



Economic Development
Community Development
Planning & Zoning
Conservation Commission

31 Wakefield Street
Rochester, New Hampshire 03867-1917
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175
13087

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2011-06

DATE FILED 3-15-11

ZONING BOARD CLERK C. Lewis

Phone No 332-5993
933-0848 Robert B. BENOIT

Name of applicant CHURCH OF GOD ROCHESTER, N.H.

Address 2 Howe Street Rochester, N.H.

RECEIVED

MAR 15 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 ROCHESTER, N.H.

Map No. 126 Lot No. 59 Zone B1

Description of property CHURCH

Proposed use or existing use affected no change

The undersigned hereby requests a variance to the terms of Article 42.16
Section 2 and asked that said terms be waived to permit BUILDING EXPANSION
Table
TO PERMIT HANDICAP ACCESSIBILITY TO CHURCH & FELLOWSHIP HALL

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 R B B ROBERT B. BENOIT
(Applicant) TRUSTEE BOARD CHAIRMAN
CHURCH OF GOD ROCHESTER, NH

Date: _____

A Variance is requested by THE CHURCH OF GOD ROCHESTER, N.H.

from Section 42.16 Subsection Table 2

of the Zoning Ordinance to permit: building expansion +
handicap ramp

at 2 Howe St. Map 126 Lot 59 Zone B1

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Facts supporting this request:

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

NEW STRUCTURE IS A BETTERMENT TO EXISTING STRUCTURE. LOT LINE
IS NOT IMPAIRED ON ANY MORE THAN EXISTING STRUCTURE

2) Granting the variance is not contrary to the public interest because: EXPANSION
OF BUILDING DOES NOT COME ANY CLOSER TO LOT LINE THAN EXISTING
CHURCH DWELLING.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: AT THIS TIME THE CHURCH
DOES NOT POSSESS PROPER HANDICAP ACCESS/EGRESS. ~~TO~~ DENIAL OF
VARIANCE WOULD ALLOW THIS TO CONTINUE.

4.) Granting the variance would do substantial justice because: ALLOWS CHURCH
AND HANDICAP CHURCH MEMBERS ACCESS FOR WORSHIP AS
WELL AS FELLOWSHIP

5.) The use is not contrary to the spirit of the ordinance because: THE SPIRIT OF ^{THE} ~~AN~~ ORDINANCE
IS ~~NOT~~ VIOLATED AS WE ARE COMING NO CLOSER THAN EXISTING SET-BACK

Name ROBERT B. BENNETT Date: 3/11/11

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3/11/11

To: Zoning Board of Adjustment Rochester, NH
From: Church of God Rochester, NH: Robert B. Benoit, Chairman Board of Trustees.
Subject: Narrative to review scope of work to be conducted at the Church of God
Rochester, NH

To whom it may concern. Currently at our Church we are unable to give full access to our handicapped and elder parishioners due to the lack of adequate code compliant handicap accessible features. This is an issue with entrance to the church as well as access to the fellowship center located in the basement of the Church. Building modifications are required to fulfill this basic need. Due to structure and building limitations a portion of the Church / Parsonage connector will have to be brought closer to the lot line which would then be at the same placement as the existing Church structure. Please refer to attached sketch, pictures and drawing for added clarification.

The work scope will be as follows:

1. Secure existing site electrics and establish temp service.
2. Demolition of existing Church/Parsonage connector to include foundation.
3. Demolition and removal of existing deck and non code-compliant access/egress ramp.
4. Perform site work to accommodate new connector.
5. Pour new footings and foundation to new position as noted on attached documents.
6. Construct new code compliant wood structure to facilitate handicap accessibility to the basement level.
7. Install new code compliant handicap ramp to new church entrance.
8. Re-route and bring to code new electrical system.
9. Install code compliant elevator between first and basement floors.

At this time we respectfully request that the board grant us a waiver to disallow the need for a formal plot plan as required by current ordinance. As previously stated, the structure to be built will not move any closer to the lot line than the existing Church structure. The new section of building that will now exist at a set back of 4 feet 6 inches from the closest property line will only increase by 10 feet in length. It is our position that due to the minor nature of our variance and the information provided it is clear that the building modification will not create any problems to the abutting property.

Your attention to this matter is greatly appreciated. We believe that the granting of this waiver will better the community by allowing all handicaps to worship and join in fellowship at our Church.

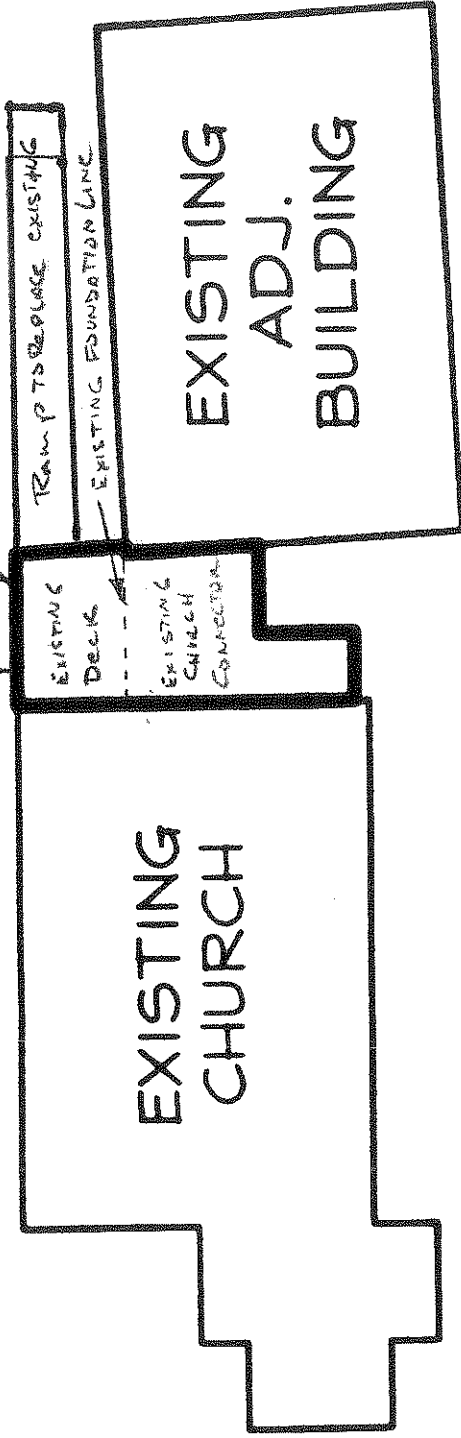
Respectfully Submitted



**Robert B. Benoit; Chairman Board of Trustees
Church of God Rochester, NH**

ROCHESTER HILL ROAD

STRUCTURE BUMP-OUT
NEW FOUNDATION/SINGLE STORY
TO PROPERTY END LINE
NEW FOUNDATION/FENCE
6' STOCKADE FENCE
4'4" TO
PROPERTY LINE



HOWE STREET

KEY PLAN

NO SCALE

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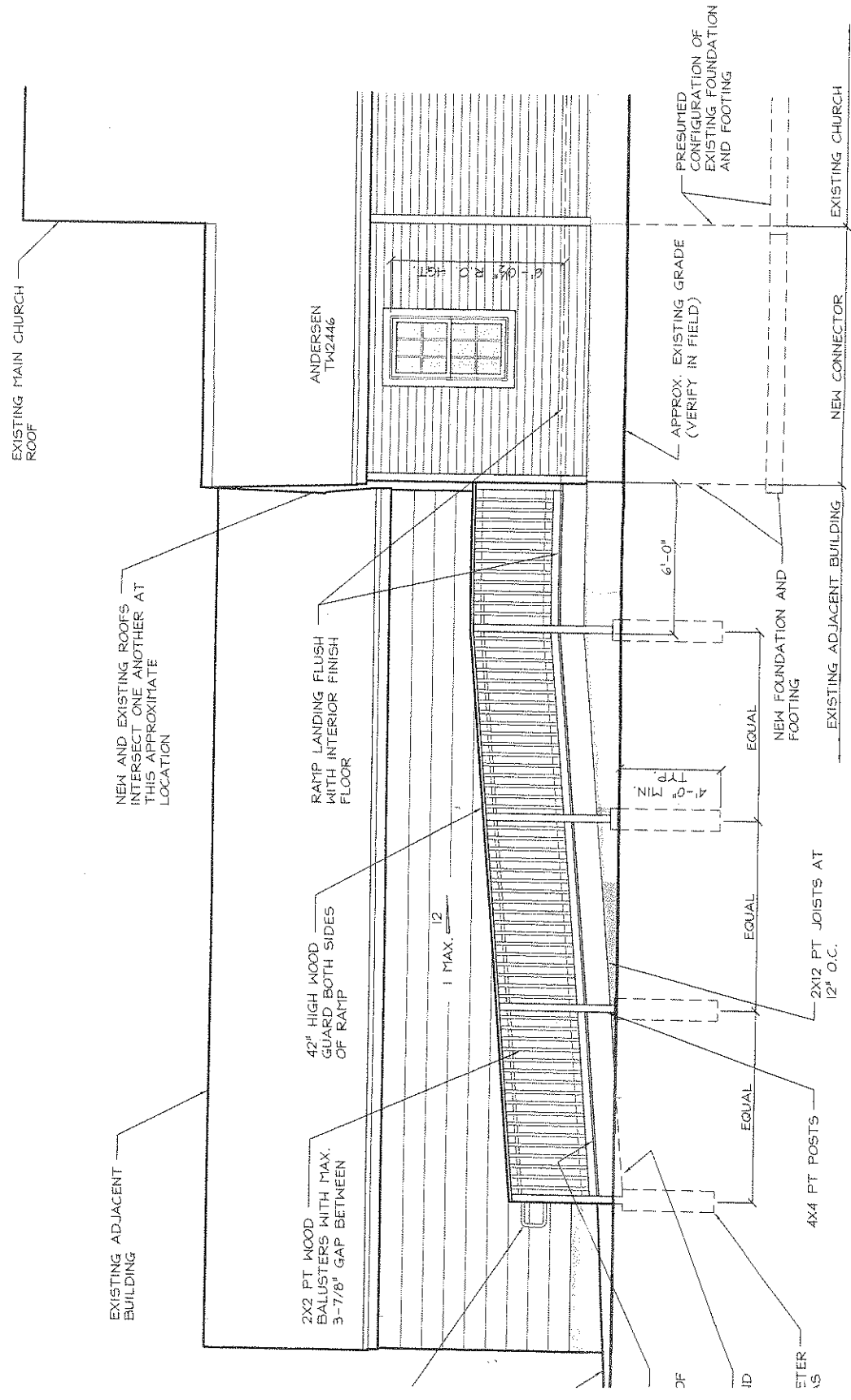
Existing Contr
Rebuilt to Inc
Accessible En

PERMITS
02-18-11

Drawn By: RB
Date:
Scale: As N
File:
Checked By:
Approved By:

Revisions

Sections an
Elevations



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2011-06

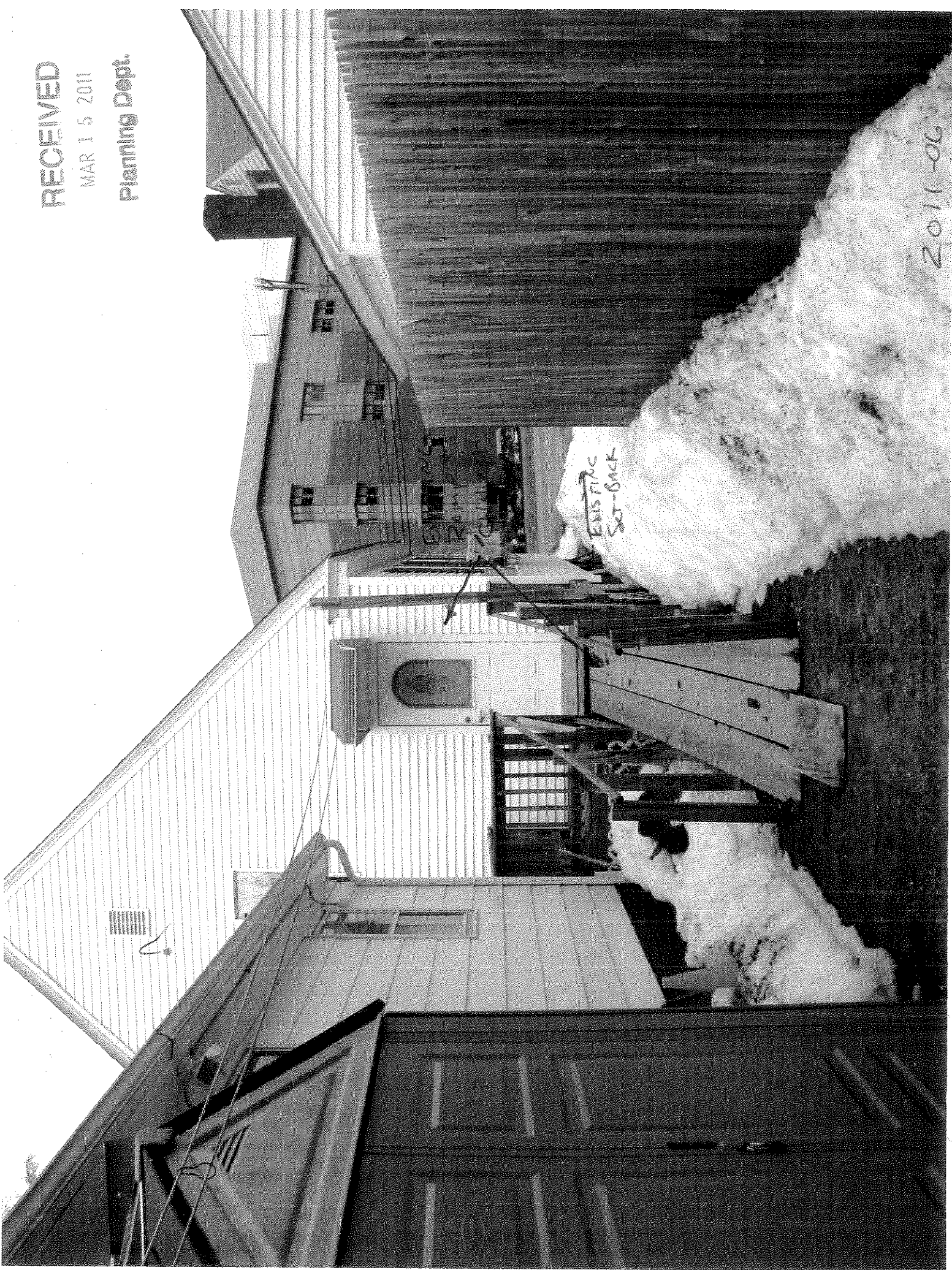
EXISTING EXTERIOR
ENTRANCE
TO BASEMENT



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EXISTING
DECK



2011-06





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, 1950

COMPLETION DATE: JUNE 30, 1952

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0126-0059-0000	Account Number	27439
Prior Parcel ID	--		
Property Owner	CHURCH OF GOD OF ROCHESTER	Property Location	15 ROCHESTER HILL RD
	% REV WAYNE NELSON PASTOR	Property Use	RELIGIOUS
Mailing Address	2 HOWE ST	Most Recent Sale Date	
		Legal Reference	
City	ROCHESTER	Grantor	
Mailing State	NH	Sale Price	0
Zip	03867-3727		
Parcel Zoning	H	Land Area	0.190 acres

Current Property Assessment

Card 1 Value	Building Value	101,300	Yard Items Value	0	Land Value	52,700	Total Value	154,000
Total Parcel Value	Building Value	170,200	Xtra Features Value	0	Land Value	52,700	Total Value	228,900

Building Description

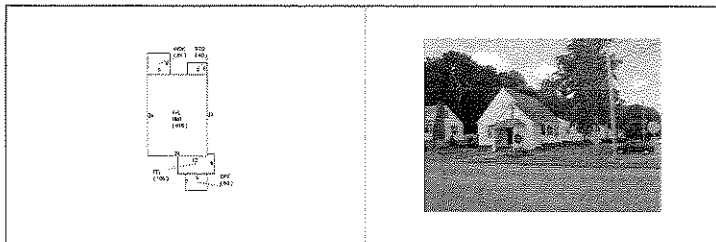
Building Style	CHURCH/SYN	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	1950	Roof Structure	GABLE	Heating Type	FORCED H/A
Building Grade	FAIR	Roof Cover	ASPHALT SH	Heating Fuel	GAS
Building Condition	Average	Siding	VINYL	Air Conditioning	0%
