



PLANNING & DEVELOPMENT DEPARTMENT  
City Hall - Second Floor  
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175.1  
1# 4612

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

FEB 26 2013

### APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

Phone No 330-3166

DO NOT WRITE IN THIS SPACE

CASE NO. 2013-09

DATE FILED 2/26/13

ZONING BOARD CLERK CLERK

Name of applicant Denis & Melanie Cormier

Address 16 Howe Street, Rochester, NH 03867

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

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

Location 16 Howe Street, Rochester, NH 03867

Map No. 127 Lot No. 94 Zone R-1

Description of property Wood frame, single family home

Proposed use or existing use affected Additional living space

The undersigned hereby requests a variance to the terms of Article 42, Section 16, table 2 and asks that said terms be waived to permit an addition 22 feet from the rear lot line and a bulkhead 15 feet from the rear lot line where 25 feet is required.

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 Denis L Cormier Melanie H Cormier  
(Applicant)

Continue on Page 2

CRITERIA FOR VARIANCE

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

Date: \_\_\_\_\_

FEB 26 2013

A Variance is requested by Denis & Melanie Cormier

from Section 42 Subsection 16, table 2

of the Zoning Ordinance to permit: an addition 22 feet from the rear lot line and a bulkhead 15 feet from the rear lot line where 25 feet is required

at 16 Howe Street Map 127 Lot 94 Zone R-1

Facts supporting this request:

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

The addition is not any closer to the rear lot line than the existing house. A one-car garage that was as removed from the property was 6 feet from the rear lot line. The proposed bulkhead will be 15 feet from the rear lot line, but because of its low profile, it will be hidden from the abutter's view by the stone wall located along the rear lot line.

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

Surrounding property values will not be diminished.

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

Gas, water and sewer lines would need to be relocated if the addition were moved toward the front of the lot. This expense would be cost-prohibitive.

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

We plan on spending our retirement years in this home and having a master bedroom, bathroom and laundry room all in the same area will be increasingly important as we age.

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

The addition would not infringe upon the abutter's use, enjoyment or value of their property.

Name Denis & Melanie Cormier Date: 2/26/2013

## REQUEST FOR VARIANCE

FEB 26 2013

Our home at 16 Howe street (Map 127, Lot #94) was built in 1910 before current (or likely any) zoning ordinances were in place. We purchased the home in 1988 and have made significant improvements since then, replacing more than 90% of the structure, replacing all the windows and siding, adding on to the front, replacing the 1-car garage with a 3-car garage and updating all plumbing, electrical and mechanical systems. We even replaced the foundation.

We like the neighborhood and plan on staying well into our retirement years. In preparation for our retirement, we would like to add a master bedroom/bathroom suite and laundry room. The present layout of the home is not conducive to having these rooms located in close proximity to each other within the existing building envelope, so an addition is required.

Because of a deck, patio and garage being located on the right side of the house, and the back of the house only being 22 feet from the rear setback (where 25 feet is required), the only other available space for expansion is on the left side. Because of the location that water, sewer and natural gas lines enter the house on the left side, the back of the addition will need to be even with the back of the existing structure in order to achieve the desired room layout.

We request a variance to allow the expansion of the width of the house along the rear lot line. The main body of the addition will not be any closer to the rear lot line (22 feet) than the existing house. The proposed bulkhead will be 15 feet from the rear lot line, but because of its low profile, it will be hidden from the abutter's view by the stone wall located along the rear lot line. A one-car garage that was as removed from the property was only 6 feet from the rear lot line, so this is an improvement from what it was in the past.

We also request a waiver to have a Certified Plot Plan because the rear lot line is bounded by a natural feature (a stone wall) and all boundaries are clearly marked with surveying pins/pipes.



