



BUILDING, ZONING & LICENSING DEPARTMENT
31 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 332-3976- Fax (603) 509-1912
Web Site: 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, May 14, 2014** in the City Hall Council Chambers concerning the following:

2014-07 Mr. Michael Turgeon requests a variance to build an addition closer to the lot line than what is allowed under 42.16 Dimensional Regulations-Table 2, of the City's Zoning Ordinance.

Location: 112 Washington St.
Map 123 Lot 49 Residential 2 Zone

If you are planning to attend the meeting and have paperwork you wish to have reviewed, or if you are *not* planning to attend the meeting, you may comment by letter, fax or email (karen.grenier@rochesternh.net). However, for the Board to consider your comments they MUST be received NO LATER than 12:00 noon on the Monday before the meeting (May 12, 2014).

The project application is available for review by the public in the Department of Building Safety or you can view the entire application on the City's website – 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.

Karen Grenier, Building, Zoning & Licensing Secretary
cc: file



Planning & Zoning
Community Development
Conservation Commission
Historic District Commission
Arts & Culture 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

Variance #1441-17500
Abutters #1442-22.68

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No. (603) 978-5626

DO NOT WRITE IN THIS SPACE

CASE NO. 2014-07

DATE FILED 4-2-14

R. J. Allen
ZONING BOARD CLERK

Name of applicant Michael S. Turgeon

Address 112 Washington St.

Owner of property concerned same Michael S and Tracy-Lyn Turgeon
(If the same as applicant, write "same")

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

Location Same

Map No. 123 Lot No. 049 Zone R2

Description of property Single Family home in the R2 Zone

Proposed use or existing use affected Family room and master bedroom affecting no currently used space

The undersigned hereby requests a variance to the terms of Table 42.16,
Section Table 2 and asked that said terms be waived to permit an addition closer to the
lot line than what is allowed.

If applicable in this case, the undersigned also requests a waiver from the requirement to provide a certified plot plan, (see attached request sheet) Yes ☒ No ☐

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)

Continue on Page 2

CRITERIA FOR VARIANCE

Case # 2014-7

Date: 4/2/14

A Variance is requested by Michael S. Turgeon

from Section 42.16 Subsection Table 2

of the Zoning Ordinance to permit: an addition that does not meet setback requirements.

at 112 Washington St. Rochester Map 123 Lot 049 Zone R2

Facts supporting this request:

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

The addition would actually increase the property value as well as add to the curb appeal of our house. This can only help support or increase surrounding property values.

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

does not impede on or affect any public interests. Air and light quality are not affected nor is public safety. The addition would actually help to preserve some privacy

between certain abutters by partially obstructing view of backyard activities.

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

and existing house layout/construction the most logical and sensible option for adding space for our family of four is to add on to the south side of the structure. Currently we only have two bedrooms and two children aged 4 and 14. They need separate bedrooms. Currently we share our bedroom with our 4 year-old which is not healthy.

4.) Granting the variance would do substantial justice because: we, as parents would have

our own space and the children would each have their own bedrooms to enjoy privacy needed with such age gaps. Both of these come at no cost to the general public.

5.) The use is not contrary to the spirit of the ordinance because: In this part of town properties

are very small which does not lend well to growing families. This proposed variance is for purposes of making our property conducive to a traditional family which helps elevate area appeal at no cost to public health, safety or welfare.

Name Michael S. Turgeon Date: 4/2/14

To Whom It May Concern,

I am requesting a variance that will allow for me to add space to the southern side of our house. The primary purpose for the additional space is to add bedroom space so that our two children aged 4 and 14 can each have their own bedroom and we may have our bedroom to ourselves. Our house only has two very small bedrooms currently. Due to the narrowness of our property and existing house layout the most viable option for expansion is on the south side of our home. The 12' x 18' proposed two story addition would bring this side of our house to within 4.5 feet of the property line for abutter Richard Belanger whom we have consulted with and who will likely assist in the construction if approved.

We believe that this addition will improve property value and neighborhood appeal without having any impact on public welfare or safety.

Thank you for your consideration,



Michael S. Tugan

01-02-17ATT1:45 RCVD

01-02-17 14:45 RCVD

Request for waiver of requirement to have a Certified Plot Plan for Case # 2014-07

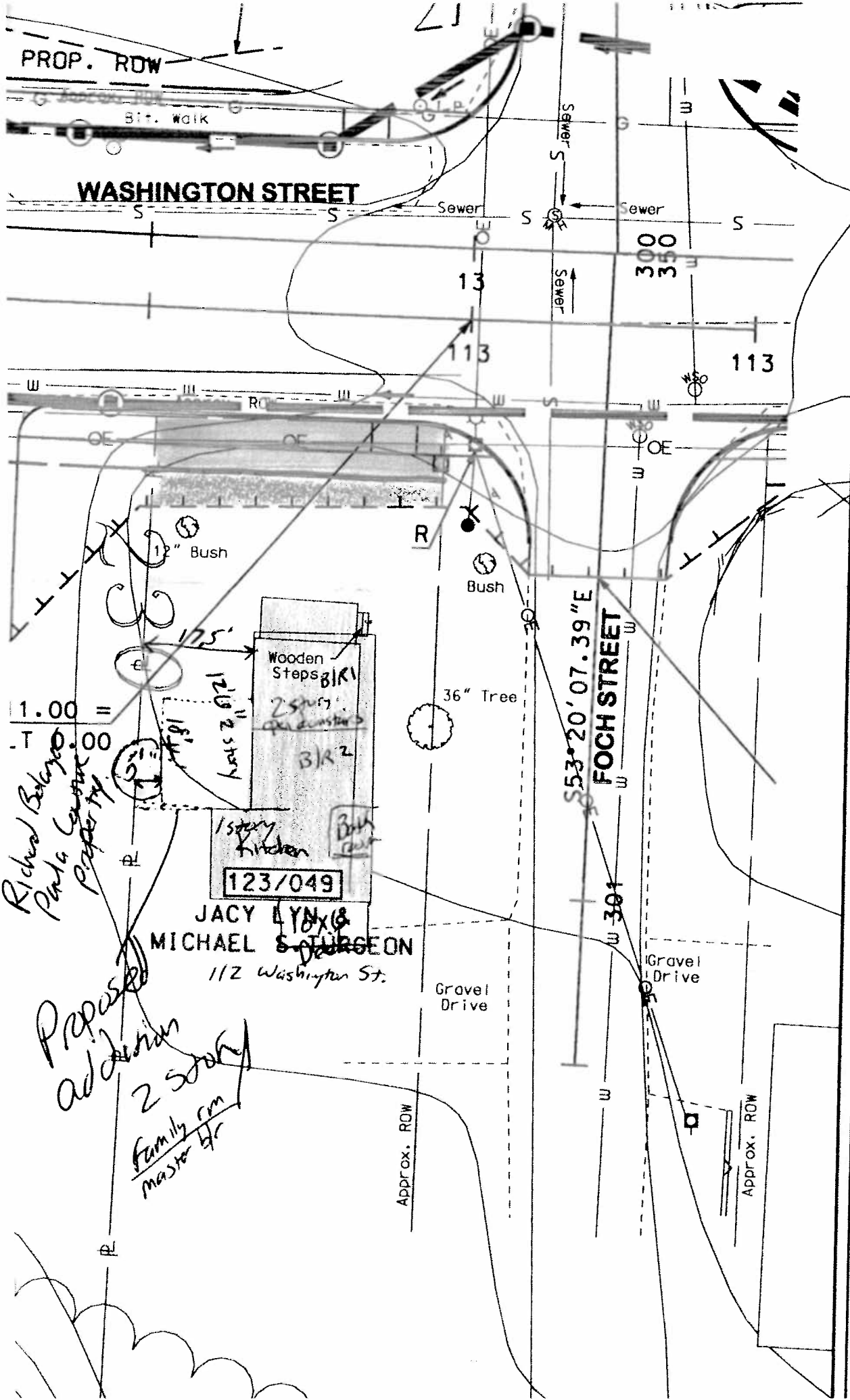
I request a waiver of the requirement to have a certified plot plan for the following reasons:

- 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: There are no structures or access driveways in the space. The space is yard space that is never utilized due to the slope.

