



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

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2011-31

DATE FILED 10-25-11

C. Leno
ZONING BOARD CLERK

Phone No 603-335-3802
Cell 603-661-4375

Name of applicant PATRICK COUCH

RECEIVED

Address 7 UPHAM ST ROCHESTER NH 03867

OCT 25 2011

Planning Dept.

Owner of property concerned SAME

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

Address SAME

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

Location _____

Map No. 125

Lot No. 168

Zone R2

Description of property SINGLE FAMILY HOME BUILT IN "1800's" ERA ON 0.160 ACRES

Proposed use or existing use affected REPLACE GARAGE THAT WAS DESTROYED

BY TREE IN HURRICANE IRIS. WITH A NEW ONE

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 Patrick H. Couch
(Applicant)

CRITERIA FOR VARIANCE

Case # _____

Date: _____

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FEB 20 2011

Planning Dept.

A Variance is requested by _____

from Section _____ Subsection _____

of the Zoning Ordinance to permit: _____

at _____ Map _____ Lot _____ Zone _____

Facts supporting this request:

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

Removing the Distasteful - Non Conforming Structure And Replacing
IT With A New - Modern Structure Would Increase The Value Of The
Surrounding Properties.

(2) Granting the variance is not contrary to the public interest because: IT Would Add

Value To The Property. And More Taxes Being Paid On
The Property.

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

Forward Would Give My Family more useable space
in the Back yard. Also would move the Building Away From Property Line

(4.) Granting the variance would do substantial justice because: IT Would Allow Better

Use Of Space, Look Better. And Add more Tax Dollars
To The City Increasing The Value Of Surrounding Properties.

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

Seeking is A Permitted Use For The Zone. We would be moving the
structure Away From the Property Line Further than it is now.

Name John H. Ad

Date: 10/25/11

10/25/11

To Whom it may concern,

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OCT 25 2011

Planning Dept.

I Lost my GARAGE DURING the HURRICANE Irene STORM in AUG.
my old GARAGE WAS ABOUT one FOOT OFF OF the PROPERTY Line.
I AM REQUESTING A VARIANCE BECAUSE the REAR SETBACK DOES NOT
MEET the CURRENT GUIDELINES OF Twenty Five Feet. I would LIKE
TO move the new GARAGE FORWARD AWAY FROM the PROPERTY
Line AND ATTACH it to my home. By DOING SO PUTS the GARAGE
APPROX EIGHT FEET FROM the PROPERTY Line AND MAKES more
USABLE SPACE in my BACKYARD FOR my Family. IT would ALSO
MAKE IT EASIER TO DO MAINTENANCE on the STRUCTURE ALSO MAKING IT
EASIER TO REPAIR the FENCE AROUND the PROPERTY.

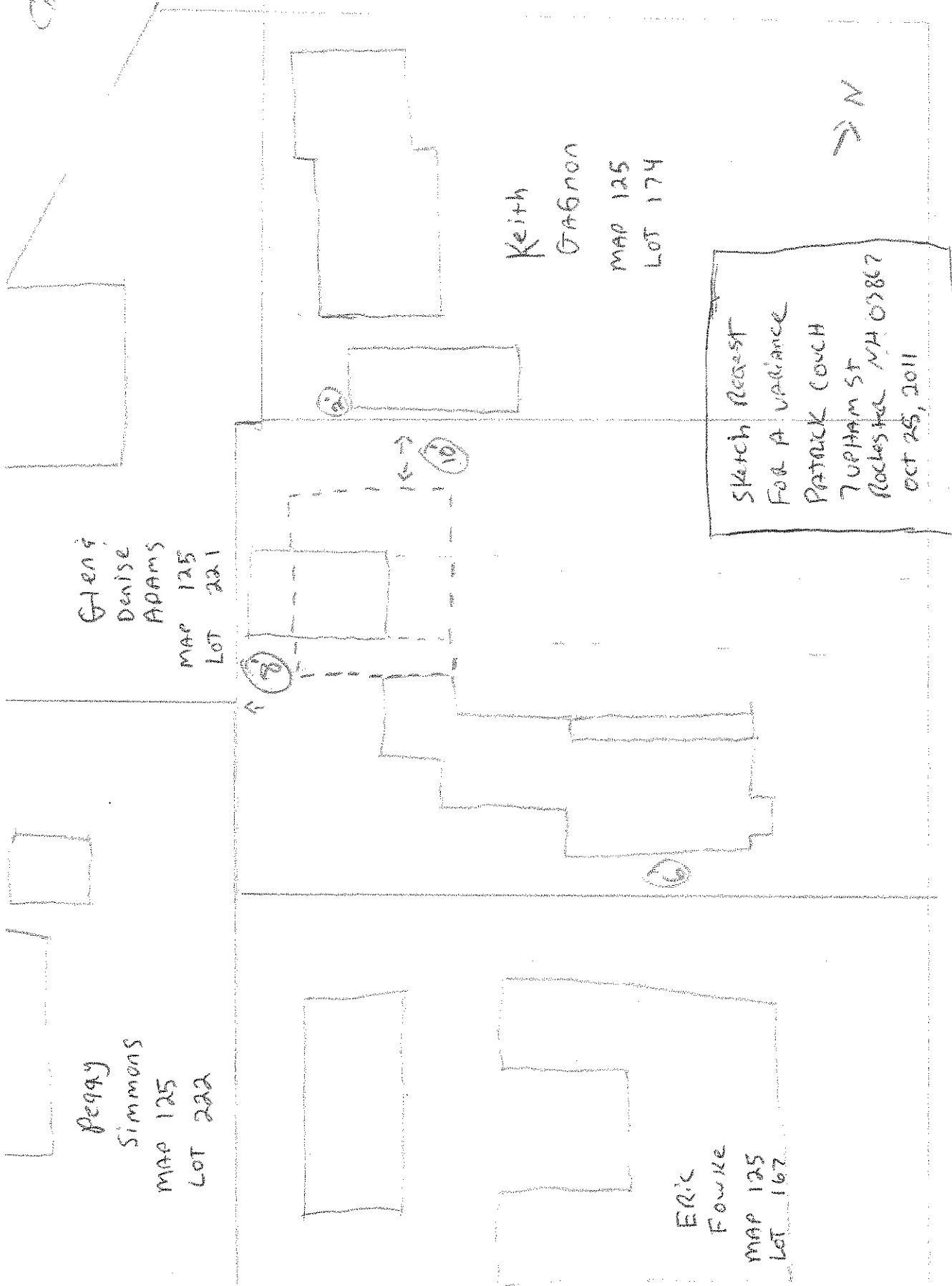
Thank you FOR your TIME.

Josh A. Ch

Charles St

Knight St

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Planning Dept.



UPHAM ST

Peter Nichols MAP 125 LOT 170 | Robert & Janet LARSON D.O. MAP 125 LOT 172

Proposed.

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9'

10'

(2)

GARAGE

UPHAM ST

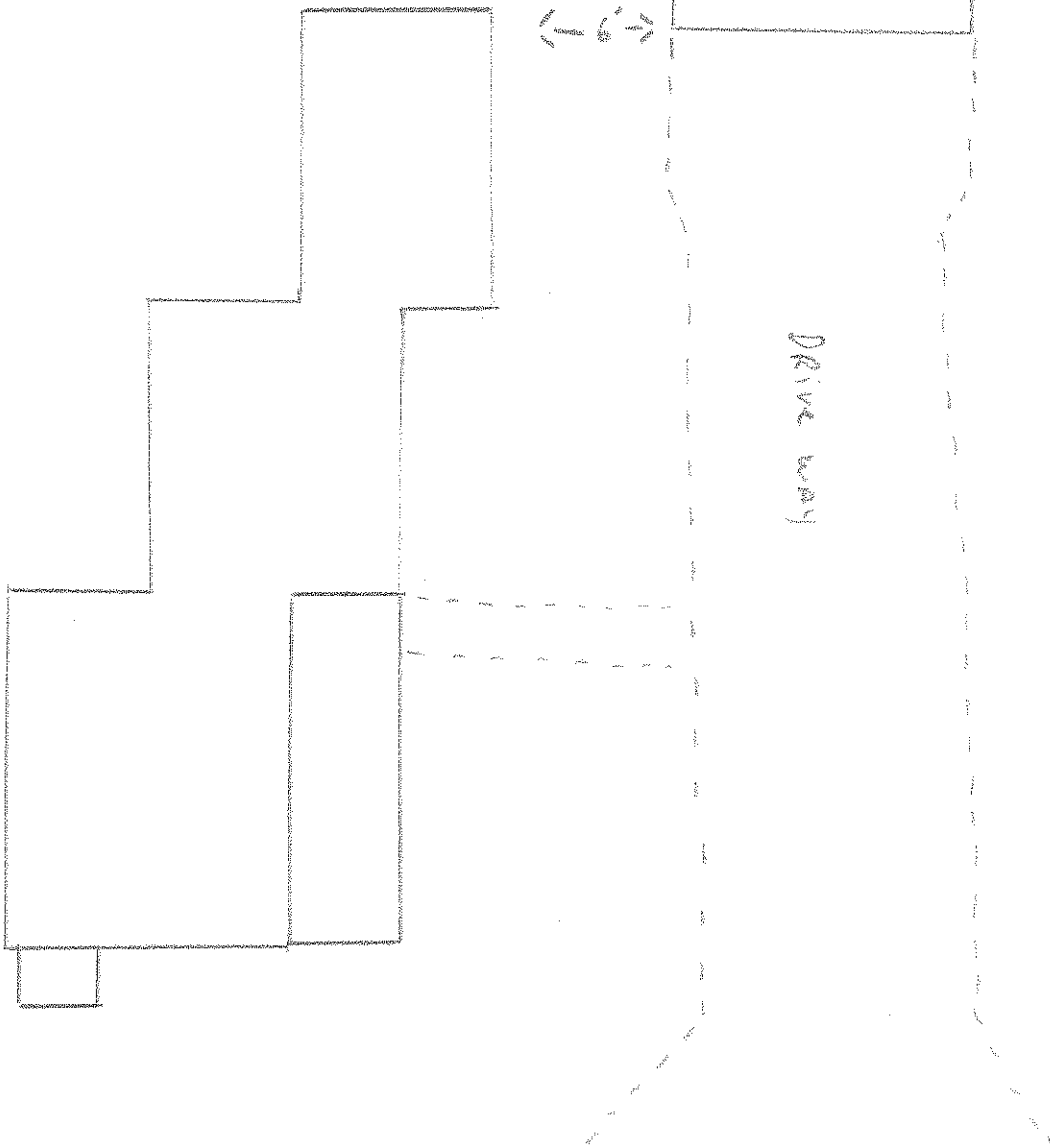
Fence on Property Line

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Planning Dept.

Present Time

Fence on Property Line



Fence on Property Line

N

LOT SIZE
70 X 100

UPHAM ST

RECEIVED
Planning Dept.



RECEIVED

Planning Dept.

