



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, January 8, 2014** in the City Hall Council Chambers concerning the following:

2014-01 Application by Christine and Edward Barcia for a variance under Article 42.16 Table 2 of the City's Zoning Ordinance to permit a garage w/ in-law unit closer to the front property line than what is allowed in the R-1 zone.

Location: 19 Brookfield Dr.
Map 128 Lot 183 Residential 1 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 (January 6, 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

OK 3192-17500
OK 3193-2492 Kg
pci

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2014-01

DATE FILED 12-10-13

R. Chinn
ZONING BOARD CLERK

Phone No 603-617-6199 cell#

Name of applicant CHRISTINE + EDWARD GARCIA

Address 19 Brookfield Dr

Owner of property concerned SAME

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

Address SAME

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

Location 19 Brookfield Dr

Map No. 128

Lot No. 183

Zone R-1

Description of property Single Family Home

Proposed use or existing use affected Proposed construction of a 2 car garage with an In-law Apt - attached to existing home

The undersigned hereby requests a variance to the terms of Article 42.16, Section Table 2 and asked that said terms be waived to permit a garage w/in-lw closer to the front property 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 ✓
Attached

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 Christine Garcia
(Applicant)

Continue on Page 2

CRITERIA FOR VARIANCE

Case # 2014-01

Date: 11-5-13 12-10-13

A Variance is requested by Christine + Edward Garcia

from Section _____ Subsection Article 42.16 Table 2

of the Zoning Ordinance to permit: 2 Car Garage w/ Attached
in-law Apt on top floor.

at 19 Brookfield Dr. Map 128 Lot 183 Zone R-1

Facts supporting this request:

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

It would add value to enhance property
values.

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

intended for private use.

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

within the existing home.

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

add the additional living/storage space
need.

5.) The use is not contrary to the spirit of the ordinance because: It doesn't

affect the health & general welfare of the
community while enhancing the requesting family.

Name Christine Garcia Date: 11-5-13

2014-01

November 19, 2013

Edward & Christine Garcia
19 Brookfield Drive
Rochester, NH 03867

Planning & Development Department
City Hall - Second Floor
31 Wakefield Street
Rochester, NH 03867-1917

RE: Narrative explaining request for variance.

Dear Board of Adjustment,

We would like to build a two car garage with an in-law apartment above at our primary residence on 19 Brookfield Drive. With the current set back requirement we do not meet the required front set back. The reason being is that there is a brook in the immediate vicinity that prohibits moving the proposed addition back. Also because the survey that was done in 1961 has right angles to the right of way versus the way that present day surveys are drawn up with 25 foot radius from the right of way. Although we still wouldn't meet the required set back the distance would be minimize in modern day surveys applications.

Thank you for your consideration.

Sincerely,

Edward E Garcia

Christine Garcia

Christine Garcia

128-183

EXTERIOR INFORMATION

Type 14	CAPE
Sty Ht: 175	175
(Liv) Units: 1	Total: 1
Foundation: 1	CONCRETE
Frame: 01	WOOD
Prime Wall: 4	VINYL
Sec Wall:	
Roof Struct: 1	GABLE
Roof Cover: 14	STEEL
Color: WHITE	
View / Desir: A	AVERAGE
GENERAL INFORMATION	
Grade: C	AVERAGE
Year Blt: 1990	Eff Yr Blt:
Alt LUC:	Alt %
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg HiFL STD	
Prim Int Wall: 1	DRYWALL
Sec Int Wall:	
Partition: 1	TYPICAL
Prim Floors: 8	AVERAGE
Sec Floors:	

DEPRECIATION

Phys Cond: AV	Average	21 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		21 %

CALC SUMMARY

Basic \$ / SQ	69.08
Size Adj: 0.96946597	
Const Adj: 1.00500000	
Adj \$ / SQ	67.306
Other Features: 32200	
Grade Factor: 1.00	
Neighborhood Inf: 1.04999995	
LUC Factor: 1.00	
Adj Total: 166721	
Depreciation: 35012	
Depreciated Total:	131710

SPEC FEATURES/YARD ITEMS

Code	Description	A	V/S	Qty

BATH FEATURES

Full Bath: 2	Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OtherFb:	Rating:

OTHER FEATURES

Kits: 1	Rating: AVERAGE
A Kits:	Rating:
Fpk:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions: 2012	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals:	