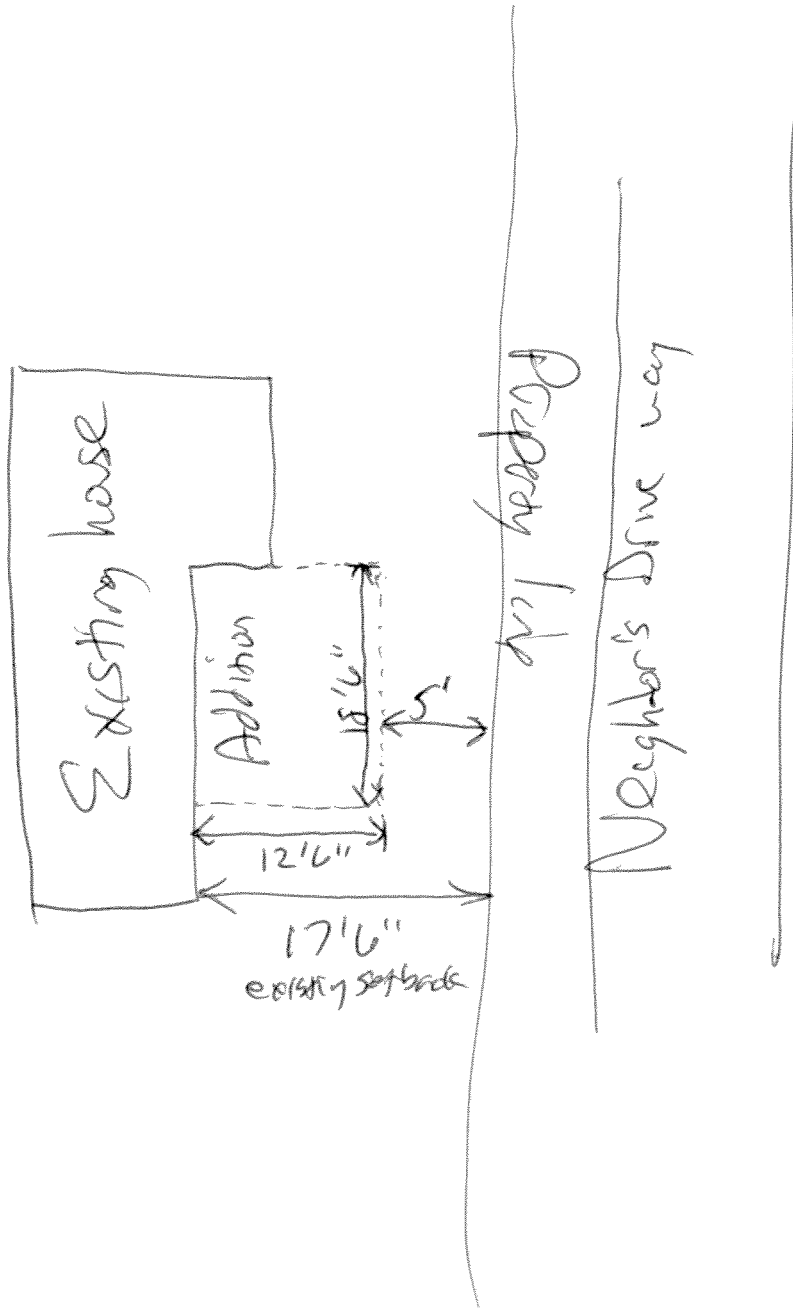
- The property is described in its deed as being bounded, on the side for which relief is requested, by a natural feature like a: (stone wall/ row of large trees/roadway, etc.)
N/A

- 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 ☒ 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: _____

Check with the Planning Department to see if it is necessary to fill out this form



01-JUL-1981 1:45 ACVD



04-14-1402:15 RCVD

Library Online 1.10.2

Unrenewed

Source: Parcel

0123-0049-0000

THE ALEXANDER TRADING COMPANY

NEW YORK

D. 17.15

Parcel: 01-24-0040-0000
 State: WA
 County: King
 City: Tukwila



112 Washington Street

Print Date: 04/14/2014

Image Date: 11/30/2012

Level: Neighborhood



O' Abutter

Town of Rochester, NH
April 14, 2014

Report

Subject Property:

Parcel Number: 0123-0049-0000
CAMA Number: 0123-0049-0000
Property Address: 112 WASHINGTON ST

Mailing Address: TURGEON JACYLYN & MICHAEL S
112 WASHINGTON ST
ROCHESTER, NH 03867

Abutters:

Parcel Number: 0123-0047-0000 ✓
CAMA Number: 0123-0047-0000
Property Address: 6 FOCH ST

Mailing Address: SAMMIS WM J & TERESA M
6 FOCH ST
ROCHESTER, NH 03867-2527

Parcel Number: 0123-0048-0000 ✓
CAMA Number: 0123-0048-0000
Property Address: 8 FOCH ST

Mailing Address: MCGIBBON ALEXANDER III &
MCGIBBON HOLLY J
8 FOCH ST
ROCHESTER, NH 03867-2527

Parcel Number: 0123-0050-0000 ✓
CAMA Number: 0123-0050-0000
Property Address: 114 WASHINGTON ST

Mailing Address: BELANGER RICHARD E & COUTURE
PAULA A
114 WASHINGTON ST
ROCHESTER, NH 03867-1855

Parcel Number: 0123-0087-0000 ✓
CAMA Number: 0123-0087-0000
Property Address: 111 WASHINGTON ST

Mailing Address: GOLIGHTLY JOHN E & MICHELLE L
111 WASHINGTON ST
ROCHESTER, NH 03867-1854

Parcel Number: 0123-0144-0000 ✓
CAMA Number: 0123-0144-0000
Property Address: 109 WASHINGTON ST

Mailing Address: VAGES LISA-MARIA
109 WASHINGTON ST
ROCHESTER, NH 03867-1851



www.cai-tech.com