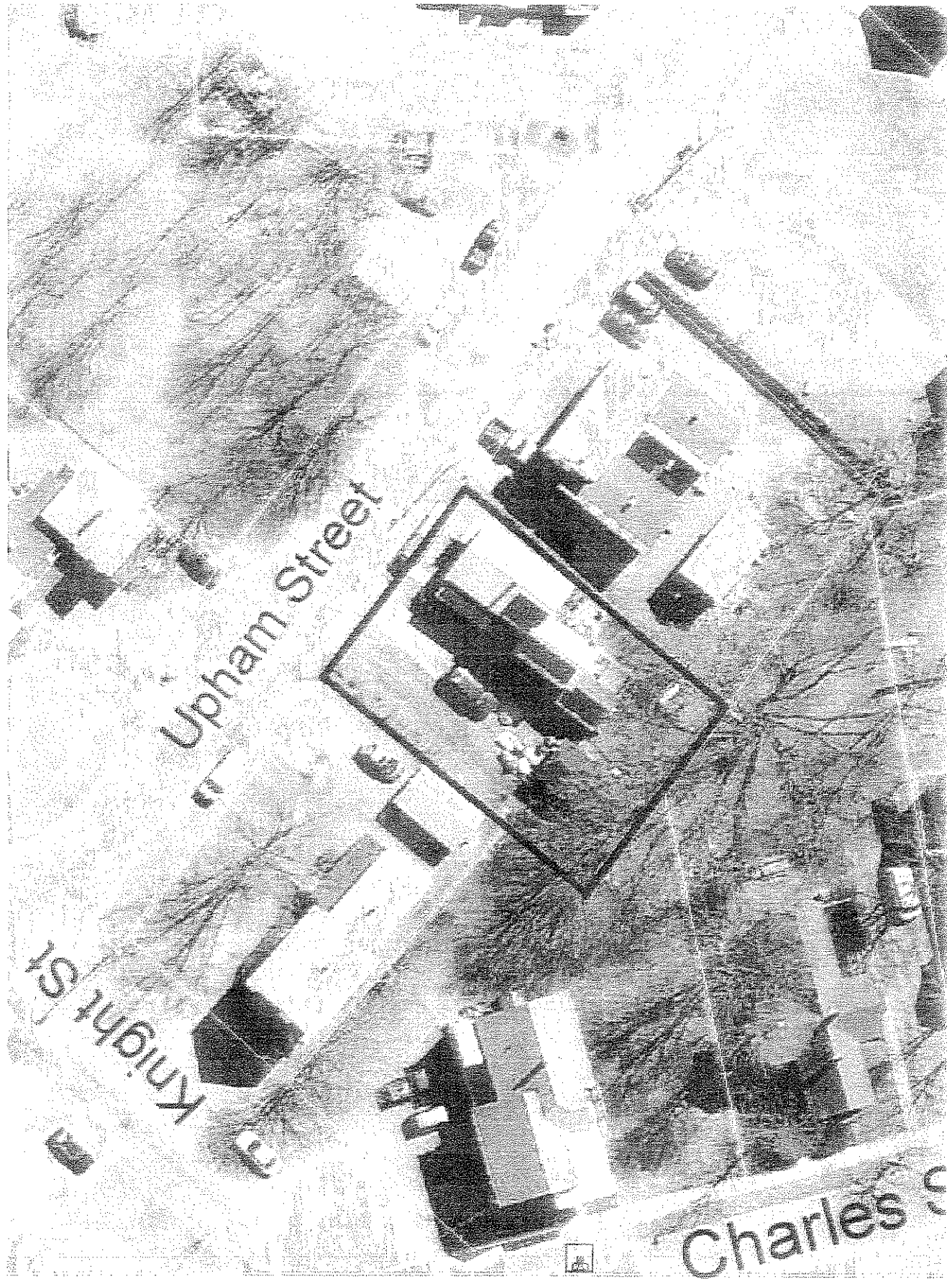


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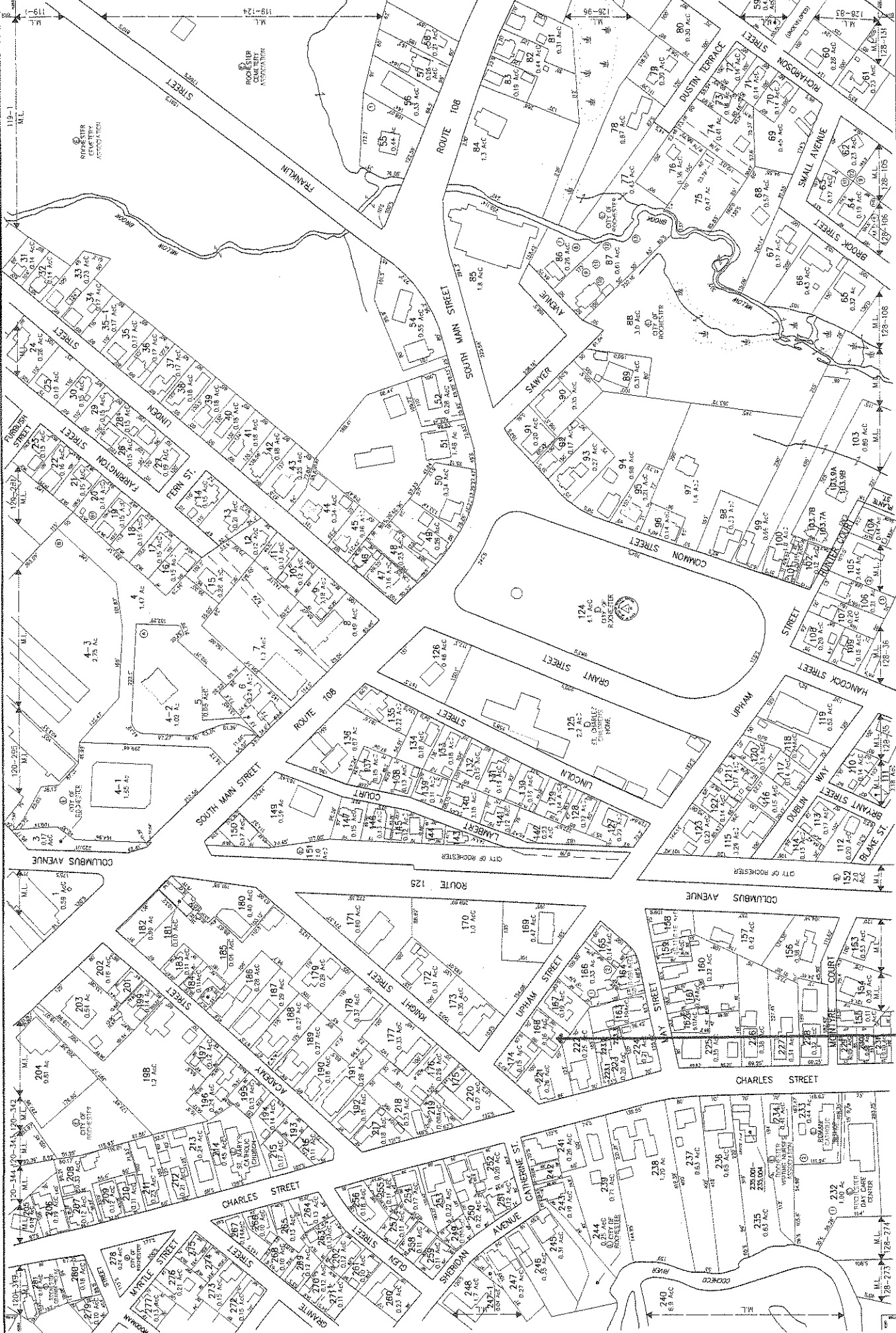
Planning Dept.







2011-31



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTIONS OR CONVEYANCES.

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

PHOTOGRAPHIC DATE: APRIL 26, 1990

COMPILED DATE: JUNE 20, 1992

PRODUCED IN 1992 BY
CARTOGRAPHIC ASSOC. INC.
PROFESSIONAL CONSULTANTS

UNIVERSAL BAYVIEW - GIS - PUBLIC WORKS INFORMATION MANAGEMENT
11 PLEASANT STREET, LITTLETON, NEW HAMPSHIRE 03042
(603) 438-1000 FAX (603) 438-1001

LEGEND

AREA SURVEYED	AC
RECORD SURVEYED	AC
TOTAL SURVEYED	AC
CHANGED SURVEYED	AC
CHANGED SURVEYED	AC

SCALE 1" = 100'

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PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE

MAP NO. **125**

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0125-0166-0000	Account Number	31388
Prior Parcel ID	-		
Property Owner	COUCH PATRICK H & MICHELLE G	Property Location	7 UPHAM ST
		Property Use	SINGLE FAM
Mailing Address	7 UPHAM ST	Most Recent Sale Date	8/23/1968
		Legal Reference	1418-89
City	ROCHESTER	Grantor	DAVIS BRYAN G & JANET L
Mailing State	NH	Zip	03867-3010
Parcel Zoning	R2	Sale Price	79,800
		Land Area	0.160 acres

Current Property Assessment

Card 1 Value	Building Value	76,200	Yard Items Value	4,800	Land Value	43,506	Total Value	124,500
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Building Description

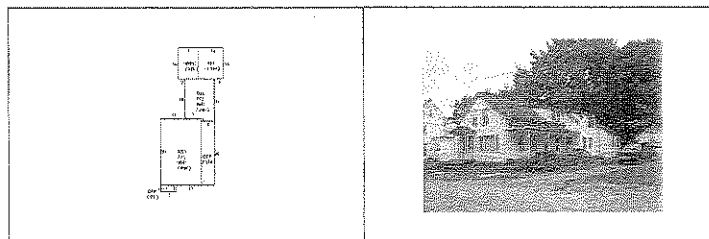
Building Style	NEW ENGLAND	Foundation Type	BRICK/STONE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	1881	Roof Structure	GABLE	Heating Type	STEAM
Building Grade	AVERAGE	Roof Cover	ASPHALT SH	Heating Fuel	OIL
Building Condition	Average	Siding	ALUMINUM	Air Conditioning	0%
Finished Area (SF)	1384	Interior Walls	AVERAGE	# of Bent Garages	0
Number Rooms	7	# of Bedrooms	2	# of Full Baths	1
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	1

Legal Description

Narrative Description of Property

This property contains 0.160 acres of land mainly classified as SINGLE FAM with a(n) NEW ENGLAND style building, built about 1881, having ALUMINUM exterior and ASPHALT SH roof cover, with 1 unit(s), 7 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.

ZONING BOARD CASE COMMENT SHEET

Case # 2011-31

Department of Planning & Development
Director Comments

None

Signed Kurt H. dt Date 10/31/11

City Manager Comments

Signed Dan W. Fitzgerald Date OCT 31 2011

City of Rochester, NH
Please Print or Type

Applicant: PATRICK COUCH Phone 603-335-3802
603-661-4375

Project Address: 7 UPHAM ST Rochester NH 03867

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. RECEIVED

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
125	168	R2	PATRICK H. COUCH	7 UPHAM ST Rochester NH 03867

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
125	167	ERIC FOWKE R.	PO Box 760 834 Melrose MA 02176
125	174	Keith GAGNON	32 KNIGHT ST Rochester NH 03867
125	221	ADAMS, GLEN L, DENISE L ROBERT, JANET LABRECQUE	206 - EAGLE DR BARRINGTON NH 03825 90 Pine St Rochester NH 03867
125	222	Peggy Simmons	72 Charles St Rochester NH 03867
125	173	Robert, Janet LABRECQUE	90 Pine St Rochester NH 03867
125	170	Peter NICHOLS	60 South main St Rochester NH 03867

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 - Assess Pro (located in the Revenue Bldg at 19 Wakefield Street)

on this date: 10/26/11, This is page of pages.

Applicant or Agent: [Signature] Staff Verification: