



Economic Development
Community Development
Planning & Zoning
Conservation Commission

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/>

pd
175
✓ 115

RECEIVED

JUN 22 2011

Planning Dept.

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No 603-387-6479

Name of applicant Pamela S. Coville

Address 13 Lantern Lane, Rochester, NH 03867

Owner of property concerned Same

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

Address Same * Mailing Address: P.O. Box 1145, Rochester, NH 03866
(If the same as applicant, write "same")

Location _____

Map No. 215

Lot No. 12-59

Zone R 2

Description of property Two story single family home with driveway, located on a corner lot.

Proposed use or existing use affected Add a 16' wide by 24' long

single car attached garage to existing home, which requires a 3' variance into my 8' setback.

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

above described garage that will be functional and maintain the integrity of the house.

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

Pamela S. Coville
(Applicant)

Date: June 22, 2011

A Variance is requested by Pamela S. Coville

from Section _____ Subsection _____

of the Zoning Ordinance to permit: the addition of a garage that will encroach 3' in my side setback.

at 13 Lantern Lane Map 215 Lot 12-59 Zone R2

Facts supporting this request:

RECEIVED

JUN 22 2011

Planning Dept.

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

the 16' garage will esthetically maintain the integrity of my home, which positively affects surrounding property values as well my own.

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

is within my setback and will not encroach on my

neighbor's property. The garage will be no wider than the existing driveway.

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

in front of the stairs, the garage must start adjacent to the porch, which adversely affects the porch roof and the style of the porch.

4.) Granting the variance would do substantial justice because: I will have a

fully functional garage which esthetically maintains the integrity of my home.

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

within my setback and does not adversely affect the "health, safety or general welfare" of others.

Name Pamela S. Coville Date: June 22, 2011

Request for a Variance
June 22, 20011

I am requesting a 3' variance into my 8' setback in order to add a 16' wide by 24' long single car attached garage to my existing home (sketch #1). Due to the design of the my existing home, the entrance from the garage to the house must be placed in the middle of the adjoining wall because the basement stairs take up the front half of the house and the laundry/ half bath take up the back half of the house. Therefore, the only possible entrance from the garage to the house is between these two areas, and the car must be parked directly across from the stairway. If the garage is only 13' wide, as currently zoned, essentially there is no room to open the car door, exit the car, and enter the stairway. The stairway must be 3' wide and the car is 6' wide. This only allows 2' on either side of the car to open the car door, exit the car, and enter the stairway. Whereas, a 16' wide garage allows 4' on the house side and 2' on the opposite side, which is enough room to open the car door, exit the car, and enter the stairway.

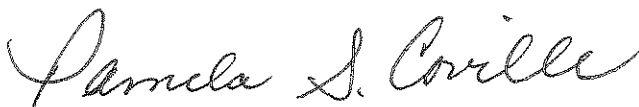
The only other option to is to lengthen the 13' wide garage to 28' and move it forward so that it is almost flush with the front porch. Thus, the stairway can be located in the back of the garage, beyond the car. The concerns with this option are as follows: there is the possibility of leaks and ice dams with the connection of the porch roof and the garage roof; esthetically the integrity of the porch will be compromised, which is a very attractive feature of the house; the electrical box must be moved from the house to the outside wall of the garage; it is awkward to walk around the car in order to access the stairway.

In summary, I am requesting a 3' variance into my 8' setback in order to add a 16' wide by 24' long single car attached garage to my existing home (sketch #1). This will allow me to have a fully functional garage that esthetically maintains the integrity of my home. I do not believe that this variance will have an adverse affect on any of the surrounding properties. First, the variance will be within my setback and will not encroach on my neighbor's property. Second, my home is located on a corner lot, and my neighbor's garage is adjacent to the side of my home where I plan to add my garage. Third, my garage will be no wider than my existing driveway, which is 16' wide.

Thank you for your consideration in this matter.

Submitted by:

Pamela S. Coville, Homeowner
13 Lantern Lane
Rochester, NH, 03867



FOUNDATION LOCATION PLAN

NOT FOR MORTGAGE LOAN PURPOSES

LOCATION: 10 MILLER'S FARM DRIVE, ROCHESTER, N.H.

TAX MAP 215, LOT 12-59

OWNER OF RECORD: NORWAY PLAINS REALTY TRUST

ZONE: R-2

S.C.R.D. BOOK 53495, PAGE 841

SETBACKS: FY= 15', SY= 5', RY= 25'

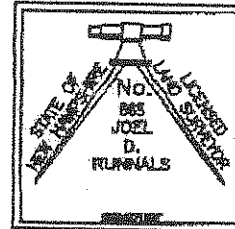


NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

P.O. Box 248, Rochester, N.H. 03867

TELEPHONE (603) 335-3948



REFERENCE PLAN:

"SUBDIVISION PLAN, NORWAY PLAINS ROAD
ROCHESTER, NH, FOR ROCHESTER PLAINS, LLC"
DATED NOVEMBER 2004

BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN NOS. 84-60, 61 & 62

FN: 149
JN: 08198/PL-1

DATE: 10-27-09
SCALE: 1"= 30'

RECEIVED
JUN 22 2011
Planning Dept.

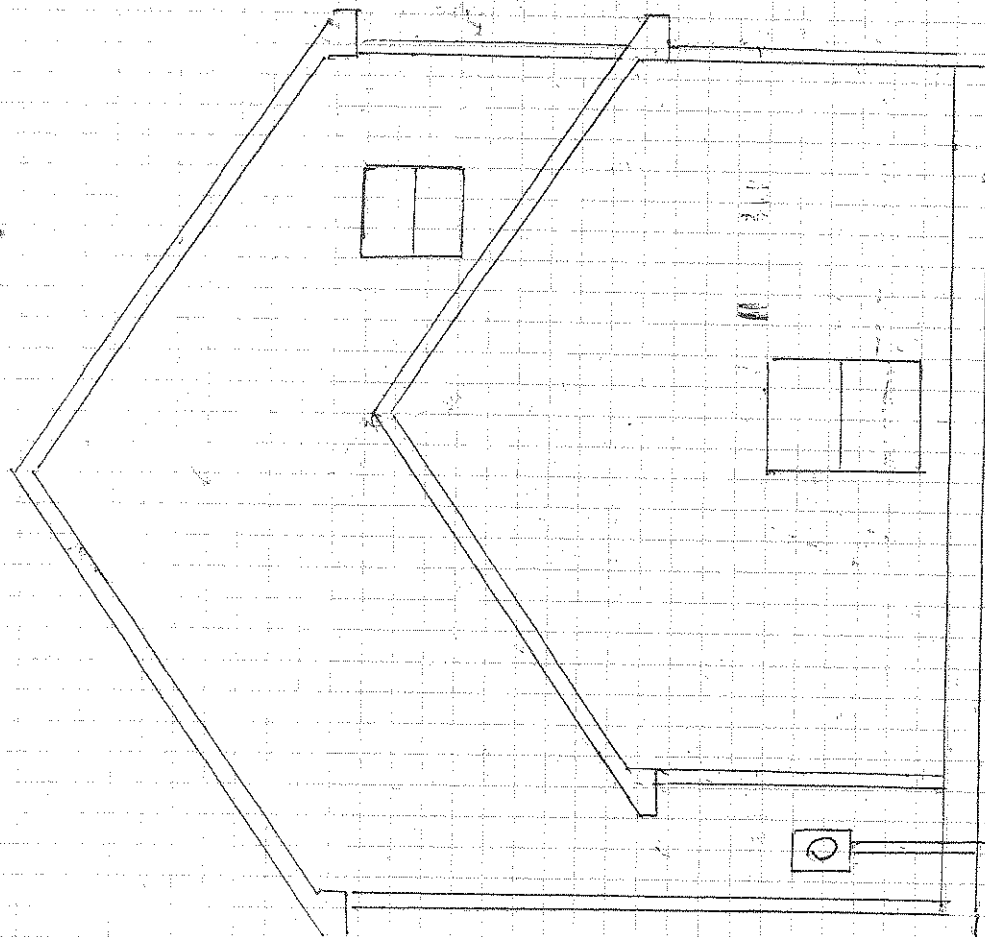
20F2

[illegible]

Gregg Blanchette

SCALE —

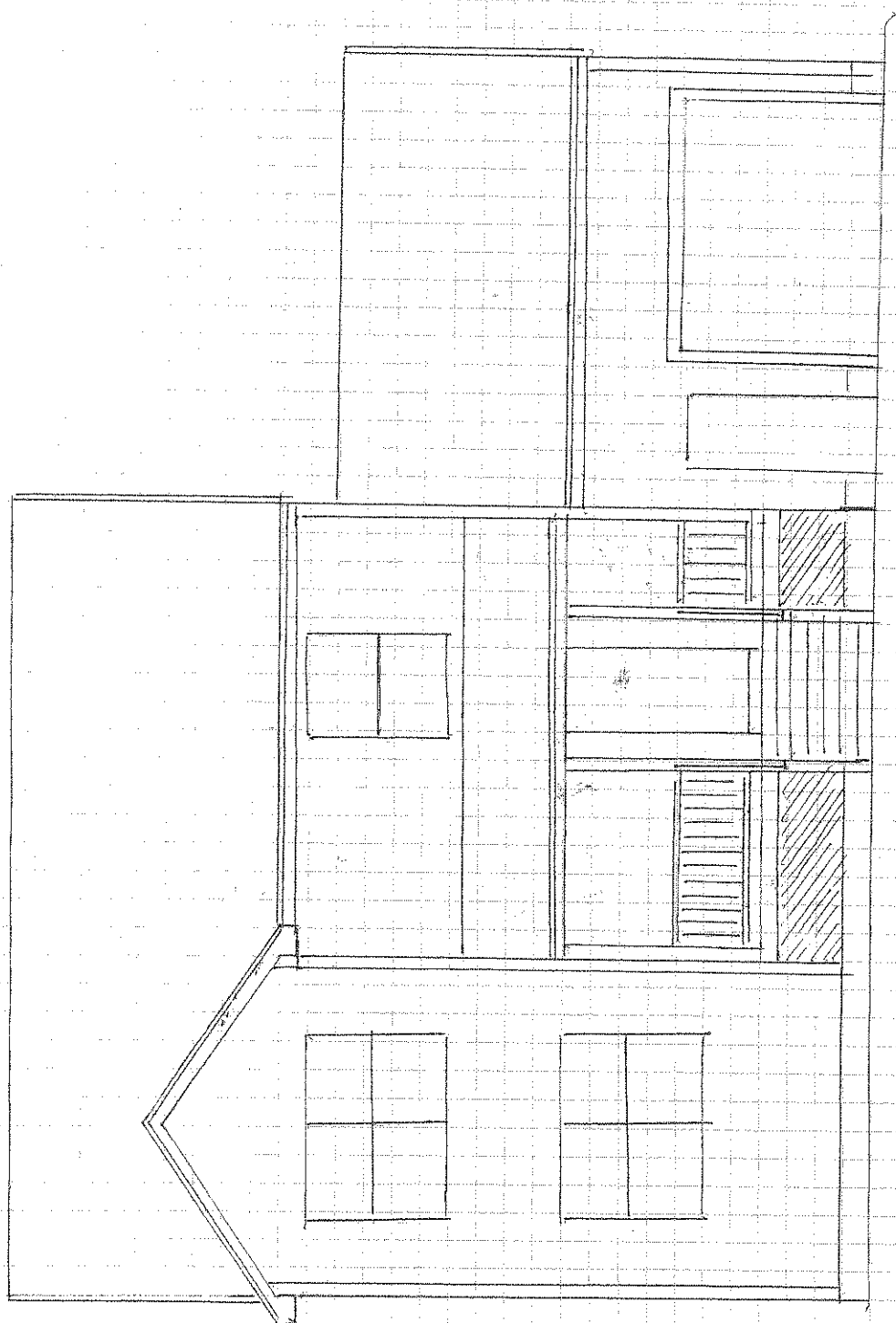
1. 1970-1971
 2. 1971-1972
 3. 1972-1973
 4. 1973-1974
 5. 1974-1975
 6. 1975-1976
 7. 1976-1977
 8. 1977-1978
 9. 1978-1979
 10. 1979-1980
 11. 1980-1981
 12. 1981-1982
 13. 1982-1983
 14. 1983-1984
 15. 1984-1985
 16. 1985-1986
 17. 1986-1987
 18. 1987-1988
 19. 1988-1989
 20. 1989-1990
 21. 1990-1991
 22. 1991-1992
 23. 1992-1993
 24. 1993-1994
 25. 1994-1995
 26. 1995-1996
 27. 1996-1997
 28. 1997-1998
 29. 1998-1999
 30. 1999-2000
 31. 2000-2001
 32. 2001-2002
 33. 2002-2003
 34. 2003-2004
 35. 2004-2005
 36. 2005-2006
 37. 2006-2007
 38. 2007-2008
 39. 2008-2009
 40. 2009-2010
 41. 2010-2011
 42. 2011-2012
 43. 2012-2013
 44. 2013-2014
 45. 2014-2015
 46. 2015-2016
 47. 2016-2017
 48. 2017-2018
 49. 2018-2019
 50. 2019-2020
 51. 2020-2021
 52. 2021-2022
 53. 2022-2023
 54. 2023-2024
 55. 2024-2025
 56. 2025-2026
 57. 2026-2027
 58. 2027-2028
 59. 2028-2029
 60. 2029-2030
 61. 2030-2031
 62. 2031-2032
 63. 2032-2033
 64. 2033-2034
 65. 2034-2035
 66. 2035-2036
 67. 2036-2037
 68. 2037-2038
 69. 2038-2039
 70. 2039-2040
 71. 2040-2041
 72. 2041-2042
 73. 2042-2043
 74. 2043-2044
 75. 2044-2045
 76. 2045-2046
 77. 2046-2047
 78. 2047-2048
 79. 2048-2049
 80. 2049-2050
 81. 2050-2051
 82. 2051-2052
 83. 2052-2053
 84. 2053-2054
 85. 2054-2055
 86. 2055-2056
 87. 2056-2057
 88. 2057-2058
 89. 2058-2059
 90. 2059-2060
 91. 2060-2061
 92. 2061-2062
 93. 2062-2063
 94. 2063-2064
 95. 2064-2065
 96. 2065-2066
 97. 2066-2067
 98. 2067-2068
 99. 2068-2069
 100. 2069-2070
 101. 2070-2071
 102. 2071-2072
 103. 2072-2073
 104. 2073-2074
 105. 2074-2075
 106. 2075-2076
 107. 2076-2077
 108. 2077-2078
 109. 2078-2079
 110. 2079-2080
 111. 2080-2081
 112. 2081-2082
 113. 2082-2083
 114. 2083-2084
 115. 2084-2085
 116. 2085-2086
 117. 2086-2087
 118. 2087-2088
 119. 2088-2089
 120. 2089-2090
 121. 2090-2091
 122. 2091-2092
 123. 2092-2093
 124. 2093-2094
 125. 2094-2095
 126. 2095-2096
 127. 2096-2097
 128. 2097-2098
 129. 2098-2099
 130. 2099-2100
 131. 2100-2101
 132. 2101-2102
 133. 2102-2103
 134. 2103-2104
 135. 2104-2105
 136. 2105-2106
 137. 2106-2107
 138. 2107-2108
 139. 2108-2109
 140. 2109-2110
 141. 2110-2111
 142. 2111-2112
 143. 2112-2113
 144. 2113-2114
 145. 2114-2115
 146. 2115-2116
 147. 2116-2117
 148. 2117-2118
 149. 2118-2119
 150. 2119-2120
 151. 2120-2121
 152. 2121-2122
 153. 2122-2123
 154. 2123-2124
 155. 2124-2125
 156. 2125-2126
 157. 2126-2127
 158. 2127-2128
 159. 2128-2129
 160. 2129-2130
 161. 2130-2131
 162. 2131-2132
 163. 2132-2133
 164. 2133-2134
 165. 2134-2135
 166. 2135-2136
 167. 2136-2137
 168. 2137-2138
 169. 2138-2139
 170. 2139-2140
 171. 2140-2141
 172. 2141-2142
 173. 2142-2143
 174. 2143-2144
 175. 2144-2145
 176. 2145-2146
 177. 2146-2147
 178. 2147-2148
 179. 2148-2149
 180. 2149-2150
 181. 2150-2151
 182. 2151-2152
 183. 2152-2153
 184. 2153-2154
 185. 2154-2155
 186. 2155-2156
 187. 2156-2157
 188. 2157-2158
 189. 2158-2159
 190. 2159-2160
 191. 2160-2161
 192. 2161-2162
 193. 2162-2163
 194. 2163-2164
 195. 2164-2165
 196. 2165-2166
 197. 2166-2167
 198. 2167-2168
 199. 2168-2169
 200. 2169-2170
 201. 2170-2171
 202. 2171-2172
 203. 2172-2173
 204. 2173-2174
 205. 2174-2175
 206. 2175-2176
 207. 2176-2177
 208. 2177-2178
 209. 2178-2179
 210. 2179-2180
 211. 2180-2181
 212. 2181-2182
 213. 2182-2183
 214. 2183-2184
 215. 2184-2185
 216. 2185-2186
 217. 2186-2187
 218. 2187-2188
 219. 2188-2189
 220. 2189-2190
 221. 2190-2191



G.A. BLANCHETTE & SON CONSTRUCT.
Mason & Building Contractor
220 Salmon Falls Road
E. ROCHESTER, NH 03868
(603) 332-6603
Gregg Blanchette

JOB _____ SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

Handwritten notes for 'L' and 'L'.



G.A. BLANCHETTE & SON CONSTRUCT.
Mason & Building Contractor
220 Salmon Falls Road
E. ROCHESTER, NH 03868
(603) 332-6603
Gregg Blanchette

FOR

SHEET NO.

30

CALCULATED BY:

DATE _____

CHECKED BY _____

DATE _____

SCALE 2

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0215-0012-0059	Account Number	34396
Prior Parcel ID	--		
Property Owner	COVILLE FAM REV TRUST OF 2002 % COVILLE PAMELA S TRUSTEE	Property Location	13 LANTERN LN
Mailing Address	13 LANTERN LN	Property Use	SINGLE FAM
		Most Recent Sale Date	3/21/2011
City	ROCHESTER	Legal Reference	3914-6
		Grantor	NORWAY PLAINS REALTY TRUST,
Mailing State	NH	Zip	03868
		Sale Price	172,533
Parcel Zoning	R2	Land Area	0.140 acres

Current Property Assessment

Card 1 Value	Building Value	144,600	Yard Items Value	0	Land Value	52,300	Total Value	196,900
--------------	----------------	---------	------------------	---	------------	--------	-------------	---------

Building Description

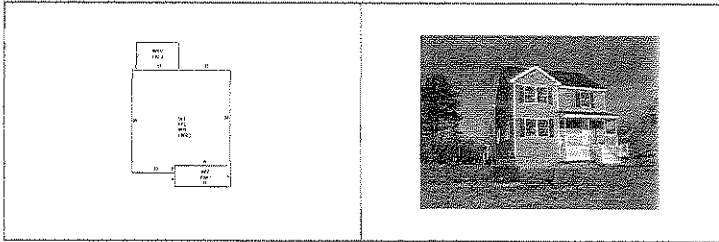
Building Style	COLONIAL	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	2009	Roof Structure	GABLE	Heating Type	FORCED H/A
Building Grade	A/G, (+)	Roof Cover	ASPHALT SH	Heating Fuel	PROPANE
Building Condition	Average	Siding	VINYL	Air Conditioning	100%
Finished Area (SF)	1616	Interior Walls	DRYWALL	# of Bsm't Garages	0
Number Rooms	5	# of Bedrooms	3	# of Full Baths	1
# of 3/4 Baths	1	# of 1/2 Baths	1	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 0.140 acres of land mainly classified as SINGLE FAM with a(n) COLONIAL style building, built about 2009, having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 3 bedroom(s), 1 bath(s), 1 half bath(s).

Property Images



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

Applicant: Pamela S. Coville Phone 603-387-6479
Project Address: *Mailing Address: P.O. Box 1145, Rochester, NH 03866
13 Lantern Lane, Rochester, NH 03867

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.

RECEIVED

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
215	12-59	R2		Planning Dept.

JUN 22 2011

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
215	12-50	Marlo Downer	1200 Elm St. Unit 627 Manchester, NH 03101-2517
	12-49	Robert N Sr. and Rose H. Ackerson	7 Millers Farm Dr., Rochester, NH 03868
	12-48	Norway Plains Realty Trust	11 Flagstone Dr., Hudson, NH 03051
	12-47	% Barbara A. Deneault,	
	12-60	Michael D. Tancreti, Trustees	
	12-47	Norway Plains Realty Trust	11 Flagstone Dr., Hudson, NH 03051
		% Barbara A. Deneault,	
		Michael D. Tancreti, Trustees	
	12-60	Norway Plains Realty Trust, %	
		Barbara A. Deneault,	
		Michael D. Tancreti, Trustees	

4329

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 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: June 22, 2011, This is page 1 of 1 pages.

Applicant or Agent: Pamela S. Coville

Staff Verification: _____