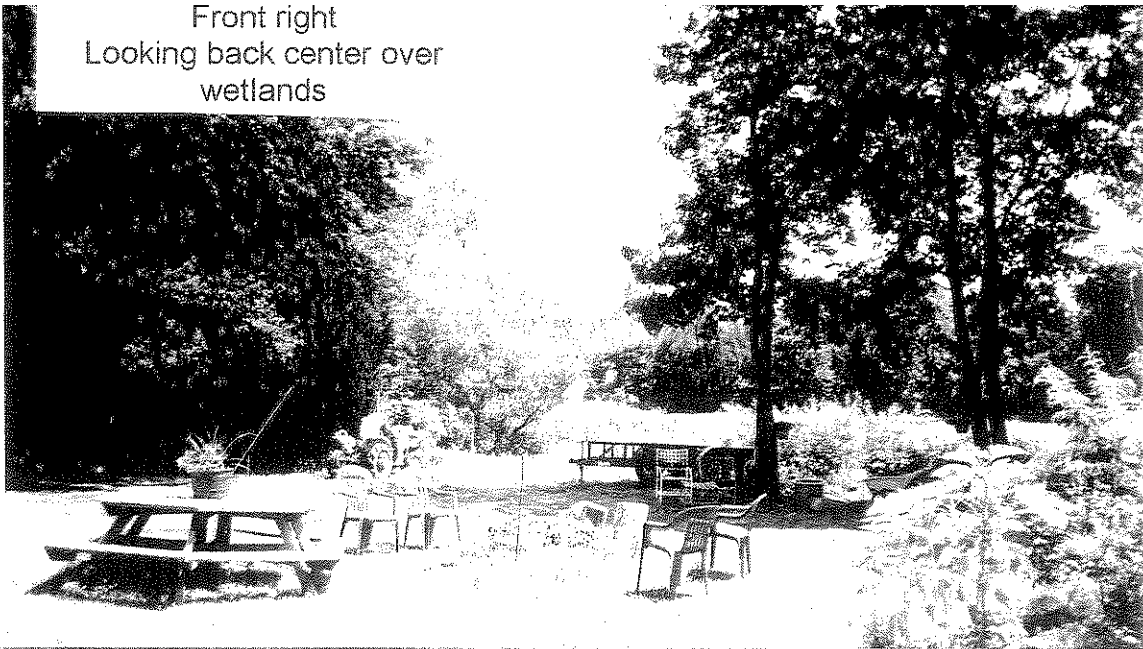


Back center
Looking toward Snow St



Back right corner
Looking at back left corner

Front right
Looking back center over
wetlands



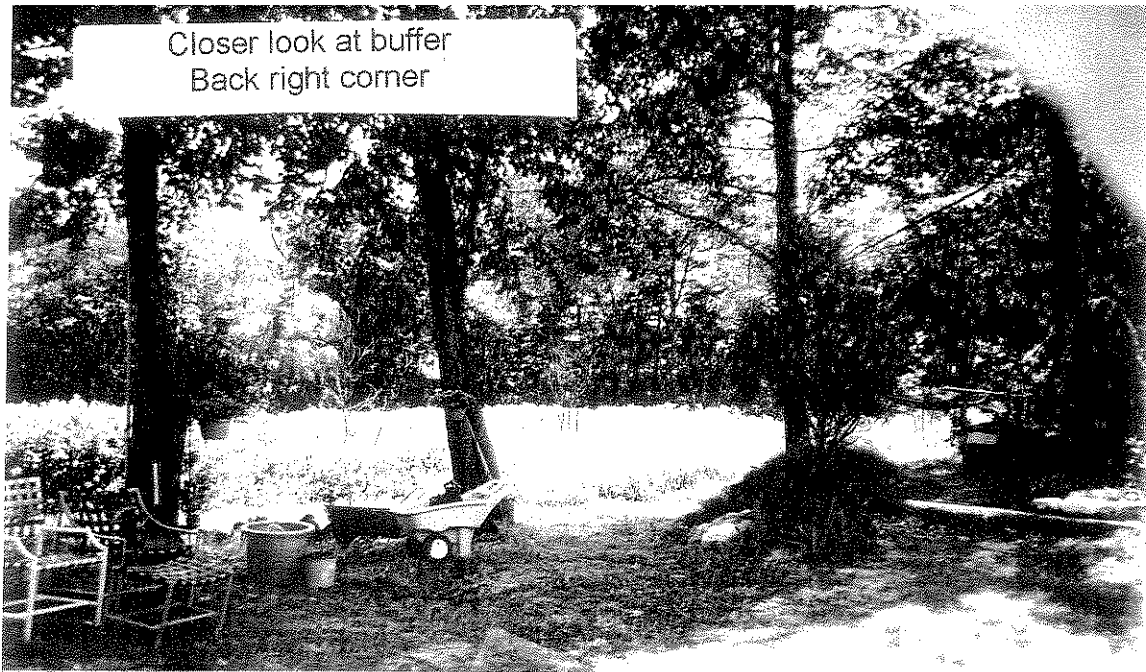
Front center
Looking back and left



Front View
From Snow St – right side



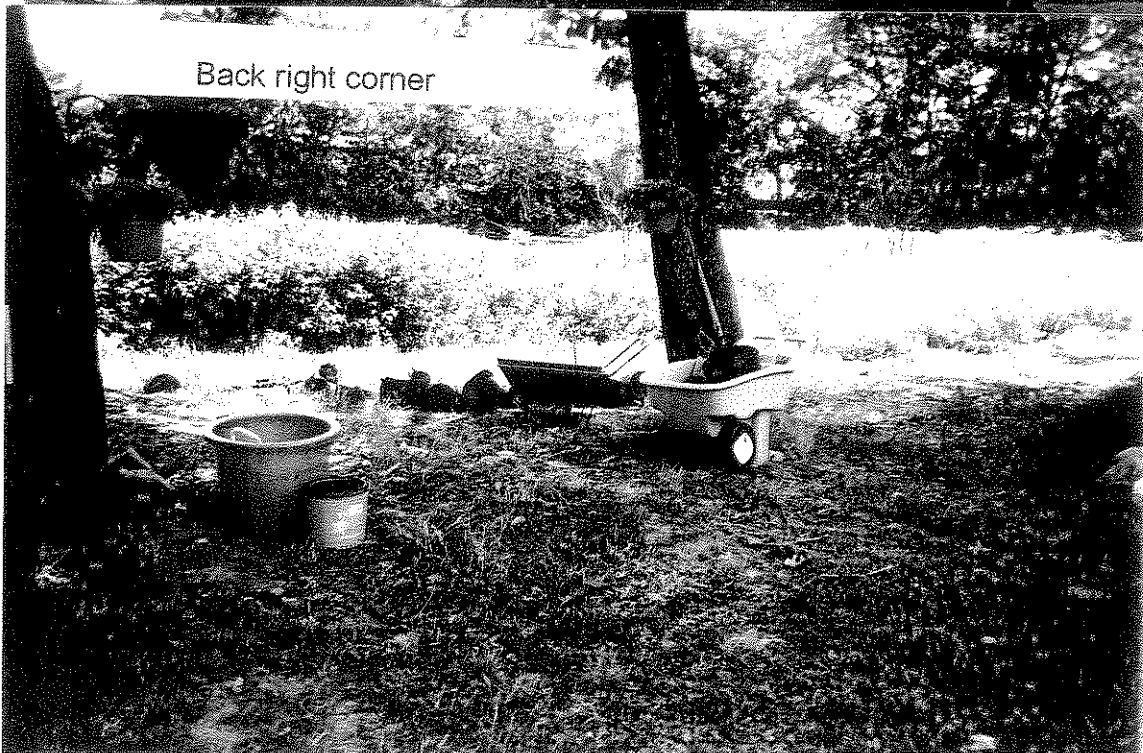
Closer look at buffer
Back right corner



Back left
Toward wetland

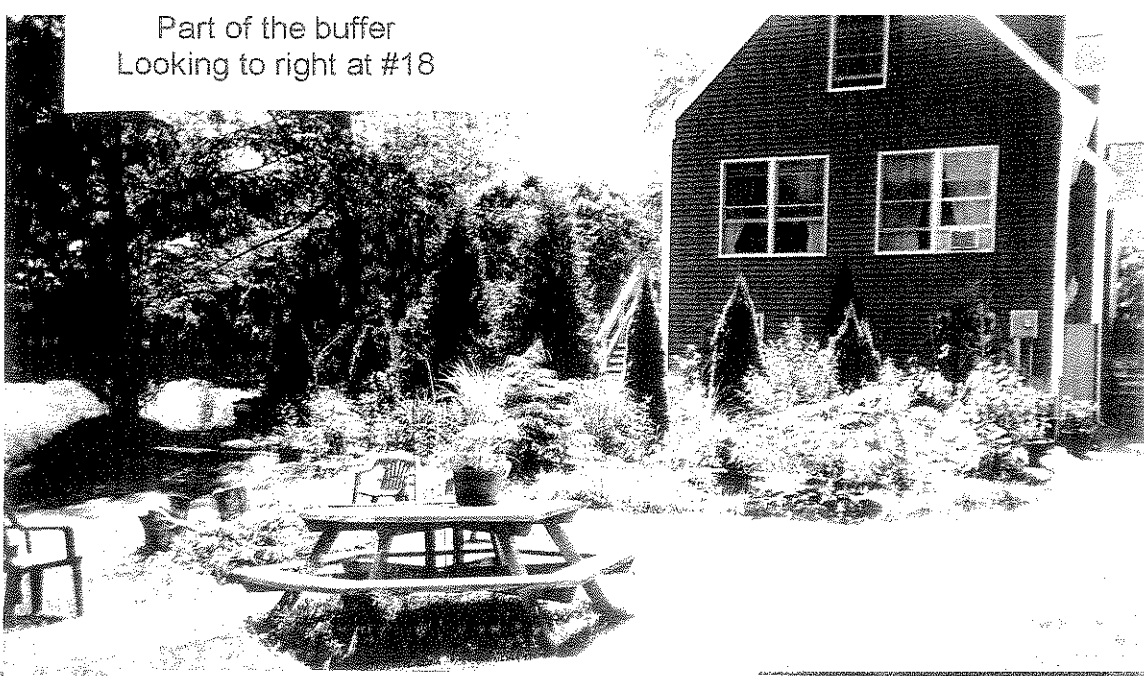


Back right corner



Part of the buffer
Looking to right at #18

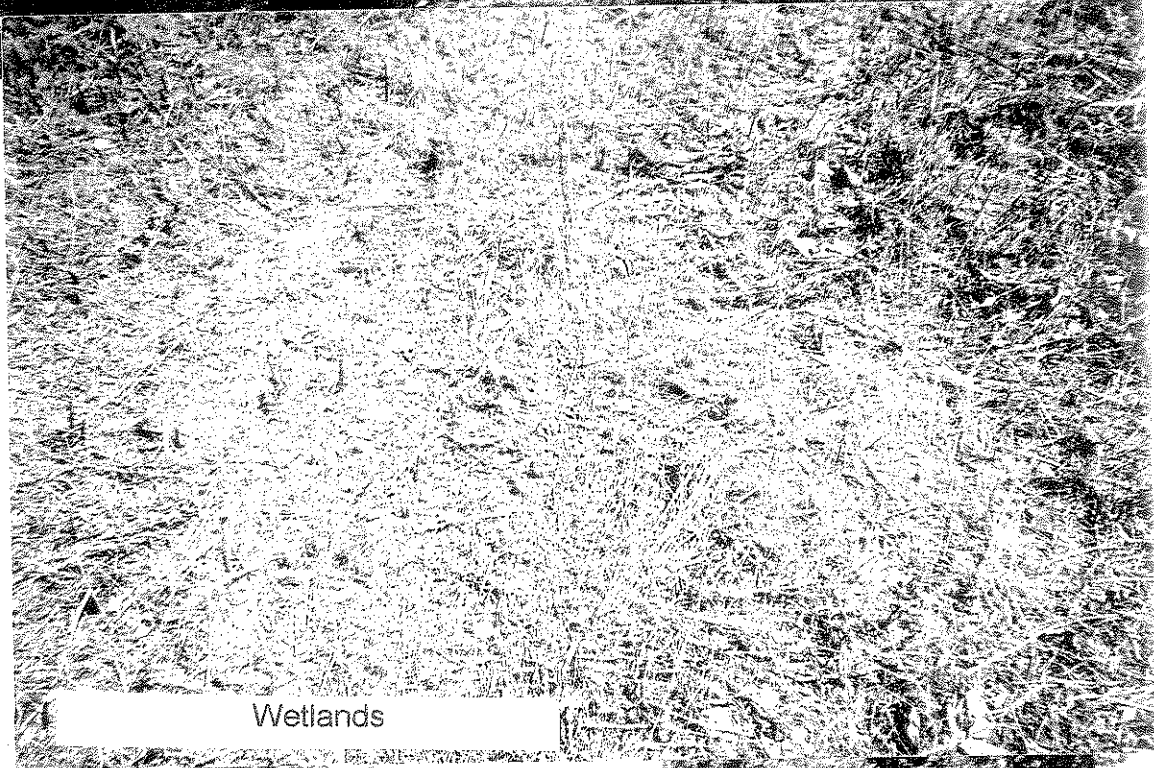
④



Across wetlands
Toward Chasse St



Back right corner
Looking back to Snow St



Wetlands

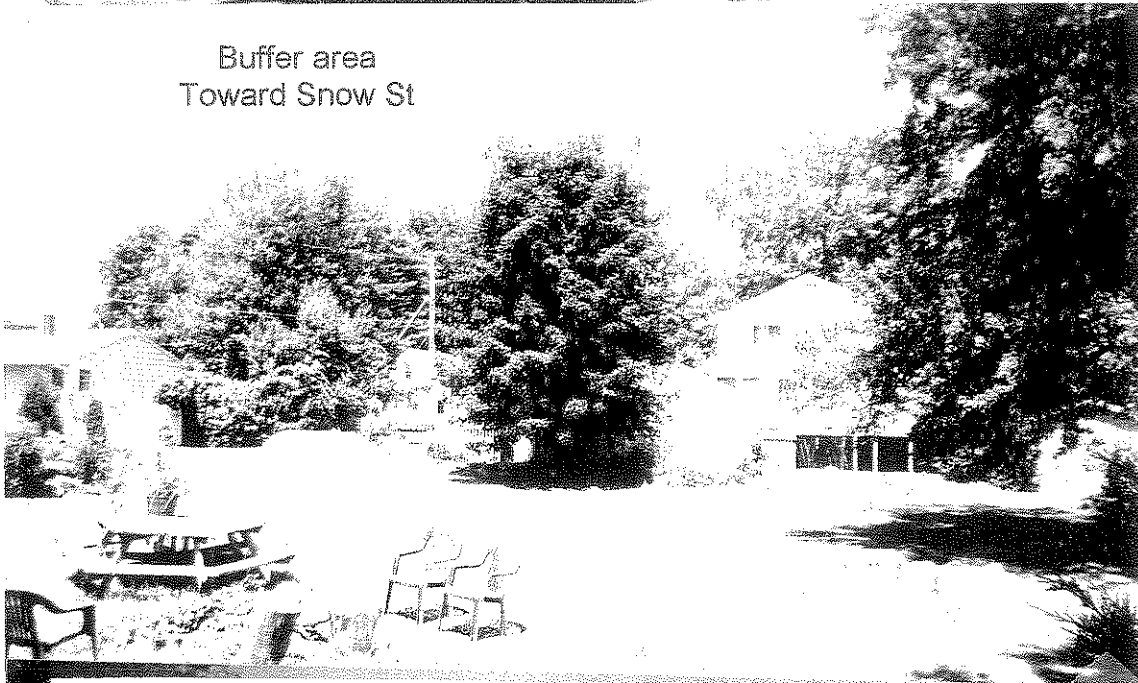


Misc. picture of lot

Front Right
Looking left toward # 4



Buffer area
Toward Snow St



#14 Snow
Where we lived for 47 years



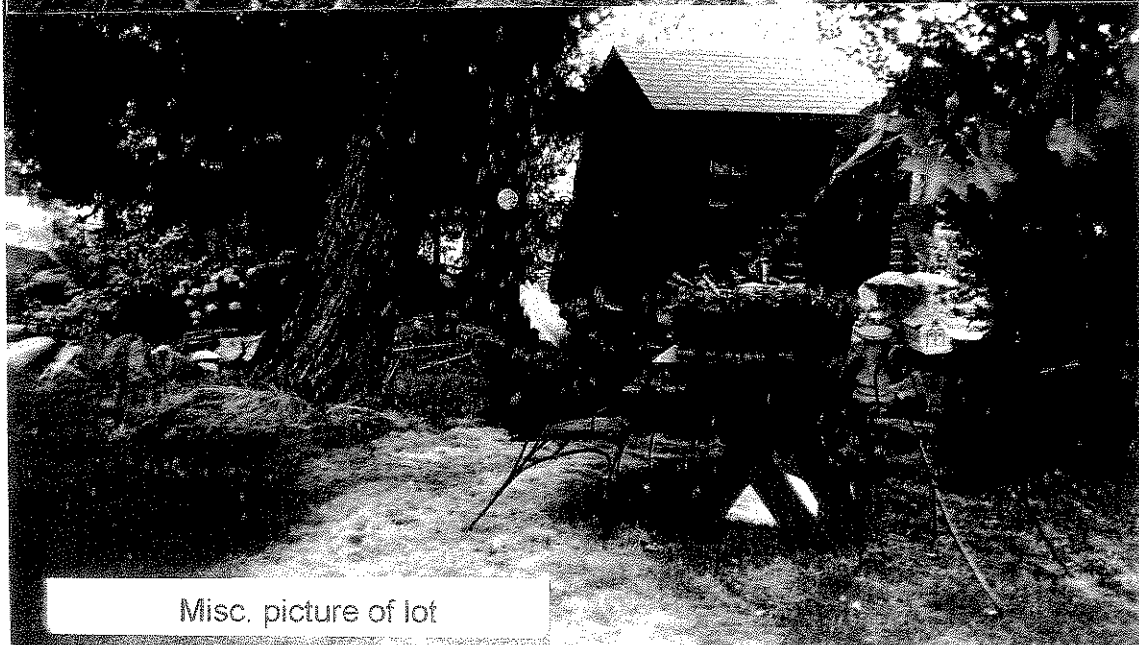
Misc. picture of lot



Misc. picture of lot



Misc. picture of lot



City of Rochester, NH
Please Print or Type

Applicant: RONALD H RILEY Phone 332 4825

Project Address: 16 SNOW ST ROCHESTER

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.

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LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
122	26-1	R1		

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
122	34	ELANA C PRATO + ELLEN M DIECKELMAN	33 SNOW ST
122	31	BERNARD J + CAROLYN A VASQUEZ	6 LINK ST
122	26	BRIAN V MARY ELLEN RILEY	18 SNOW ST
122	30	THEODORE H JR + DEBORAH A HEINLY	14 SNOW ST
122	29	SUSAN ROUNDS + LARRY R FORKUM	12 SNOW ST
122	28	ROBERT J + NICOLE C FORCIER	10 SNOW ST
122	27	MARY BLOUGOURAS REV. TRUST	10 GLORIA ST
122	56	ROBERT A CARIGNAN	7 GLORIA ST
122	25	MELISSAH H LEE + WILLIAM A SHAWN	166 JAMEY DR
122	2	DAVID + BARBARA WINSON TRUST	7 STEWART CT

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
Norway Plains Associates	

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: _____ This is page _____ of _____ pages.

Applicant or Agent: [Signature] Staff Verification: _____

ABUTTER LIST

City of Rochester, NH

Please Print or Type

Applicant: RONALD N RILEY Phone 332 4875Project Address: 16 SNOW ST ROCHESTER

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122	26-1			

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ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
122	9	CITY OF ROCHESTER	31 WAKEFIELD ST
122	10	DAVID & BARBARA WINSON TRUST	7 STEWART CT

pd 15874
4422

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

13K
4420

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