Denis L. Cormier



Melanie M. Cormier

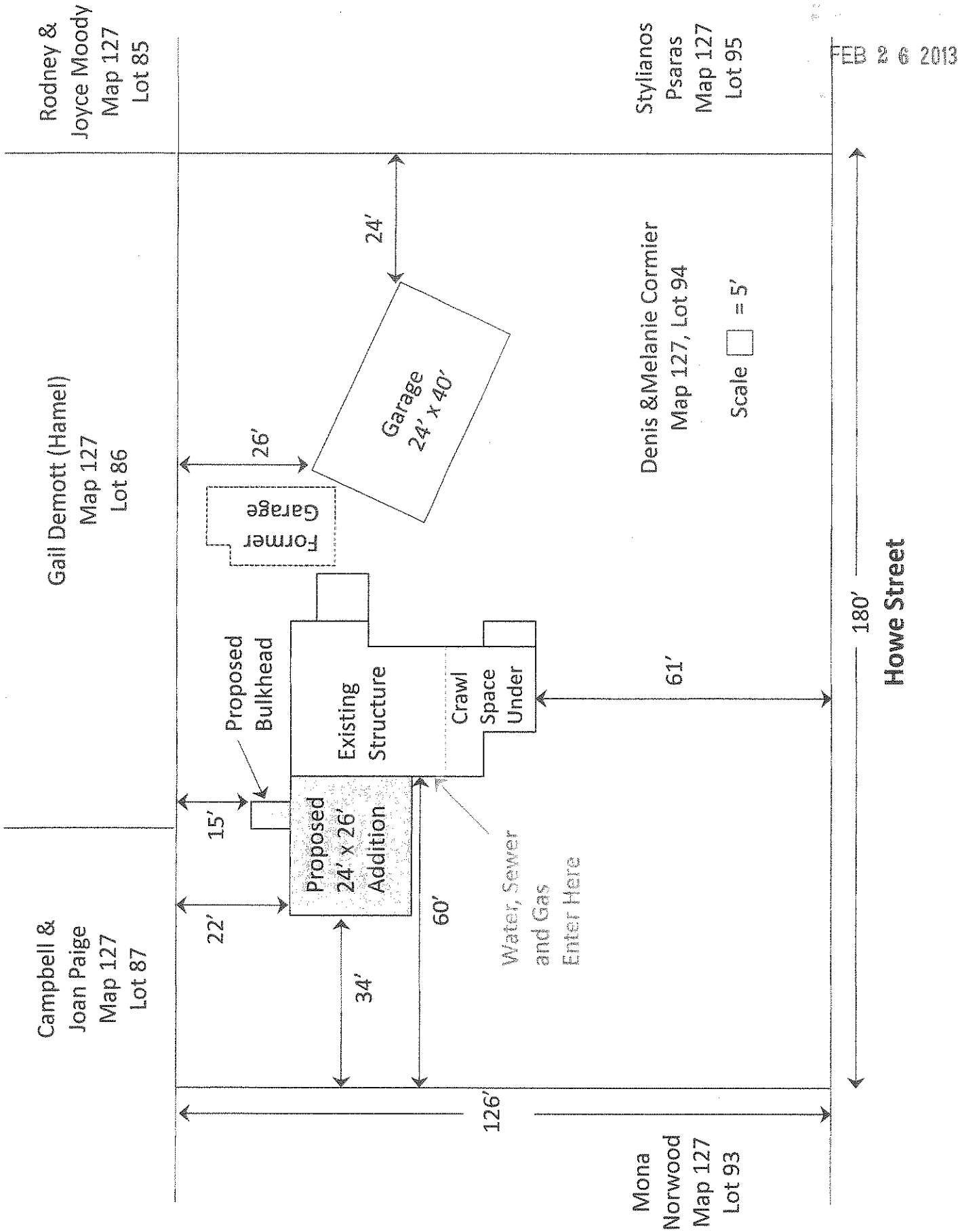
**Request of waiver of requirement to have a  
Certified Plot Plan for Case # 2013 - 09**

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

FEB 26 2013

- 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:  
Encroachment into rear setback will be less than it was before a one-car garage was removed.
- 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.  
Yes (a stone wall)
- 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\***



# Subject Property





## Unofficial Property Record Card - Rochester, NH

## General Property Data

Parcel ID 0127-0094-0000	Account Number 31664
Prior Parcel ID --	Property Location 16 HOWE ST
Property Owner CORMIER DENIS L & MELANIE M	Property Use SINGLE FAM
Mailing Address 16 HOWE ST	Most Recent Sale Date 8/30/1985
City ROCHESTER	Legal Reference 1394-116
Mailing State NH Zip 03867-3727	Grantor MORRISON GWENN L & MICHAEL
Parcel Zoning R1	Sale Price 80,500
	Land Area 0.520 acres

## Current Property Assessment

Card 1 Value	Building Value 95,600	Yard Items Value 23,700	Land Value 55,700	Total Value 179,200
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## Building Description

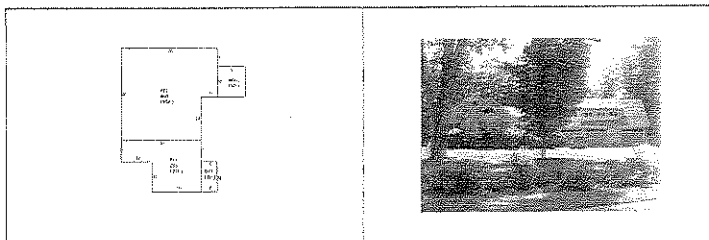
Building Style COTTAGE	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1910	Roof Structure GABLE	Heating Type FORCED HW
Building Grade AVG. (+)	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Good	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 1165	Interior Walls AVERAGE	# of Bsmr Garages 0
Number Rooms 4	# of Bedrooms 1	# of Full Baths 0
# of 3/4 Baths 1	# of 1/2 Baths 0	# of Other Fixtures 0

## Legal Description

## Narrative Description of Property

This property contains 0.520 acres of land mainly classified as SINGLE FAM with a(n) COTTAGE style building, built about 1910, having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 4 room(s), 1 bedroom(s), 0 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.



# ABUTTER LIST

City of Rochester, NH  
Please Print or Type

Applicant: Denis & Melanie Cormier

Phone: 330-3166

FEB 26 2013

Project Address: 16 Howe Street

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
127	94	R-1	Denis & Melanie Cormier	16 Howe Street, Rochester, NH 03867

## ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
127	95	Stylianios Psaras	22 Howe Street, Rochester, NH 03867
127	93	Mona Norwood	10 Howe Street, Rochester, NH 03867
127	108	Thomas Orlando & Jennifer Brown	15 Howe Street, Rochester, NH 03867
127	111	Shane & Suzanne Stevens	16 Dodge Street, Rochester, NH 03867
127	87	Campbell & Joan Paige	11 Crockett Street, Rochester, NH 03867
127	86	Gail Demott (Hamel)	13 Crockett Street, Rochester, NH 03867
127	85	Rodney & Joyce Moody	15 Crockett Street, Rochester, NH 03867

28-48  
28-46

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. 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: 2/26/2013, This is page 1 of 1 – pages.

Applicant or Agent:

Denis L. Cormier Melanie M. Cormier

Planning Staff Verification:

Date: \_\_\_\_\_