Finished Area (SF)	924	Interior Walls	AVERAGE	# of Bsmf Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	2	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 0.190 acres of land mainly classified as RELIGIOUS with a(n) CHURCH/SYN style building, built about 1950 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ABUTTER LIST

City of Rochester, NH

Please Print or Type

Applicant: CHURCH OF GOD ROCHESTER, N.H. Phone 332-5993 PASTOR WAYNE NEISS

Project Address: 15 ROCHESTER HILL RD. ROCHESTER, N.H. 833-0848 ROBERT BEADIT TRUSTEE CHAIRMAN

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.

MAR 15 2011

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
126	59	B1	CHURCH OF GOD ROCHESTER	2 Howe Street ROCHESTER, N.H. 15 ROCHESTER HILL RD 03867

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
126	60	applicant	
126	61	SHAWN R. & DAWN J. LIBBY	4 Howe Street ROCHESTER, N.H. 03867
126	64	LEA THEBERGE	11 ROCHESTER HILL RD. ROCHESTER, N.H. 03867
126	50	FRISBEE MEMORIAL HOSPITAL INC.	11 WHITE HALL RD. ROCHESTER, N.H. 03867
126	58	CHARLES & CHRISTINA BEAULIER	17 ROCHESTER HILL RD. ROCHESTER, N.H. 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
JSN ASSOCIATES, INC	ONE AUTUMN STREET BIRTSMOUTH, N.H. 03801

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: 3/10/11, This is page 1 of 1 pages.

Applicant or Agent: [Signature] Staff Verification: _____