



Planning & Zoning  
Community Development  
Conservation Commission  
Historic District 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](http://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, July 14, 2010** in the City Hall Council Chambers concerning the following:

**2010-20** - Application by Scott Brochu (DBA New England Roofing) for a special exception under Article 42.16 Table 2 of the City's Zoning Ordinance to allow the recently completed expansion of the canopy over the front door to extend into the front setback

**Location:** 4 Strafford Road  
Tax Map 235, Lot 7, 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](mailto: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](http://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



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RECEIVED  
JUN 25 2010  
175  
Cook  
Planning Dept.

## APPLICATION FOR SPECIAL EXCEPTION

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2010-20

DATE FILED \_\_\_\_\_

ZONING BOARD CLERK

Phone No. 330 1970

Name of applicant Scott Brochu DBA New England Roofing

Address 20 Crown Pt Rd Roch. NH 03807  
(if same as applicant, write "same")

Owner of Property Concerned Brad & Pamela Wheeler  
(if same as applicant, write "same")

Address 4 Stratford Rd Roch NH 03807  
(if same as applicant, write "same")

Location of property "same"

Map No. 235 Lot No. 7 Zone A

The undersigned hereby requests a special exception as provided in

Article: \_\_\_\_\_ Section: \_\_\_\_\_ of the Zoning Ordinance

Description of Property Cape on Residential property  
(give length of the lot lines) Frontage Sides Rear

Proposed use or existing use affected \_\_\_\_\_

Signed Scott Brochu Date JUN - 25 - 10  
(Applicant)

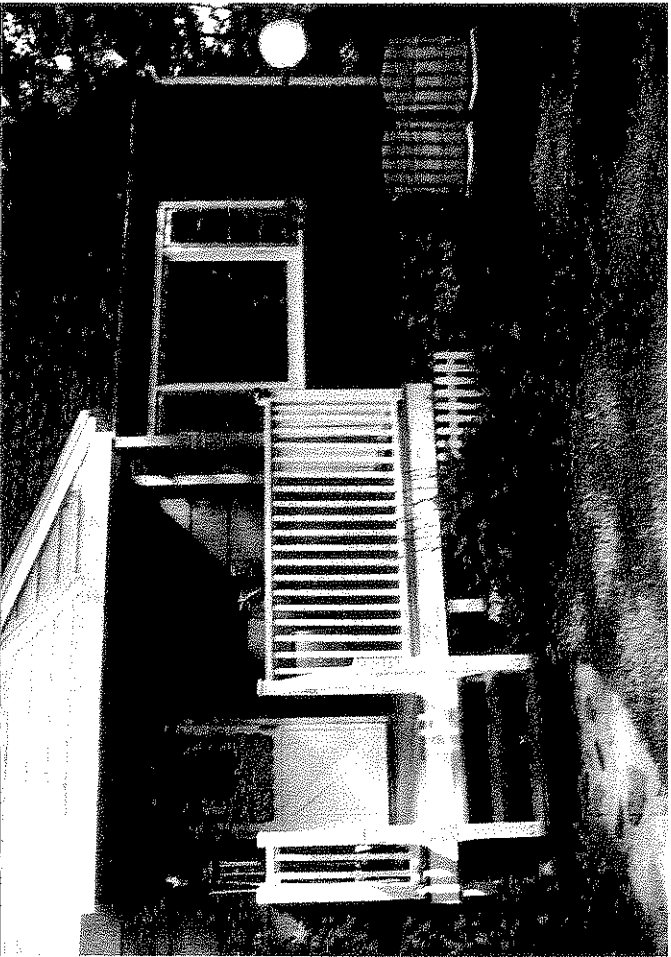
(a) General Provisions

- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance to additional standards is required, may be permitted in their respective districts, subject to the satisfaction of the requirements and standards set forth in this Section 42.23, in addition to all other requirements of this ordinance. All such uses are hereby declared to possess such special characteristics that each shall be considered as an individual case.
- (2) The Board of Adjustment may require that a site plan for development for a proposed Special exception be submitted showing the location of all buildings, parking areas, traffic access, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed special exception is in harmony with the intent of this ordinance.

(b) Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

- (1) The specific site is an appropriate location for the proposed use or structure  
YES ☒ NO ☐ Reasoning: Relocate Ice - snow and water shed to outside of deck
- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood  
YES ☐ NO ☒ Reasoning:
- (3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking  
YES ☐ NO ☒ Reasoning:
- (4) Adequate and appropriate facilities and utilities will be provided to insure the Proper operation of the proposed use or structure  
YES ☐ NO ☒ Reasoning: None needed
- (5) The proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan  
YES ☒ NO ☐ Reasoning:

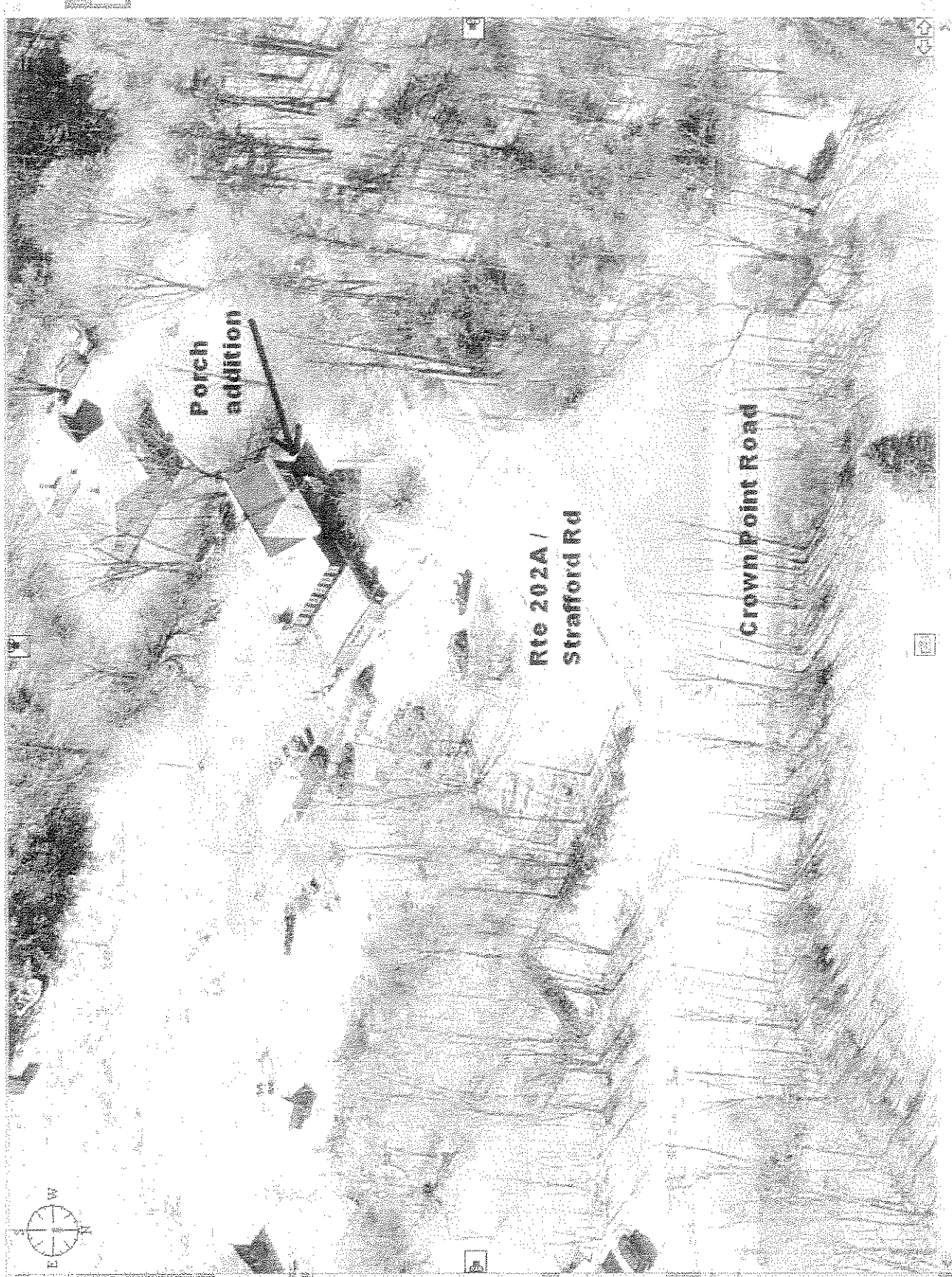
**Please check Section 42.23 (c) of the Rochester Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.**



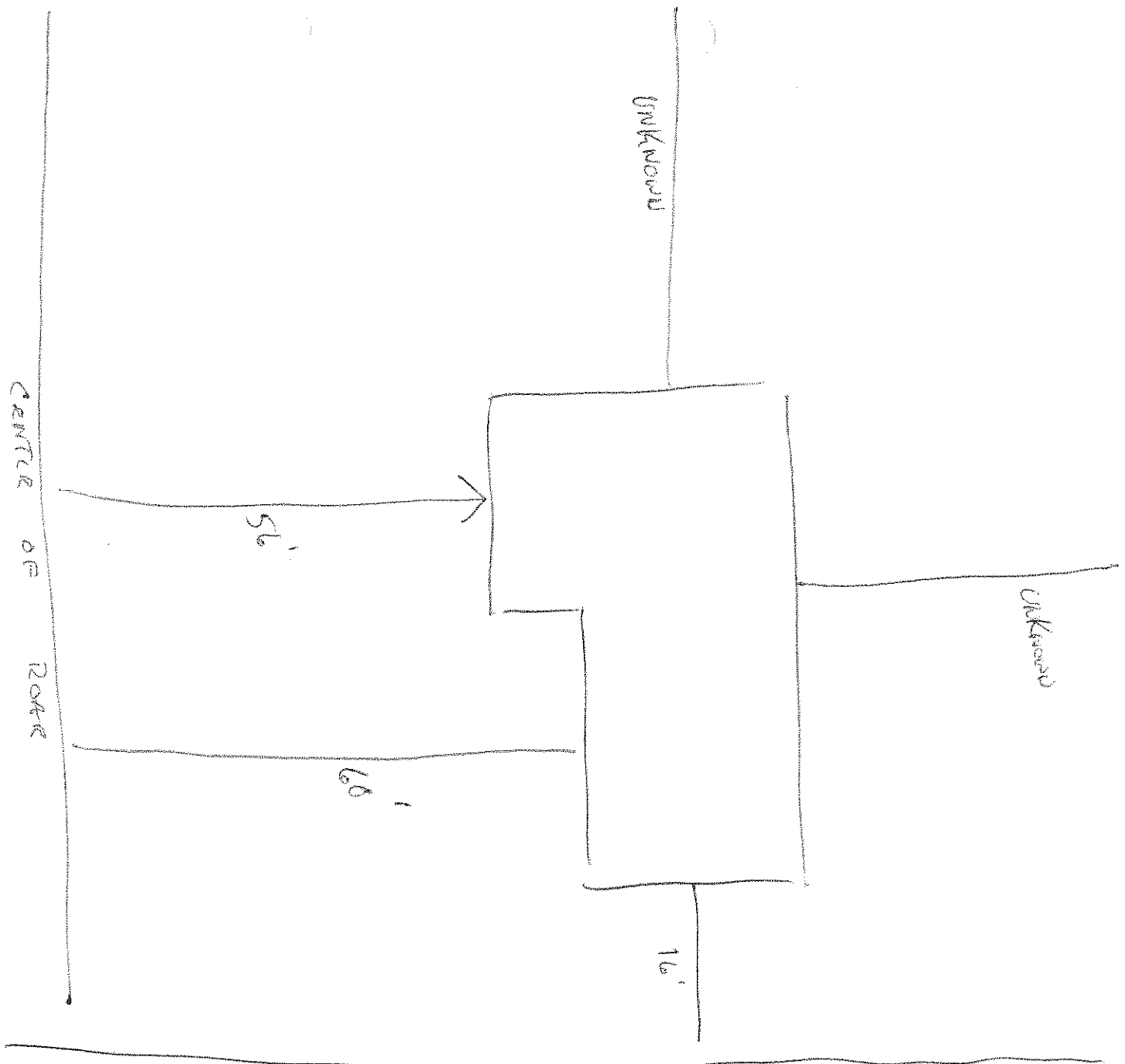


ParcelID: 0235-0007-0000 Card: 1 of 1 Location: 4 STRAFFORD RD ROCHESTER

Explanation; Trying to relocate where  
the snow and Ice falls off the roof  
to a safer location



2010-20



## Unofficial Property Record Card - Rochester, NH

## General Property Data

Parcel ID 0235-0007-0000	Account Number 35623
Prior Parcel ID --	
Property Owner WHEELER BRADLEY A & PAMELA J	Property Location 4 STRAFFORD RD
	Property Use SINGLE FAM
Mailing Address 4 STRAFFORD RD	Most Recent Sale Date 1/31/1994
	Legal Reference 1726-661
City ROCHESTER	Grantor JOHNSON IRVING O JR & SHIRLEY
Mailing State NH Zip 03867-4106	Sale Price 78,500
Parcel/Zoning A	Land Area 3.800 acres

## Current Property Assessment

Card 1 Value	Building Value 76,500	Yard Items Value 500	Land Value 67,100	Total Value 144,100
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## Building Description

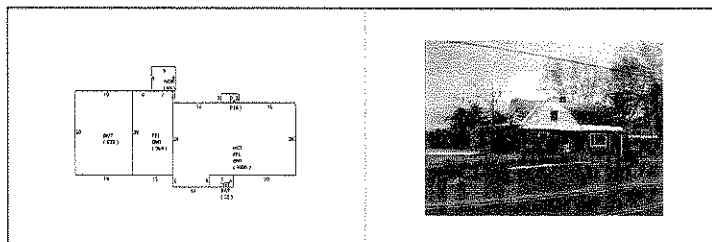
Building Style CAPE	Foundation Type FULL	Flooring Type N/A
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1957	Roof Structure	Heating Type FORCED HW
Building Grade AVERAGE	Roof Cover	Heating Fuel OIL
Building Condition Fair	Siding ASBESTOS	Air Conditioning 0%
Finished Area (SF) 1892	Interior Walls N/A	# of Bent Garages 2
Number Rooms 7	# of Bedrooms 3	# of Full Baths 1
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 0

## Legal Description

## Narrative Description of Property

This property contains 3.800 acres of land mainly classified as SINGLE FAM with a(n) CAPE style building, built about 1957, having ASBESTOS exterior and roof cover, with 1 unit(s), 7 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.



# ABUTTER LIST

City of Rochester, NH

Please Print or Type

Applicant: Brad & Pamela Wheeler Phone 332 7754

Project Address: 4 Stratford Rd Rochester

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
235	7	A	Brad & Pamela Wheeler	4 Stratford Rd Rochester

## ABUTTING LOT OWNERS

Map	Lot	Owner Name	Mailing Address
	8	Leo Edgar Winsley	6 Stratford Rd Rock
	10	Rand Margaret Wilbur	10 " " "
	6	Elizabeth Tiffany Lindsey Talon	211 Walnut St Rock
	5	James Mary Callahan	32 Crown Pt Rd Rock
	4	Edward apac	30 Crown pt
	44	Roland marion E Dr. dy	21 Stratford Rd Rock

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, Patriot

Database on this date: \_\_\_\_\_, This is page 1 of 1 pages.

Applicant or Agent: \_\_\_\_\_

324  
26

# ZONING BOARD CASE COMMENT SHEET

Case # 2010-20

Department of Planning & Development  
Director Comments

None.

Signed

Kurt L. DA

Date

7/7/10

City Manager Comments

None

Signed

John Lutz

Date

7-8-10



*City of Rochester, New Hampshire*

DEPARTMENT OF CODE ENFORCEMENT  
31 Wakefield Street • Rochester, NH 03867  
(603) 332-3508 • Fax (603) 332-8601

**Code Office Denial of a Building Permit or Use**

Name of Applicant Scott Brochu

Location 4 Stratford Road

Map 235 Lot 7 Block — Zone A

Date Denied \_\_\_\_\_

Your application for a building permit / use has been denied due to a violation of

Article 42 Section 16 <sup>TABLE</sup> Subsection 2 of the Rochester

Zoning Ordinance adopted March 3, 1986, and / or a violation of Article \_\_\_\_\_

Section \_\_\_\_\_ Subsection \_\_\_\_\_ of the ICC Building Code, 2000  
edition.

The exact reason for this denial is: EXPANSION OF A NONCONFORMING  
STRUCTURE INTO THE FRONT SETBACK.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notice: You may make application to the Zoning Board of Adjustment for an  
Appeal of an Administrative Decision, a Variance, or a Special Exception.

[Signature]  
Building Inspector

7/6/10  
Date

Zoning Board Case # 2010-20