

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

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

NOTICE OF PUBLIC HEARING

Dear Abutter:

You are hereby notified of a **Public Hearing** to be held at **7:00 p.m.** on **Wednesday, October 12, 2011** in the City Hall Council Chambers concerning the following:

2011-27 Application by Scott & Jennifer Muirhead for a variance under Article 42.16 Table 2 and Article 42.17 (c) of the City's Zoning Ordinance to allow a deck that extends into the front setback no further than the existing house.

Location: 15 Old Wakefield Road
Map 202 Lot 12 Agricultural Zone

You are welcome to attend the public hearing and comment on the proposal. You can also submit comments by letter, fax, or email (caroline.lewis@rochesternh.net). The project application is available for review by the public in the Planning Department, 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.

Caroline Lewis, Zoning Secretary

cc: file



Economic Development
Community Development
Planning & Zoning
Conservation Commission

City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 • Fax (603) 335-7585
E-Mail: kenn.ortmann@rochesternh.net
Web Page: http://www.rochesternh.net/

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SEP 26 2011

Planning Dept.

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2011-27

DATE FILED 9/26/11

ZONING BOARD CLERK C. Lewis

Phone No 603-833-0257

Name of applicant Scott & Jennifer Muirhead

Address 15 Old Wakefield Rd Rochester NH 03868

Owner of property concerned Same

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

Address Same

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

Location 15 Old Wakefield Rd

Map No. 202

Lot No. 12

Zone AG

Description of property Approx 1 acre house set off rd 25.5 feet
replacing damaged deck 26ft from rd. new deck

Proposed use or existing use affected to replace damaged deck, safety & security
access to back yard and extra emergency exit.

The undersigned hereby requests a variance to the terms of Article _____
Section _____ and asked that said terms be waived to permit the building of

new deck on side of home to replace one that was damaged

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 Scott Muirhead

(Applicant)

SEP 26 2011

Planning Dep:

A Variance is requested by Scott and Jennifer Moirhead

from Section _____ Subsection _____

of the Zoning Ordinance to permit: The addition to a dock on side of home.at 15 Old Wakefield Rd Rochester ^{Map} 202 Lot 12 Zone AG

Facts supporting this request:

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

New and safe, improved updated, sits in same spot as old dock then addition to make bigger.2) Granting the variance is not contrary to the public interest because: will increasemy property value and is solely for single family use will not affect public.3) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: to expose ~~wood~~ removal of dockwould expose retaining wall subject to injury. ② will be one less emergency exit from home. ③ cost to have it removed ④ diminishing much improved look. ⑤ decreased safety would have to remove docks.4) Granting the variance would do substantial justice because: improve value of homeimprove look of home, improved chance of escape from home if fire or emergency. Retaining wall will be covered to prevent any fallings.5) The use is not contrary to the spirit of the ordinance because: it matches theexisting dock on other side of home will match historic value of the house. will be safer, more sturdy protect from accident fall from retaining wall.Name: [Signature]Date: 9-25-11

I would like a warrant for my Deck
Because it is not ~~But~~^{By} any Body it Make
easy out if there was a fire, it is not going
past my house. no one else can fall off
The wall with it ~~to~~ there it makes the
house and neighborhood look much better
along with adding value to my house. All my
Neighbors like it.

Thank you very much

SCOTT MOIRHEAD

Scott Moirhead

JENNIFER MOIRHEAD

Jennifer Moirhead

Sketch Plan

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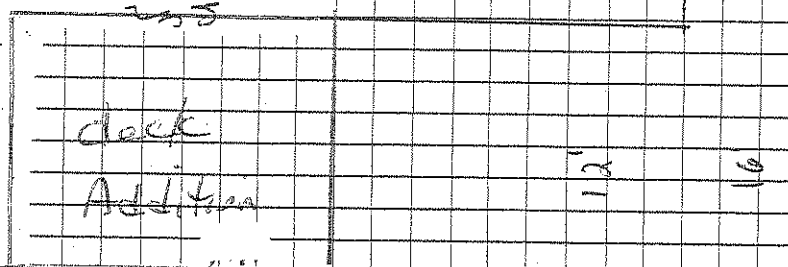
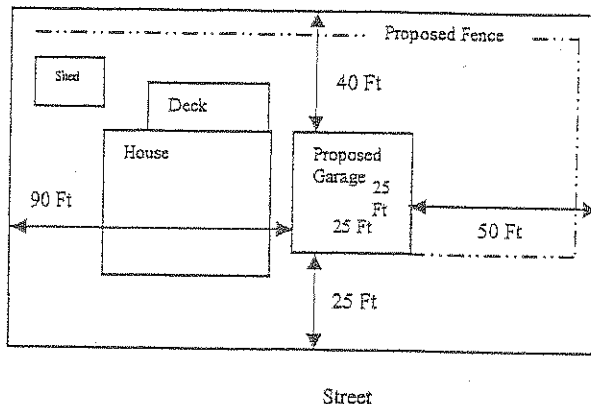
SEP 26 2011

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Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing a fence – show the location.

Sample Plan:



HOUSE

1 Deck

Signature

Date

Card 1 of 1

Location 15 OLD WAKEFIELD RD	Property Account Number 33224	Parcel ID 0202-0012-0000
		Old Parcel ID --

Current Property Mailing Address

Owner MUIRHEAD SCOTT A & JENNIFER H
Address 15 OLD WAKEFIELD RD

City ROCHESTER
State NH
Zip 03867
Zoning A

Current Property Sales Information

Sale Date 5/27/2005
Sale Price 240,000

Legal Reference 3199-684
Grantor(Seller) HOAG REBECCA,

Current Property Assessment

Year 2011
Land Area 0.610 acres

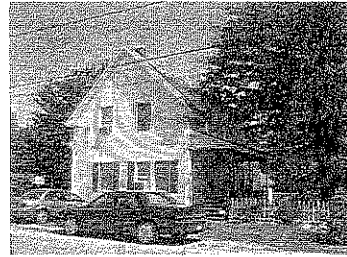
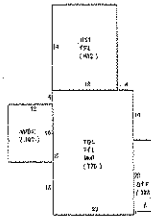
Card 1 Value
Building Value 74,700
Yard Items Value 500
Land Value 55,500
Total Value 131,700

Narrative Description

This property contains 0.610 acres of land mainly classified as TWO FAMILY with a(n) DUPLEX style building, built about 1881 , having VINYL exterior and ASPHALT SH roof cover, with 2 unit(s), 11 total room(s), 5 total bedroom(s), 3 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

Click Property Images to Enlarge



ABUTTER LISTCity of Rochester, NH
Please Print or TypeApplicant: Scott MarshallPhone 603 833-0828**RECEIVED**

Project Address:

15 Old Wakefield Rd Rochester NH 03868

SEP 26 2011

Planning Dept

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
202	12		Scott & Jennifer Marshall	PO Box 432 Rochester NH 03866

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
202	17	NH North Coast Corp.	PO Box 429 OSSIPEE NH 03866
202	13	Leonard S. Newton	13 Old Wakefield Rd Rochester NH 03868
202	9	Deborah E. Moller	14 Old Wakefield Rd Rochester NH 03868
202	10	Charles F. Allard	201 Welch Rd. SANBORNVILLE NH 03872

12-08-11
10/45

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

5
x 3.29

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: 9-23-11 This is page of pages.

Applicant or Agent: Staff Verification: