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JUN 21 2012

Planning Dept.

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. 2012-17

DATE FILED 6/21/12

ZONING BOARD CLERK C. [Signature]

Phone No 603 834-0818

Name of applicant Josh Slate

Address 40 Forest Park Drive 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 Same

Map No. 205 Lot No. 189 Zone R1

Description of property Single Family ranch

Proposed use or existing use affected Wshed to store lawn Equipment
and tools, Also Beautify the property

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 Josh Slate
(Applicant)

CRITERIA FOR VARIANCE

Case # _____

Date: _____

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A Variance is requested by Josh Slate

from Section _____ Subsection _____

of the Zoning Ordinance to permit: _____

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at 205 Map ~~205~~ 189 Lot ~~205~~ 1 Zone _____

Facts supporting this request:

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

The shed will increase the property value
the finishes will match the (my) house2) Granting the variance is not contrary to the public interest because: It willnot diminish the property value3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: due to beachfrontI cannot meet requirements, there is no
other place for the shed4.) Granting the variance would do substantial justice because: It will increaseproperty value5.) The use is not contrary to the spirit of the ordinance because: It will notdamage health, safety or general welfare of communityName Josh Slate Date: _____

I Josh State of 40 Forest Park Drive

Am requesting this Variance because

I cannot meet the setback requirements provided. Due to Leechfield

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and lack of space to put shed in any other area. I only have 20 FT for the front setback and would like to Build shed 3 to 5 feet away from fence/property line. In doing so I believe I will increase my property Value and beautify the neighborhood. the shed size will not exceed the specified 144 sq ft. I am Building a 10x12 shed.

Request of waiver of requirement to have a Certified Plot Plan for Case # 2012-_____

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

REC'D

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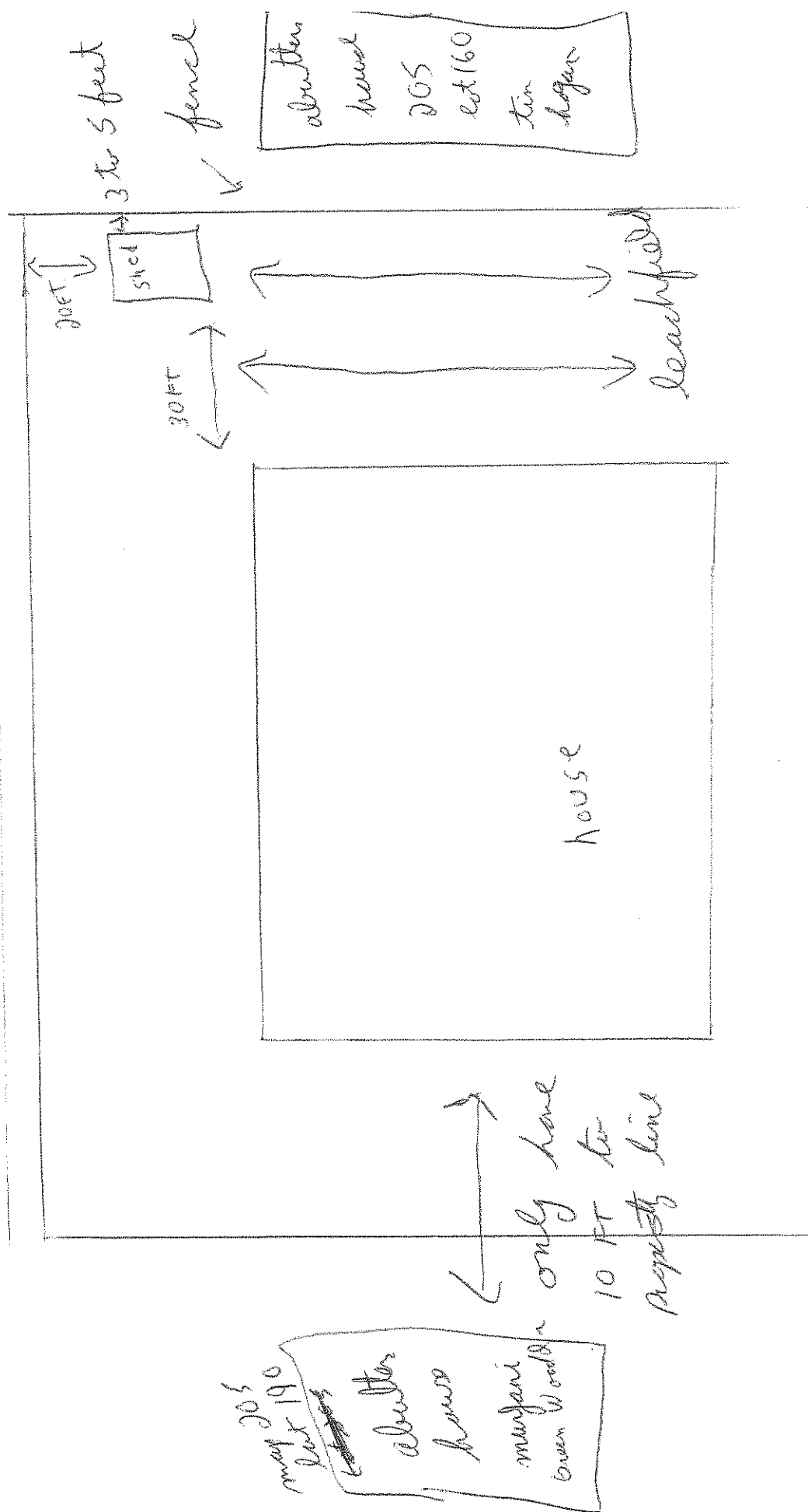
- There are no objections from any abutter, and:
- Based on the information provided, the distance into the setback will not create any problems to the abutting property because: there is already a fence
separating property lines
- The property is described in its deed as being bounded, on the side for which relief is requested, by a natural feature like a: (stone wall/ row of large trees/roadway, etc.)
yes fence
- 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: This shed will
increase my property value

