



PLANNING AND DEVELOPMENT DEPARTMENT  
City Hall - Second Floor  
31 Wakefield Street  
Rochester, New Hampshire 03867-1917  
(603) 335-1338 • Fax (603) 335-7585  
www.rochesternh.net

Planning & Zoning  
Community Development  
Conservation Commission  
Historic District Commission

RECEIVED

JUL 17 2012

Planning Dept.

### APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-20

DATE FILED 7-17-12

ZONING BOARD CLERK C. Jones

Phone No (603) 335-2335

Name of applicant ROBERT & LINDA FALANCA

Address 42 STONEWALL DRIVE, ROCHESTER, NH

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. 223 Lot No. 11-18 Zone A

Description of property \_\_\_\_\_

Proposed use or existing use affected STORAGE OF LAWN, SNOW  
REMOVAL & POOL EQUIPMENT.

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 Pat M. Falanga Linda Falanga  
(Applicant)

# CRITERIA FOR VARIANCE

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

Date: RECEIVED

JUL 17 2012

A Variance is requested by: Robert & Linda Falanga

From Section: \_\_\_\_\_ Subsection: Planning Dept.

of the Zoning Ordinance to Permit: The erection of a 12' X 20' Utility (Storage) Shed

at: 42 Stonewall Drive Map: 223 Lot: 11-18 Zone: A

## Facts for supporting this request:

- 1.) The proposed use would not diminish surrounding property values because: It will be a quality built shed by Home Owner and Brother who has owned a general contracting company in Minnesota. The shed will maintain the existing home exterior décor using the same vinyl siding, Anderson double hung windows and architectural shingles. The shed will be for the private use of the home owner and no commercial use is intended.
- 2.) Granting the variance is not contrary to the public interest because: Because of the uniqueness of our lot and the location of the existing home, we can not meet the setback requirements and the proposed site will not interfere with the neighboring property owner's view or use. The shed will maintain the integrity of the residential neighborhood.
- 3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: Due to the current location of the home, garage and pool, we are unable to meet the setback requirements for a 12' X 20' foot shed because the setback that states the shed must be 50' from the back property line and 25' from the side, would place the shed less than 10' from an existing 12' X 12' deck attached to the home. Also, an existing underground lawn irrigation system would need to be modified to spray around the shed adding substantial cost to the project.
- 4.) Granting the variance would do substantial justice because: The proposed location is the only place on our property that would not detract from the use of the yard. It will also follow along with neighbors property's that currently have utility sheds located in back corners on their property.
- 5.) The use is not contrary to the spirit of the ordinance because: We would not infringe upon our neighboring property owner's in the use of their property either visually, recreationally or impact their property value in any way.

Name: Robert & Linda Falanga Date: July 18, 2012

**Robert & Linda Falanga**  
**42 Stonewall Drive**  
**Rochester, NH 03868**

We are requesting a variance by the City of Rochester for a 12' X 20' Utility (Storage) Shed, erected by the home owner and his brother. The shed will match the existing home's vinyl siding and architectural shingles, along with an Anderson double hung window, a 9 Lite 36' entry door and a matching 8' X 7' garage door. The shed will be for the private use of the homeowners. It will be used to store lawn and garden, snow removal, and pool equipment. Some of this equipment was stored under plastic covering which we feel detracts from the beauty of the neighborhood. Also, with the existing structures on the property, we are unable to meet the existing setbacks from the back and side and still maintain the build code of having said structure >10' from existing structures.

With this variance, the shed will be located in a back corner of the property, slightly visible from the street. Building the shed in this location will allow us to mimic our neighbor's properties where their sheds are located in back corners. This will help maintain the integrity of the neighborhood by using materials and plans that would attractively blend in the area.



# FOUNDATION LOCATION PLAN

NOT FOR MORTGAGE LOAN PURPOSES

LOCATION: STONEWALL DR., ROCHESTER, N.H.

MAP & LOT NO.: 223/11-18

OWNER OF RECORD: GEORGE & NATALIE PRAY

ZONE: AGRICULTURAL

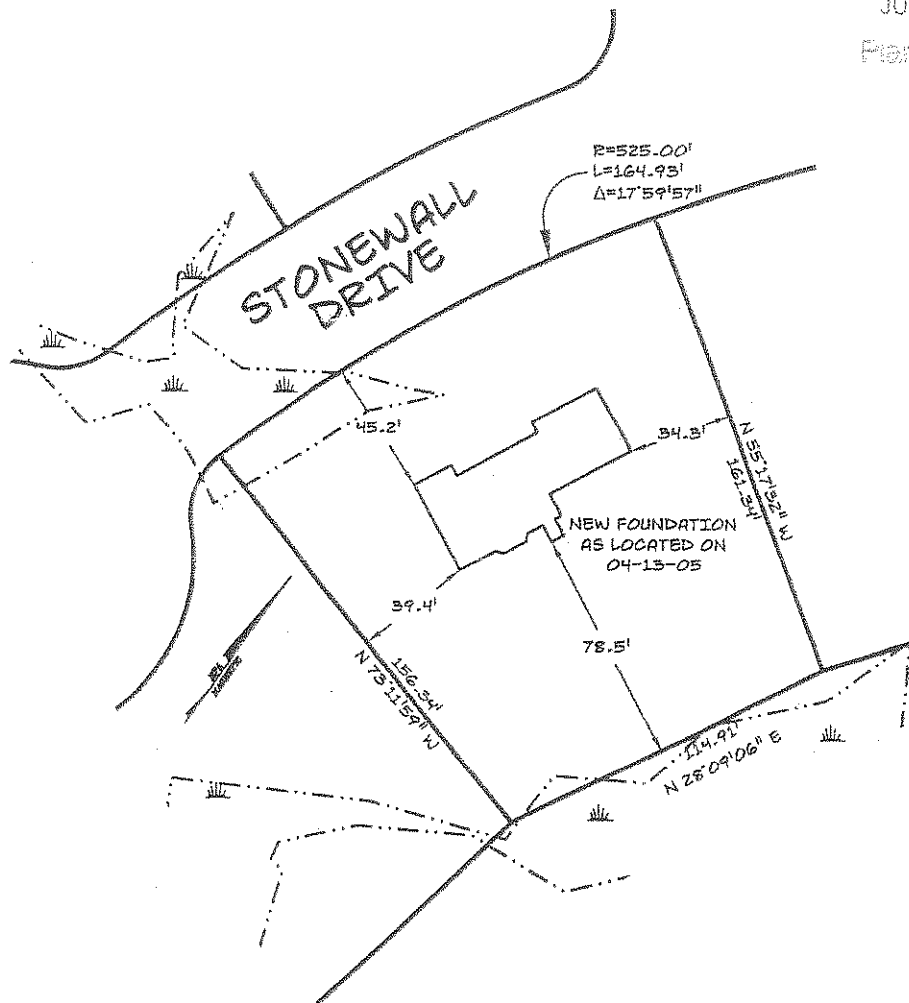
REF. DEED: 520/160

SETBACKS: FY=35' SY=25' RY=50'

REC'D -

JUL 17 2012

Planned & Scaled



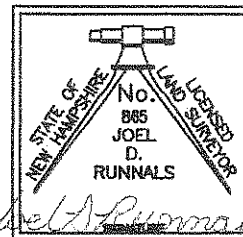
REFERENCE PLAN:  
"SUBDIVISION PLAN, PRAY  
STREET/STONEWALL DRIVE,  
ROCHESTER, N.H., FOR  
GEORGE & NATALIE PRAY"  
DATED: AUG. 2003 BY  
NORWAY PLAINS ASSOCIATES  
INC. RECORDED: SCRD 76-94

## NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

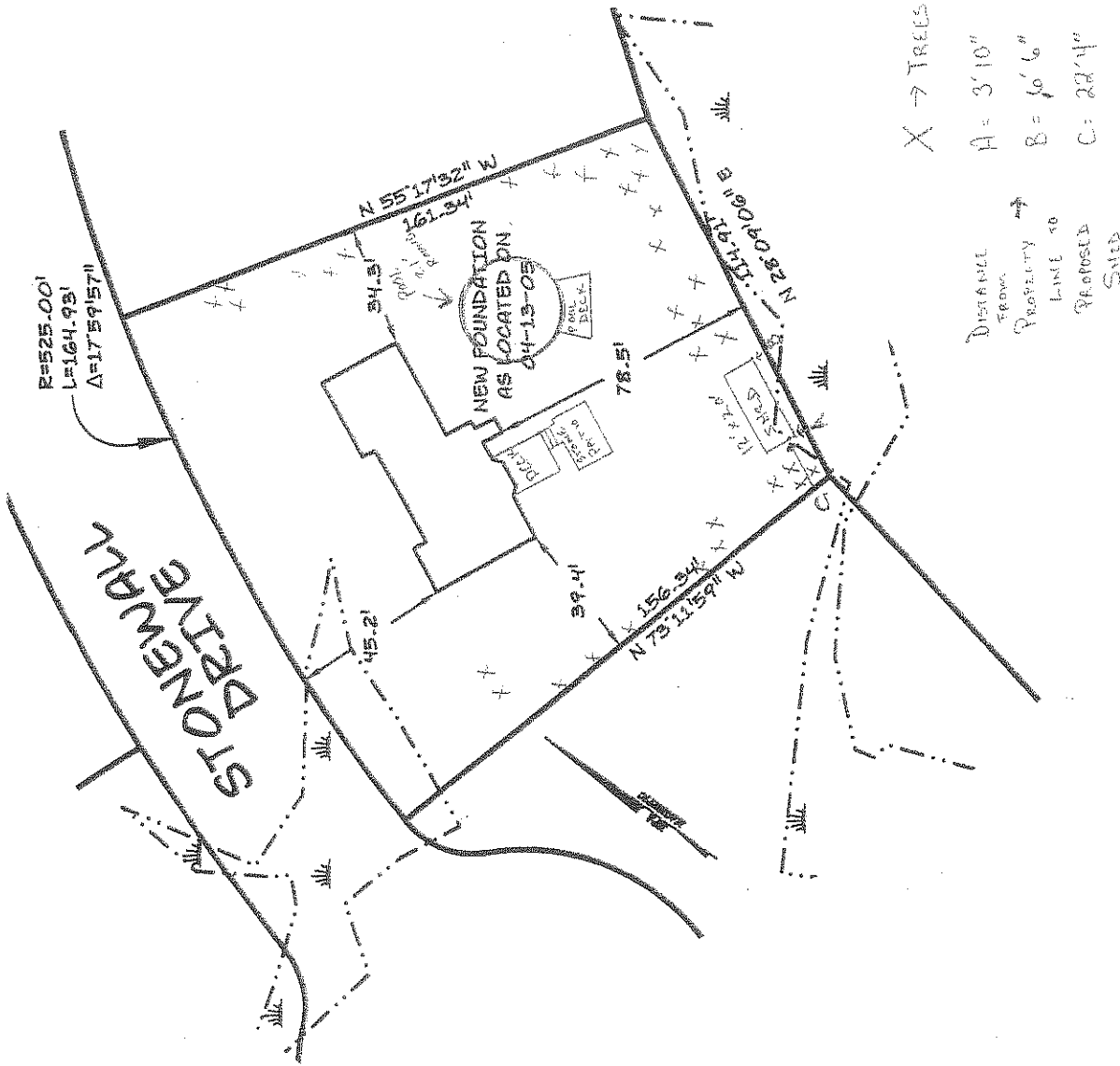
P.O. Box 248, Rochester, N.H. 03867

TELEPHONE (603) 335-3948

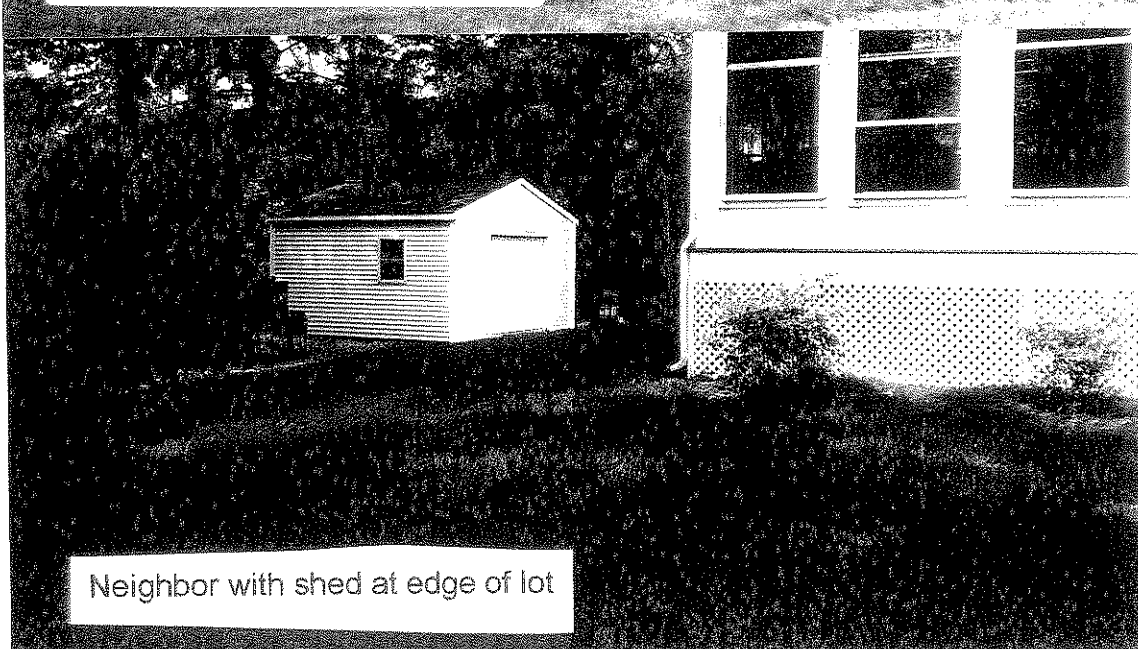
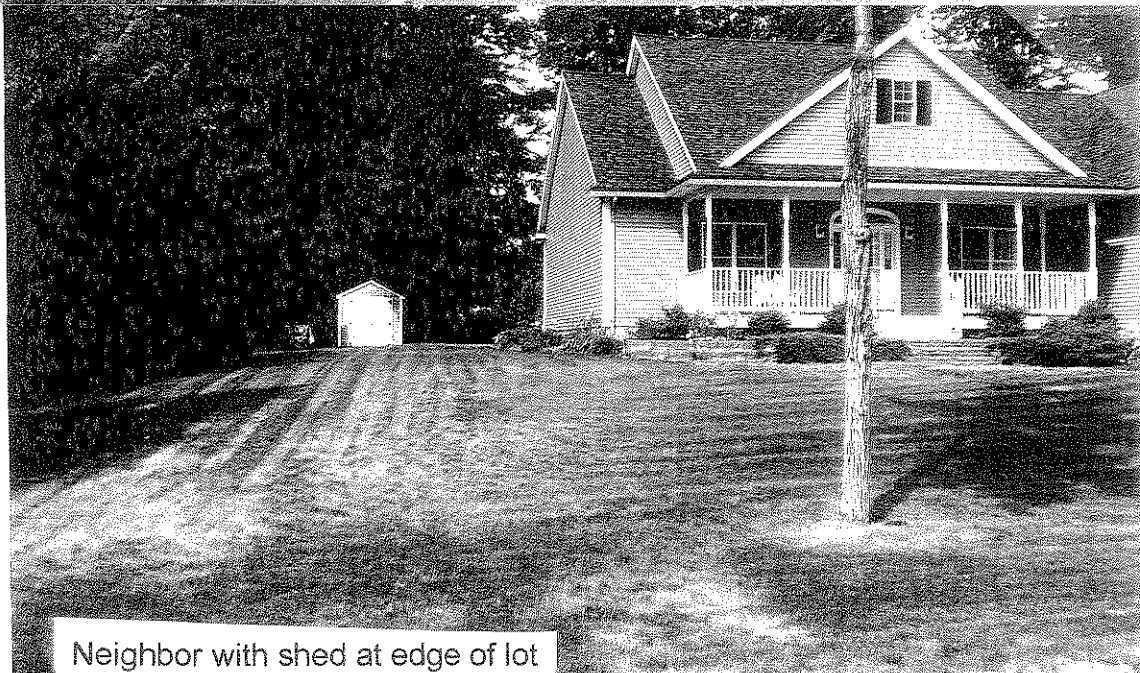
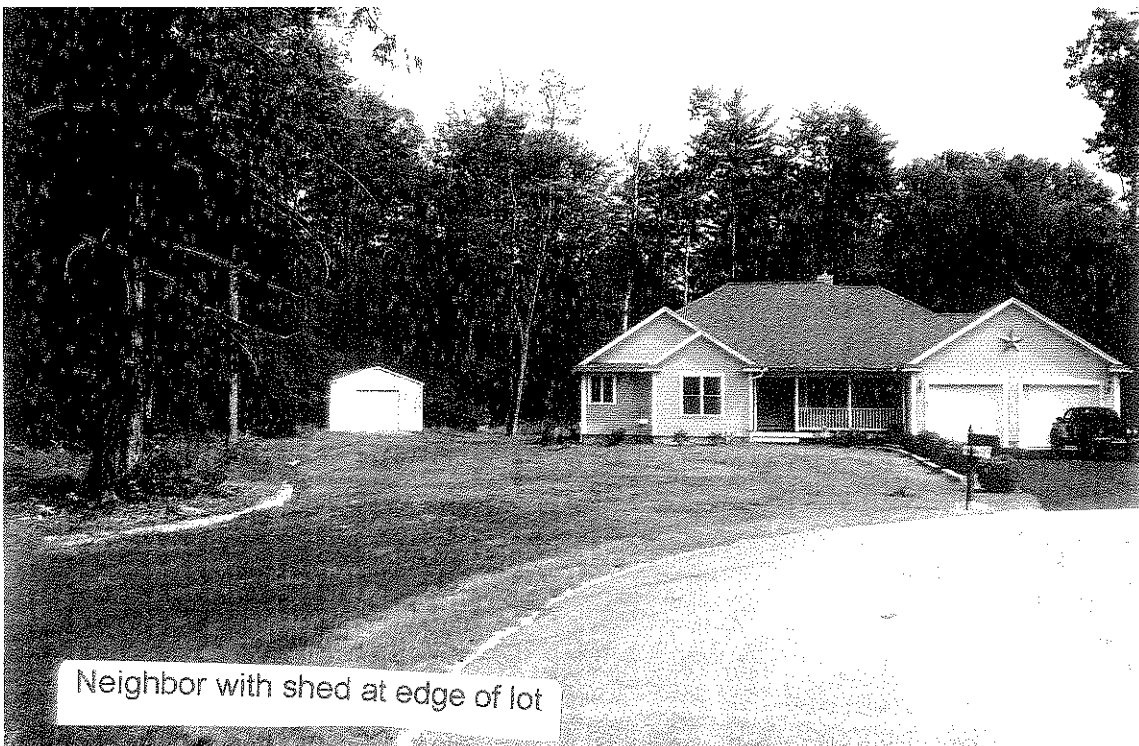


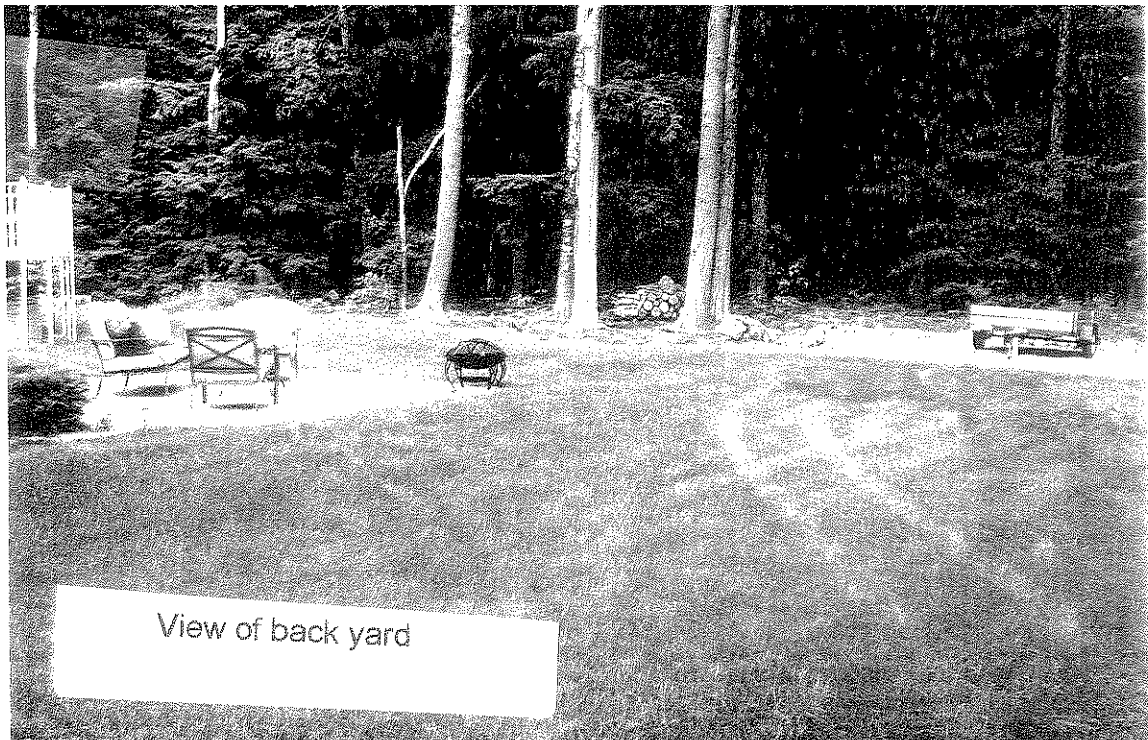
FN: 109  
JN: 03169/5-1

DATE: 04-13-05  
SCALE: 1"=50'

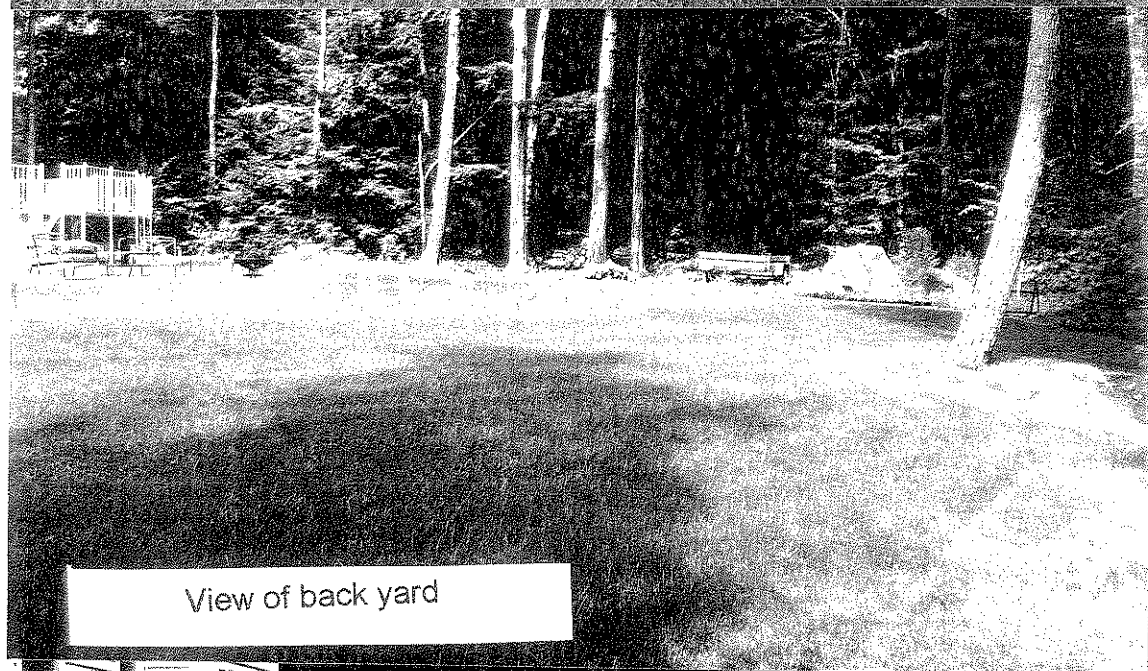


HIGHWAY DESIGN ASSOCIATES INC

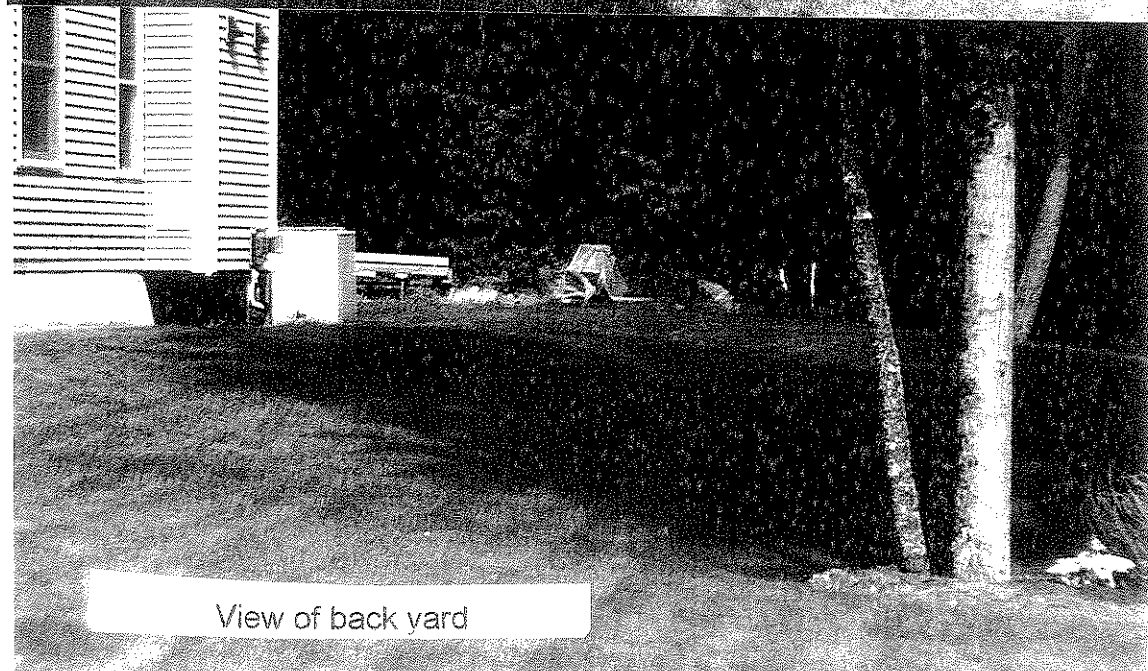




View of back yard

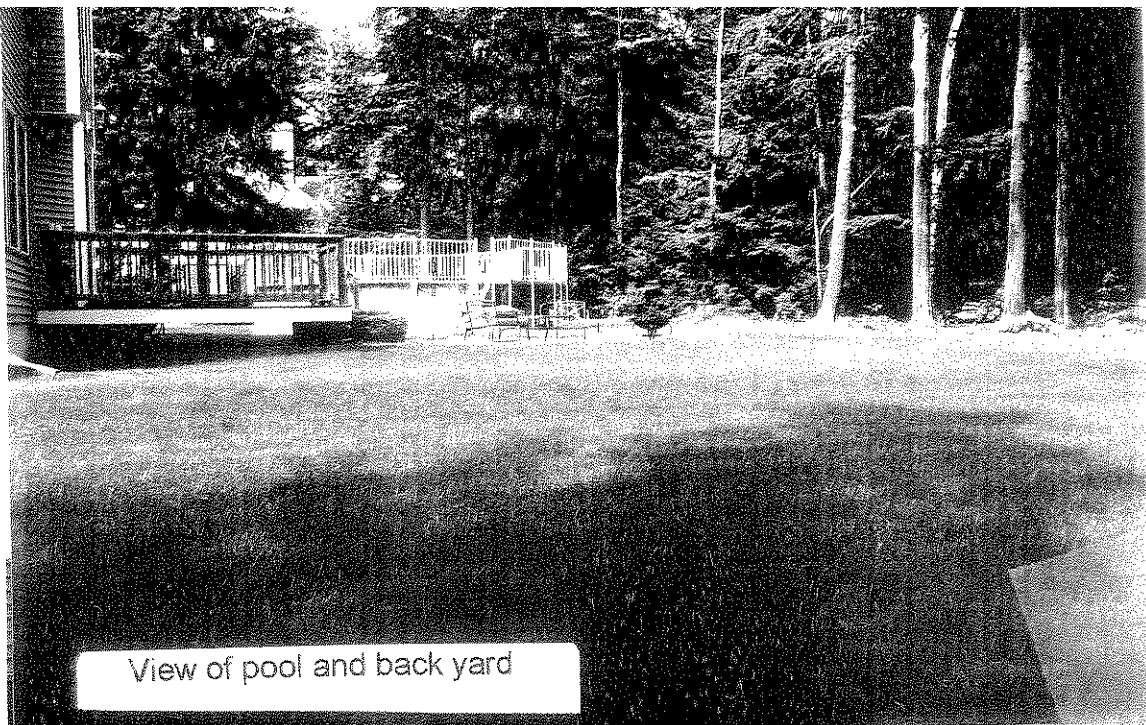


View of back yard



View of back yard





View of pool and back yard

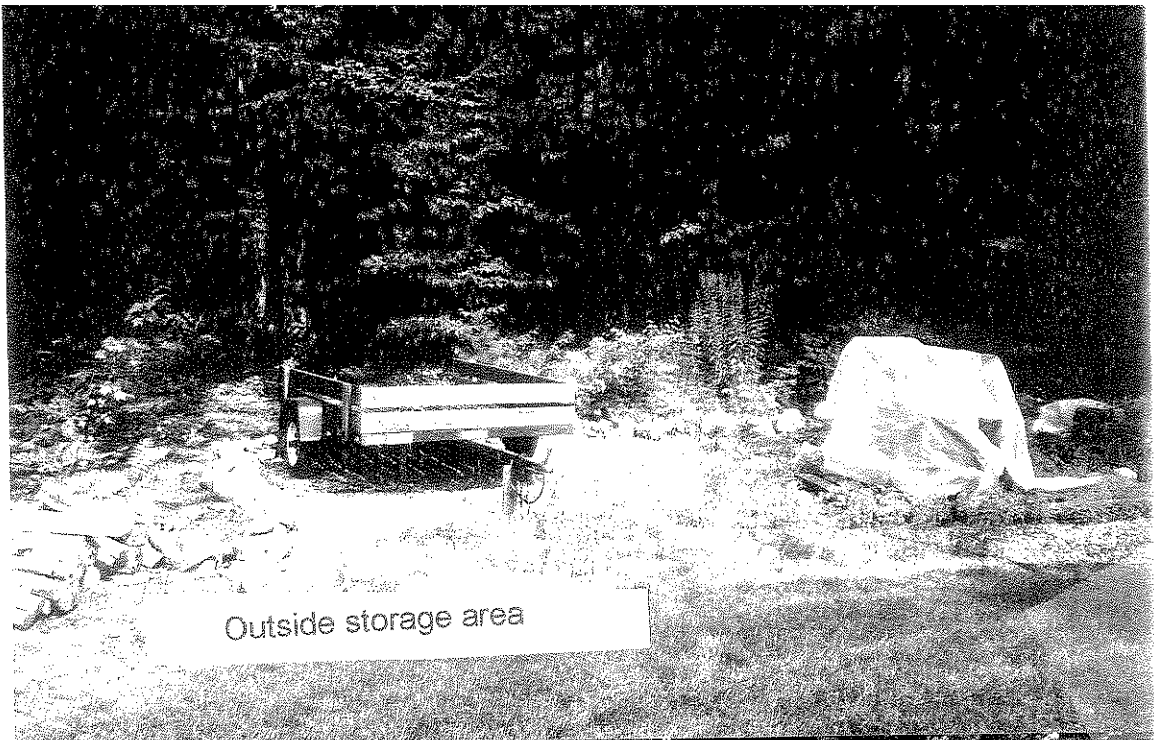


Back patio



Back patio





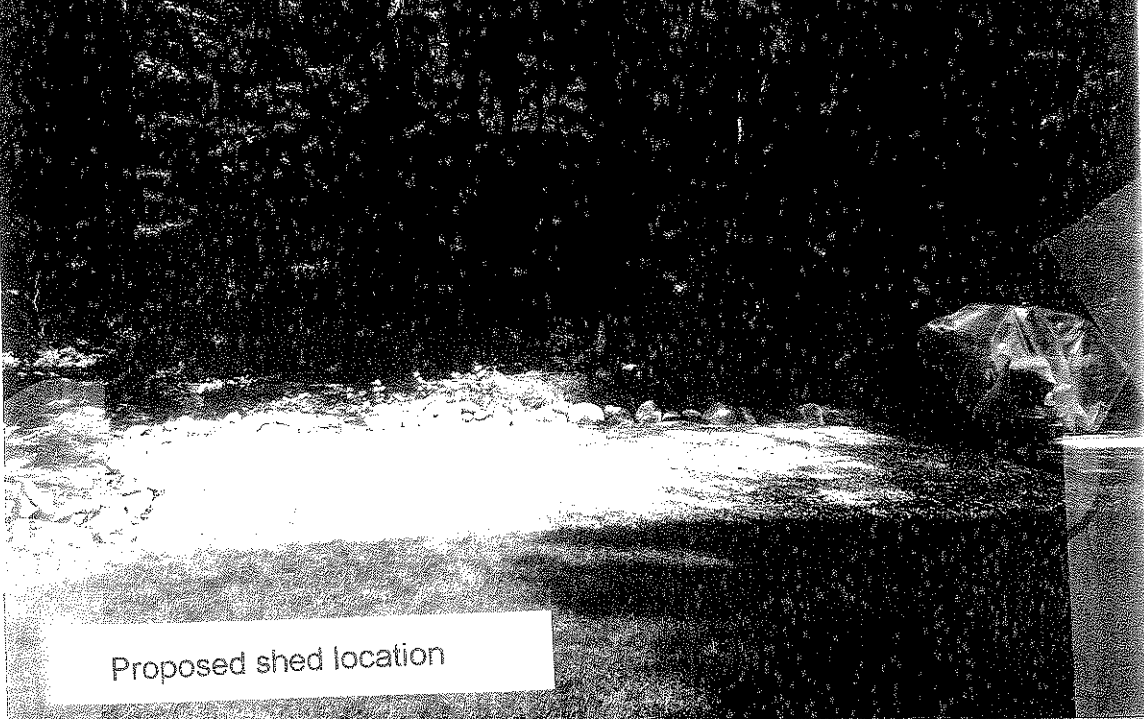
Outside storage area



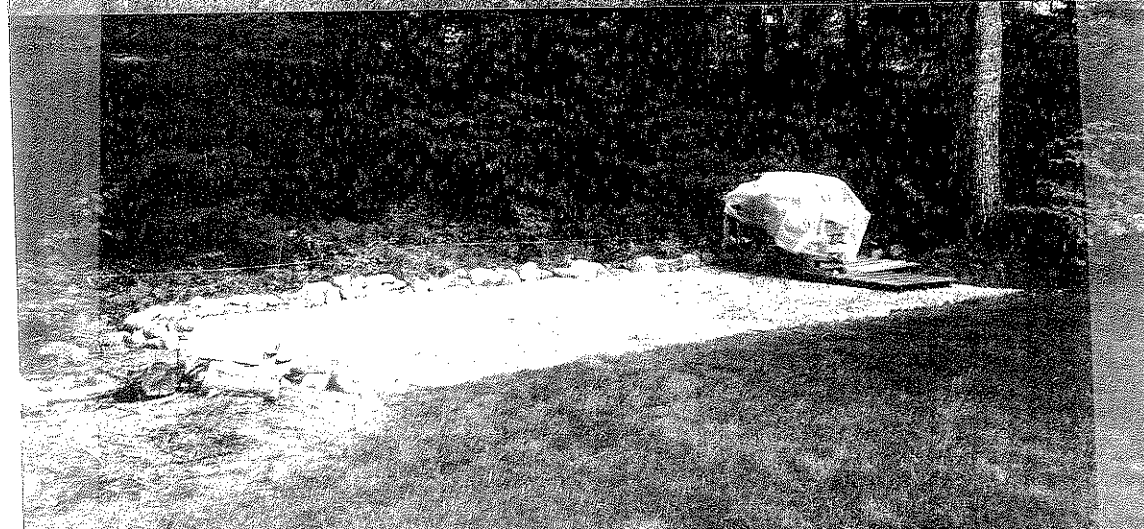
Before area was cleaned up



Outside storage area



Proposed shed location



Proposed shed location



Proposed shed location



ABUTTER LIST

0225 0011 0010

City of Rochester, NH  
Please Print or TypeApplicant: ROBERT & LINDA FALANGA Phone 335-2335Project Address: 42 STONEWALL DR, ROCHESTER, NH 03868List 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  
JUL 17 2012  
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## LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
223	11-18	A	ROBERT & LINDA FALANGA	42 STONEWALL DR, ROCHESTER, NH 03868

## ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
223	11-17	ETHEL & DARRELL CHURCHILL	53 STONEWALL DR, ROCHESTER, NH 03868
223	11-19	AARON T. MURTAGH	34 STONEWALL DR, ROCHESTER, NH 03868
223	11-16	JOHN & ITZIA FIELD	43 STONEWALL DR, ROCHESTER, NH 03868
223	11-15	ROBERT & JAN MOORE	39 STONEWALL 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

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: JULY 17, 2012, This is page 1 of 1 pages.Applicant or Agent: Kat at [Signature]

Staff Verification: \_\_\_\_\_