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price

WIAV/SQ

AvRate	Ind Val
Junis. Factor:	Before Depr: 70.67
Special Features: 0	Val/Su Net: 41.74
Final Total:	131700
Val/Su SZA:	79.92

COMMENTS

Full Bath: 2	Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OtherFb:	Rating:

RESIDENTIAL GRID

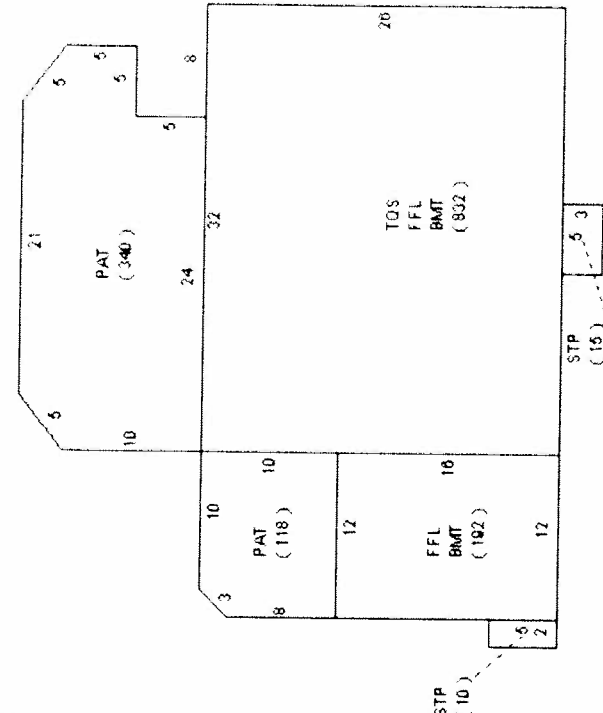
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												

RMS: 6	BRs: 4	Baths: 2	HB

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,024	13,460	13,784
FFL	1ST FLOOR	1,024	67,310	68,921
TOS	3/4 STORY	624	67,310	41,999
PAT	PATIO	458	3,450	1,582
STP	STOOP	25	11,870	297

SUB AREA DETAIL

Sub	%	Descr	%	Qu	Ten

Size Adj	1648	Gross Area	3363	FinArea	1648
Net Sketched Area:	3,155	Total	126,583		

IMAGE

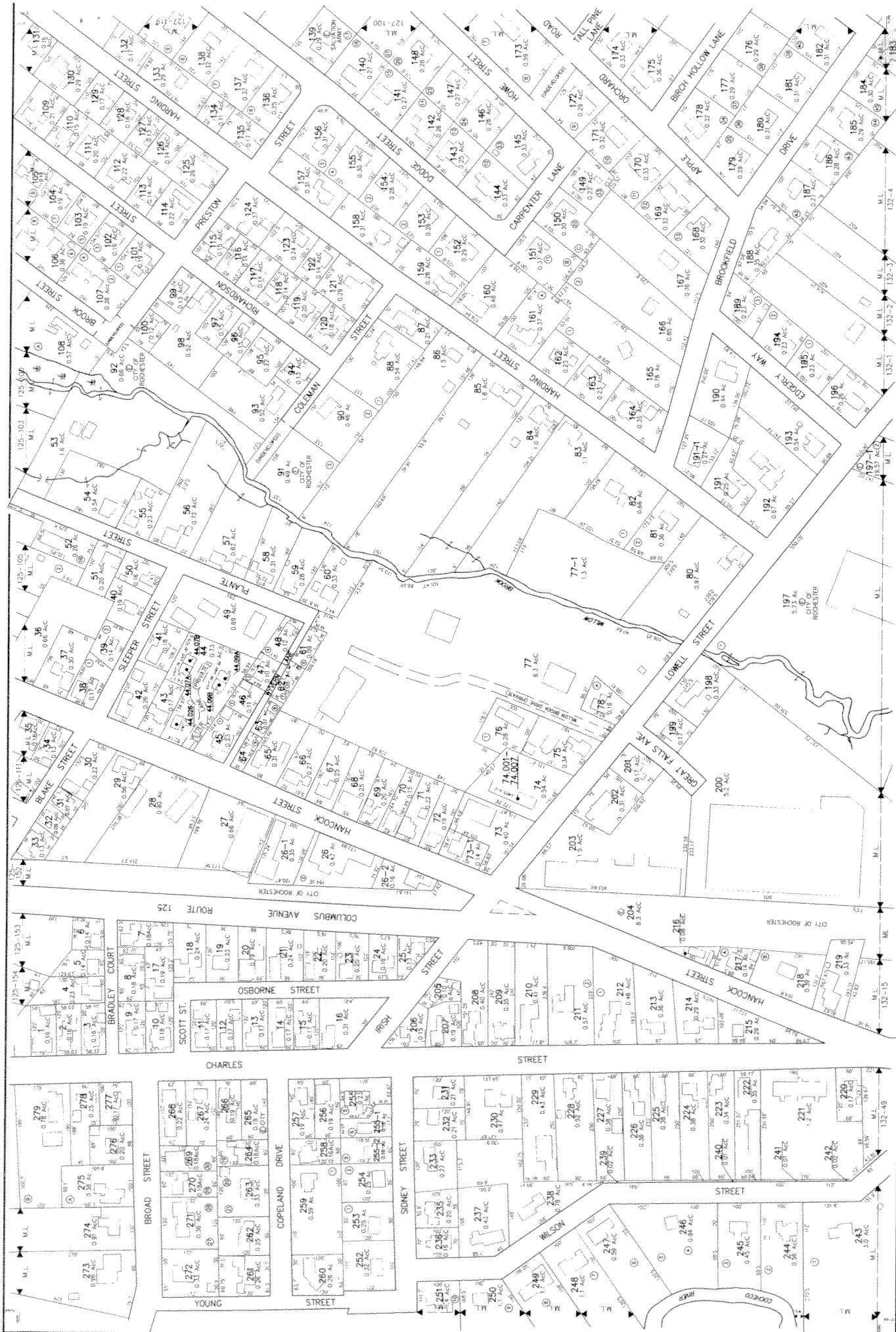


More: N

Total Yarn Items

Total Special Features

Total



INDEX DIAGRAM

MAP NO. 128

124 125 126 127 128 129 130 131 132 133

PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE

SCALE 1" = 100'

0 50 100 150 200 250 300

0 25 50 75 100 125 150 175 200 225 250 275 300

FEET METERS

REVIS TO : A-PR-13 2013

LEGEND

AREA SHOWN

AREA CALCULATED

BOUNDARY

SPALLED DIVISION

WATER

AC

LOT

STREET

WATER

PRODUCED BY

CAI Technologies

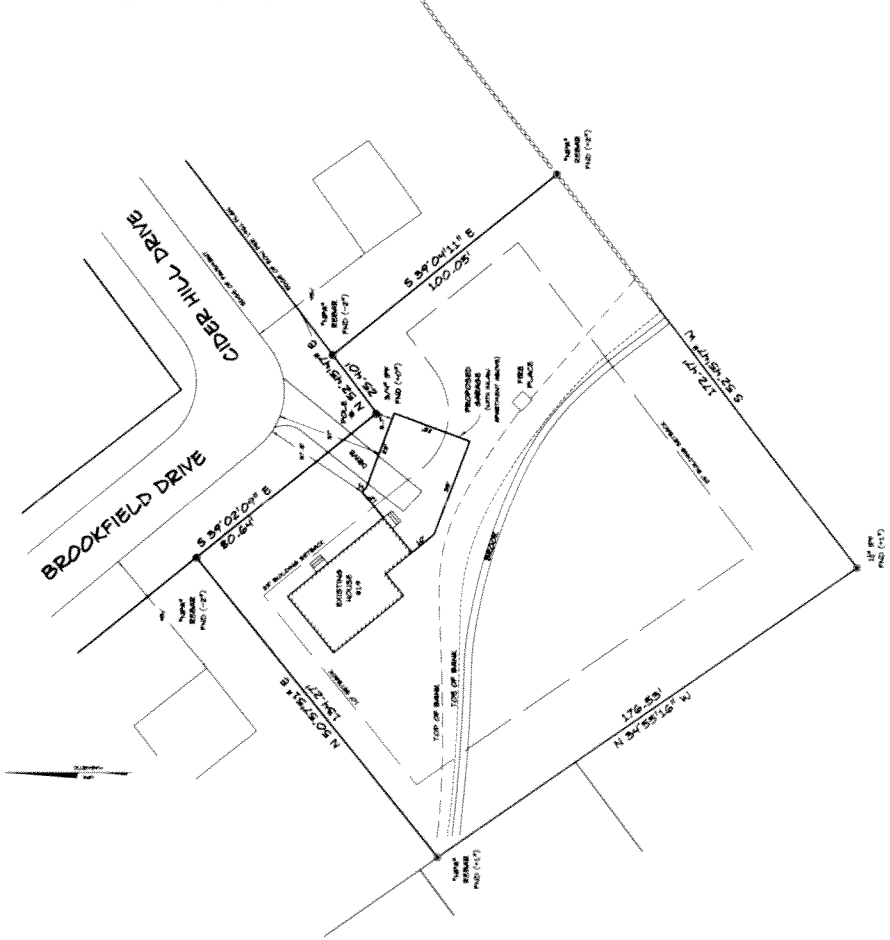
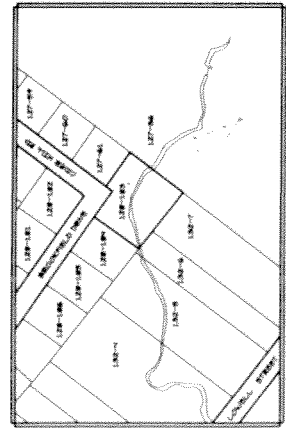
1000 BROAD STREET, SUITE 200, ROSTER, NH 03875

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, 1990

COMPLETION DATE: JUNE 30, 1992



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED ADDITION FOR A VARIANCE.
2. TOTAL PARCEL AREA: MAP 128, LOT 183, 24,875 SQ. FT. OR 0.56 ACRES
3. PARCEL IS ZONED R-1
4. MINIMUM LOT REQUIREMENTS:
LOT SIZE = 20,000
FRONTAGE = 100' (LOCAL EXISTING)
5. BUILDING SETBACKS: PV. = 20', SV. = 10', RW. = 20'
6. THE LOT IS SERVED BY THE MUNICIPAL WATER AND SEWER SYSTEM.

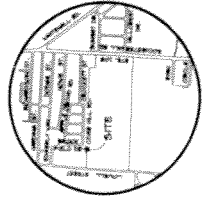
REFERENCE PLANS:

1. VARIANCE ACRES, ROCHESTER, NEW HAMPSHIRE, SUBDIVISION BY EDWARD E. & CHRISTINE A. GARCIA, DATED SEPT. 18, 1963 BY F. J. ROBERT CO. RECORDED: 802-11-183
2. MAPS AND PLANS, SUBDIVISION ACRES, SUBDIVISION BY EDWARD E. & CHRISTINE A. GARCIA, DATED SEPT. 18, 1963 BY F. J. ROBERT CO. ON FILE AT NOTARY PLAINS ASSOCIATES, INC. JAN. 1991/05

TAX MAP 128-LOT 183

OWNER OF RECORD:
EDWARD E. & CHRISTINE A. GARCIA
19 BROOKFIELD DR.
ROCHESTER, N.H.
SCRD BK. 1972 PG. 200
~ZBA APPLICATION PLAN~

PROPOSED
BUILDING/GARAGE ADDITION
19 BROOKFIELD DR.
ROCHESTER
STRAFFORD COUNTY, NH
FOR: **RON VACHON**
11-20' NOV. 2013
GRAPHIC SCALE



FILE NO. 2-12
PLAN NO. 11-20-13-ZBA
DWC NO. 11-20-13-ZBA-1
P.B. NO. 11-20-13-ZBA

NORWAY PLAINS ASSOCIATES, INC.

ABUTTER LIST

City of Rochester, NH

Please Print or Type

Applicant: Christine + Edward Garcia Phone 603-617-6199

Project Address: 19 Brookfield Dr.

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 submitting the application.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
128	183	R1	Edward + Christine Garcia	19 Brookfield Dr 03867

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
127	34	Gagne RP PL Rev Liv Trust, Madeau Gabrielle M, Irrev Trust	53 Rochester Hill Rd 03867
132	7	Rogers, George J III Revocable Living Trust	468 Lowell St 03867-5004
132	6	Kondrup, David	466 Lowell St 03867-5004
128	184	Graham, James + Barbara	17 Brookfield Dr 03867-3707
127	61	Hippert, Robert + Terri	19 Cider Hill Rd 03867-3711
128	182	Ghimire, Bimal; Pokhrel, Sapana	18 Brookfield Dr. 03867-3743

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: 12/10/13, This is page 1 of 1 pages.

783.56 = 24.92
Variance 175.00

Applicant or Agent: _____

Planning Staff Verification: Karenth M. Jones

Date: 12-18-13