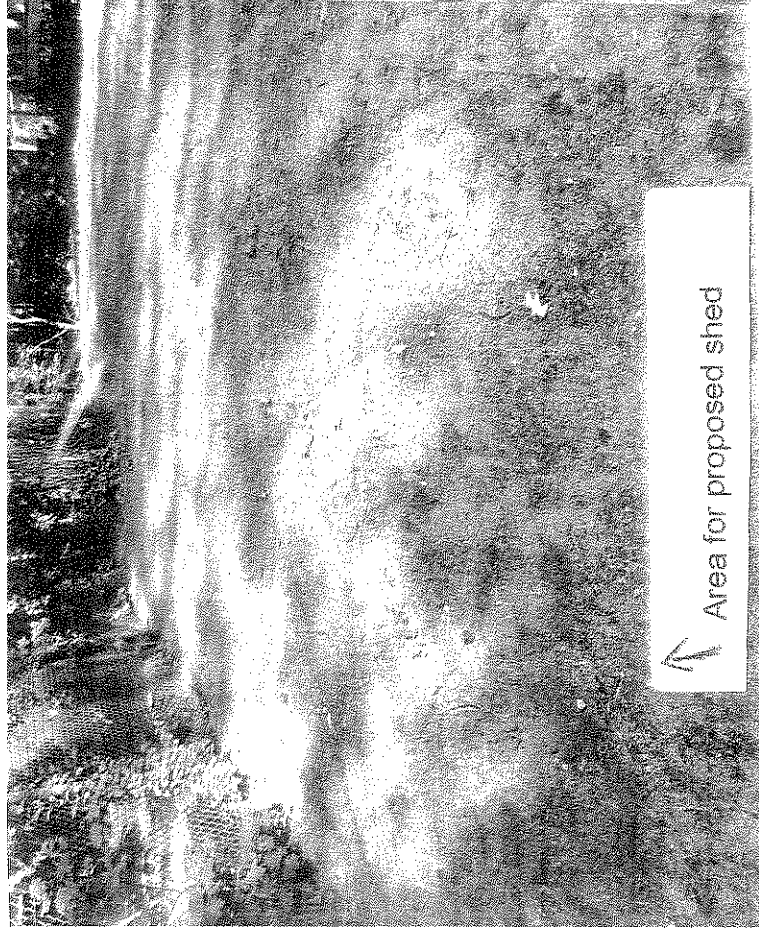
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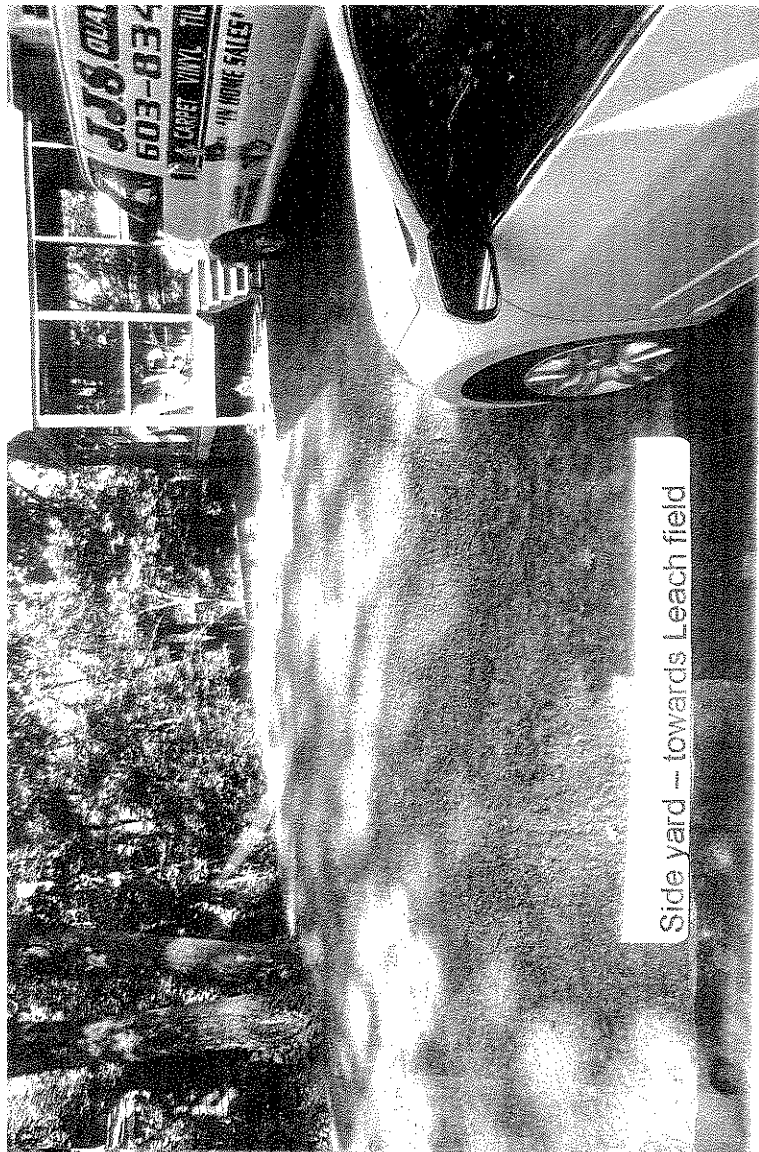
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Road

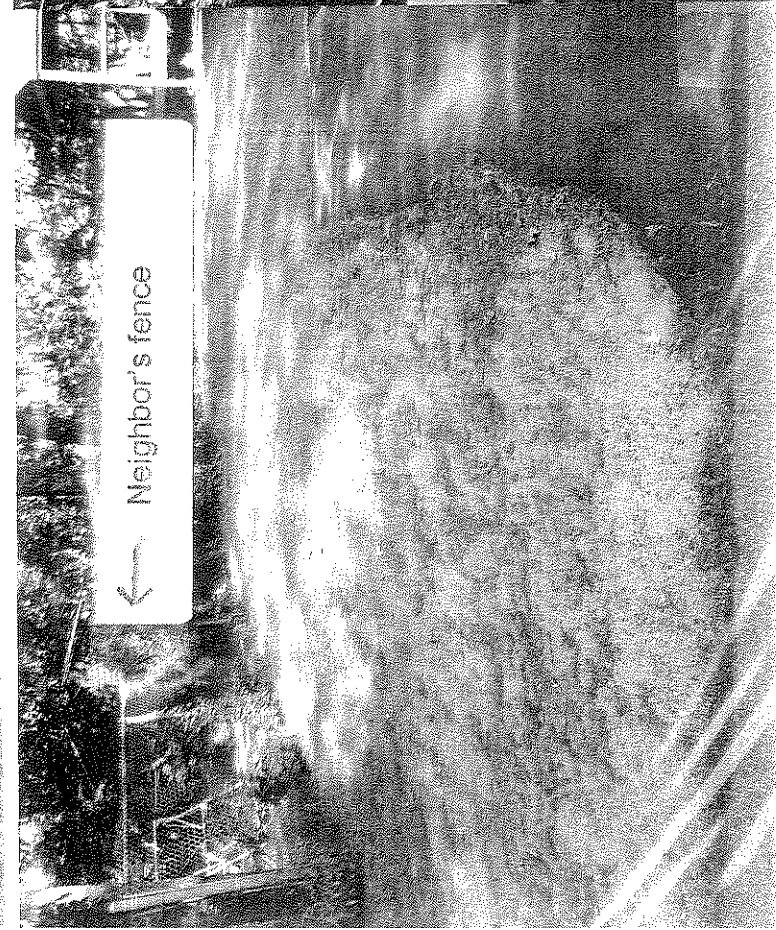




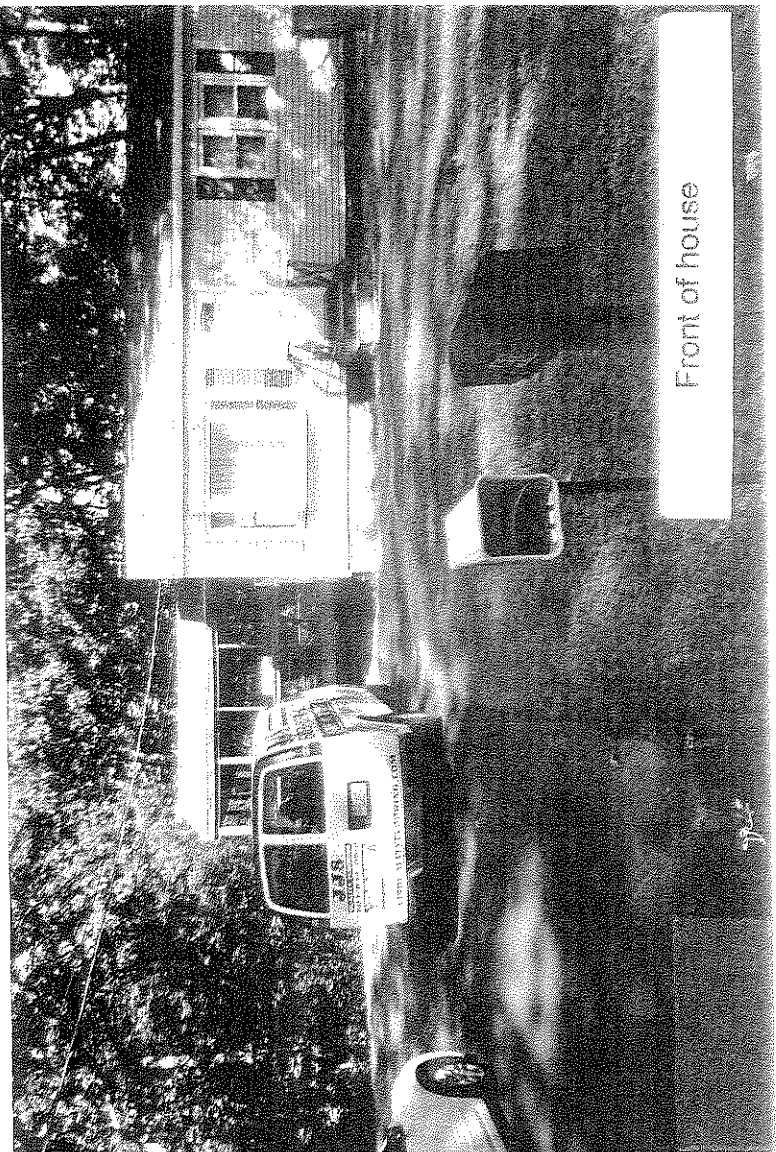
↑ Area for proposed shed



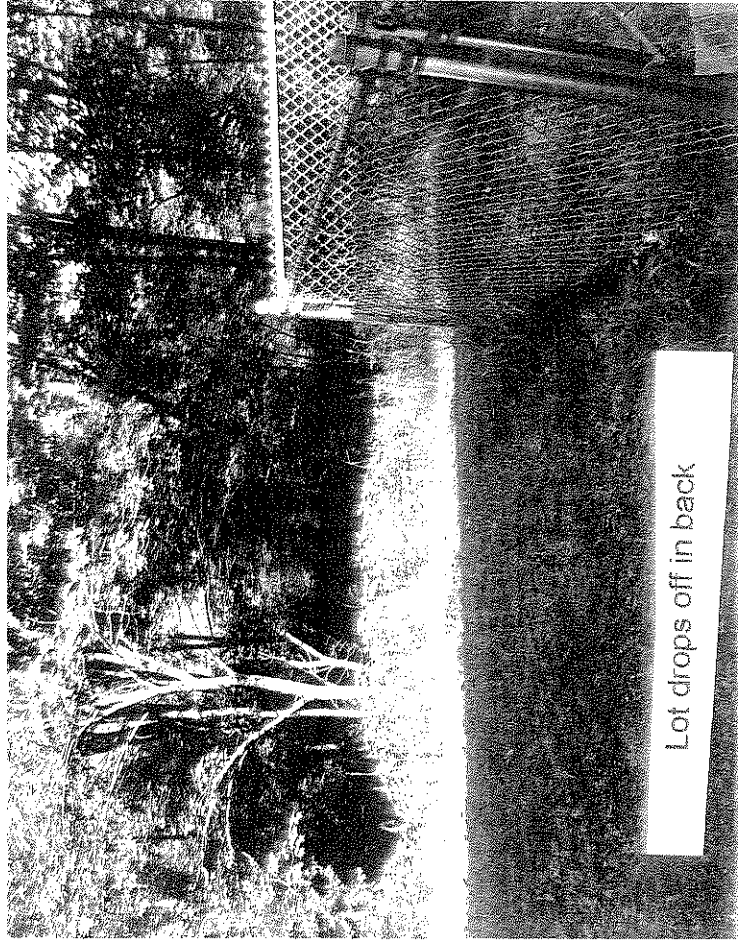
Side yard — towards Leach field



← Neighbor's fence



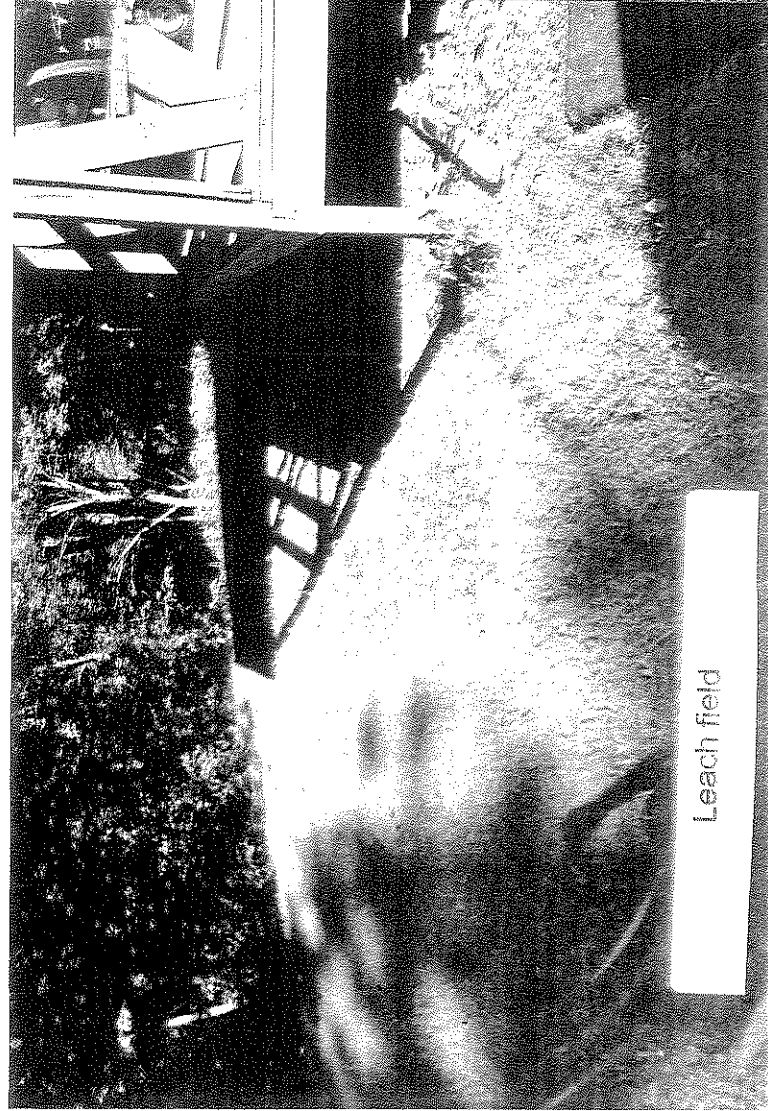
Front of house



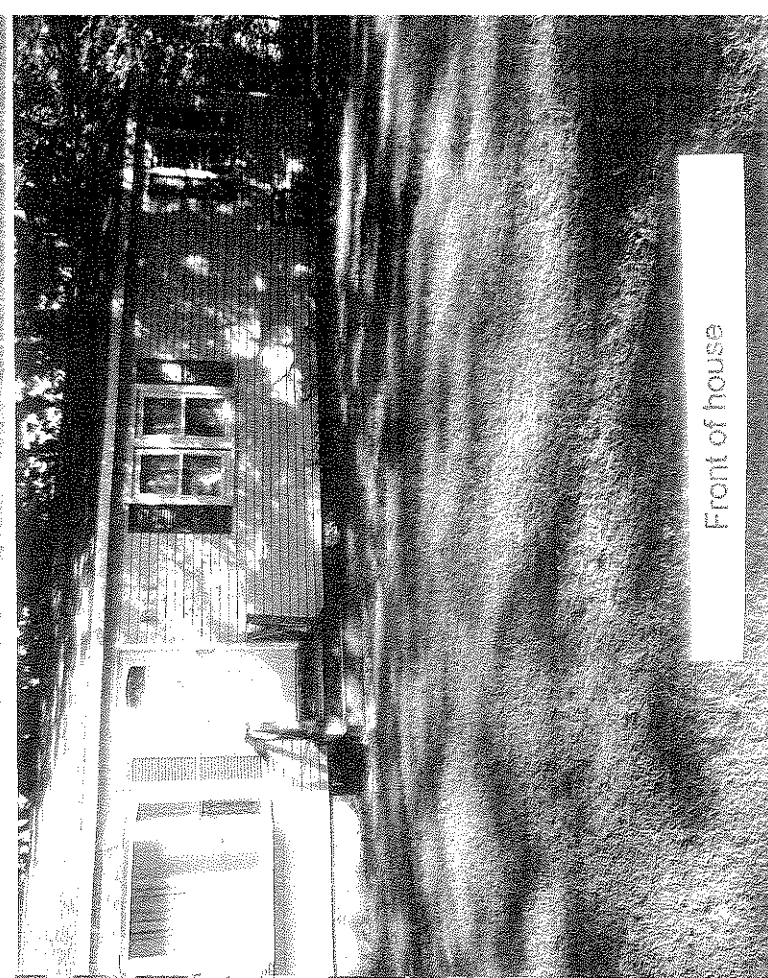
Lot drops off in back



Narrow area on right side of house



Leach field



Front of house

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0205-0186-0000	Account Number	33896
Prior Parcel ID	--	Property Location	46 FOREST PARK DR
Property Owner	SLATE, JOSHUA J & TALLEY E	Property Use	SINGLE FAM
Mailing Address	40 FOREST PARK DR	Most Recent Sale Date	1/31/2011
City	ROCHESTER	Legal Reference	3603-901
Mailing State	NH	Grantor	SLATE, JOSHUA J.
Zip	03866	Sale Price	0
Parcel/Zoning	R1	Land Area	0.340 acres

Current Property Assessment

Card 1 Value	Building Value	79,600	Yard Items Value	0	Land Value	58,800	Total Value	138,200
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Building Description

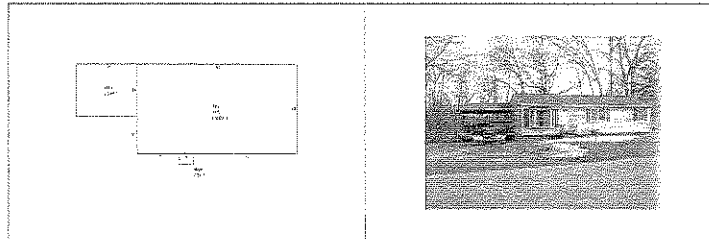
Building Style	RANCH	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	1974	Roof Structure	GABLE	Heating Type	FORCED H/W
Building Grade	AVERAGE	Roof Cover	ASPHALT SH	Heating Fuel	OIL
Building Condition	Average	Siding	VINYL	Air Conditioning	0%
Finished Area (SF)	1008	Interior Walls	AVERAGE	# of Semi Garages	0
Number Rooms	5	# of Bedrooms	3	# of Full Baths	1
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 0.340 acres of land mainly classified as SINGLE FAM with a(n) RANCH style building, built about 1974, having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 3 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.

ABUTTER LIST

0205-0189-0000

City of Rochester, NH

Please Print or Type

Applicant: Josh Slate Phone 603-834-0818Project Address: 40 Forest Park Drive Rochester NH 03868

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
205	189	RL		

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
205	160	Hogen Timothy R, Bonnie L	38 Forest Park Drive Rochester NH 03868
205	190	Muriani Green Wood INN	9 Farmington Rd Rochester NH 03868
205	161	Censabella Dorothy M	15 hope DR Rochester NH 03868
205	177	Biringer John R, Delight A	13 hope DR Rochester NH 03868
205	178	Croft Roger D, Sharon M	11 hope DR Rochester, NH 03868
205	159	Asberg Sheldon, Beulah A	36 Forest Park DR Rochester NH 03868
205	194	Wilson Patricia W	50 Forest Park DR Rochester NH 03868

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
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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 Patriot Database (located in the Revenue Bldg at 19 Wakefield Street)

on this date: 6/21/12, This is page of pages.

Applicant or Agent: Josh Slate Staff Verification: