



Economic Development
Community Development
Planning & Zoning
Conservation Commission

City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
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Web Page: http://www.rochesternh.net/

175
✓ 466

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2011-29

DATE FILED 10-24-11

C. Lewis
ZONING BOARD CLERK

Phone No 603 330-3406

Name of applicant Nicholas Marcotte

Address 9 Rebekah Ln.

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OCT 24 2011

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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. 251 Lot No. 213-7 Zone R-1

Description of property 0.3 acres - residential w/ house

Proposed use or existing use affected Attaching 2 car garage with livable space above to existing house

The undersigned hereby requests a variance to the terms of Article _____, Section _____ and asked that said terms be waived to permit building a 2 car garage with above room within ^{up to} 3 feet of side property line.

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

(Applicant)

Date: 10/21/11

A Variance is requested by Nicholas Marzotte

from Section 251 Subsection 213-7

of the Zoning Ordinance to permit: the building of a 2 car

garage with room above attached to existing house within ^{up to 3 feet of side property line}

at 9 Rebekah Lane, Rochester Map 251 Lot 213-7 Zone R1
03839

Facts supporting this request:

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

it would raise our property value, therefore
raise surrounding property values.

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

the only property it will affect is ours.

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

the position of the house currently does not allow for
a garage without crossing into a portion of the setbacks.

4.) Granting the variance would do substantial justice because:

the building
of the garage and extra room would allow us to
expand our home for our growing family.

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

it would still
allow for room between our properties and would not have
any negative impact on any of our neighbors.

Name N. Marzotte Date: 10/21/11

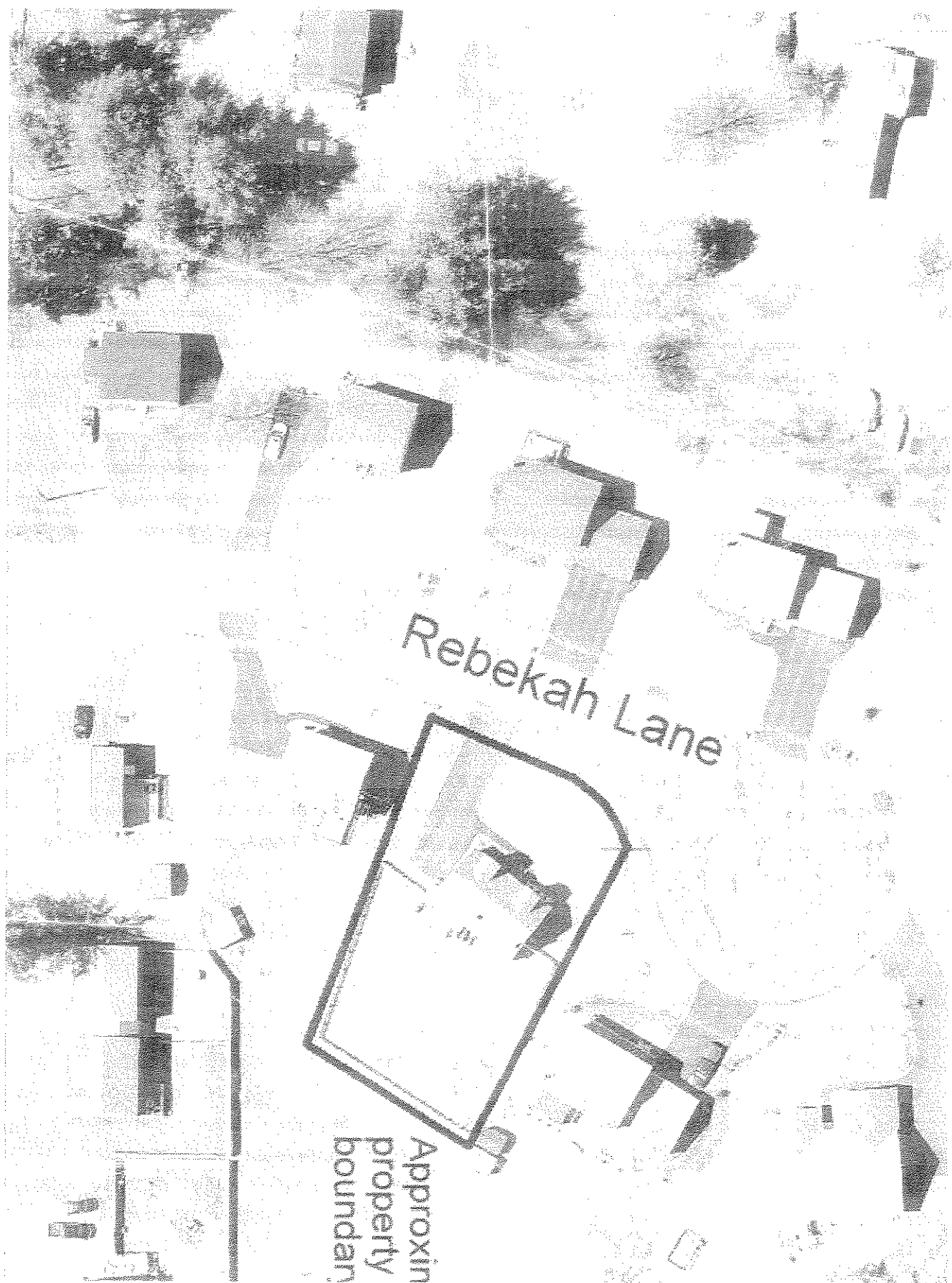
Nick & Melissa Marcotte
9 Rebekah Lane
Rochester, NH 03839

Map and Lot Number: 251-213-7

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Narrative explaining what we are requesting a variance for:

We are requesting a variance because we would like to build a garage with a livable space above it. The reason we need a variance is due to our house being on an angle with regards to our lot plan. Part of the proposed new addition will cross into our property set back on the right side of our lot. We are requesting the back corner of the foundation to be up to 3 feet from the property line. The front corner of the foundation will be up to 12 feet from the property line. Just a small portion of the proposed garage will be crossing over our set back line.



2011-29

Timothy Dupuis
10 Rebekah Lane
251-213-3

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Rebekah Lane

Sketch Request
For Variance
Nick Marcotte
10/21/11

Driveway

Existing
House

Nicholas Marcotte
& Melissa Vice

251-213-7

9 Rebekah Lane

Set back Line 10'

Property Boundary

5 Rebekah Lane

Robert R Cooke

2 Tom M. McEllen

251-213-8

Michael & Lois Vecchione

251-213-6

15 Rebekah Lane

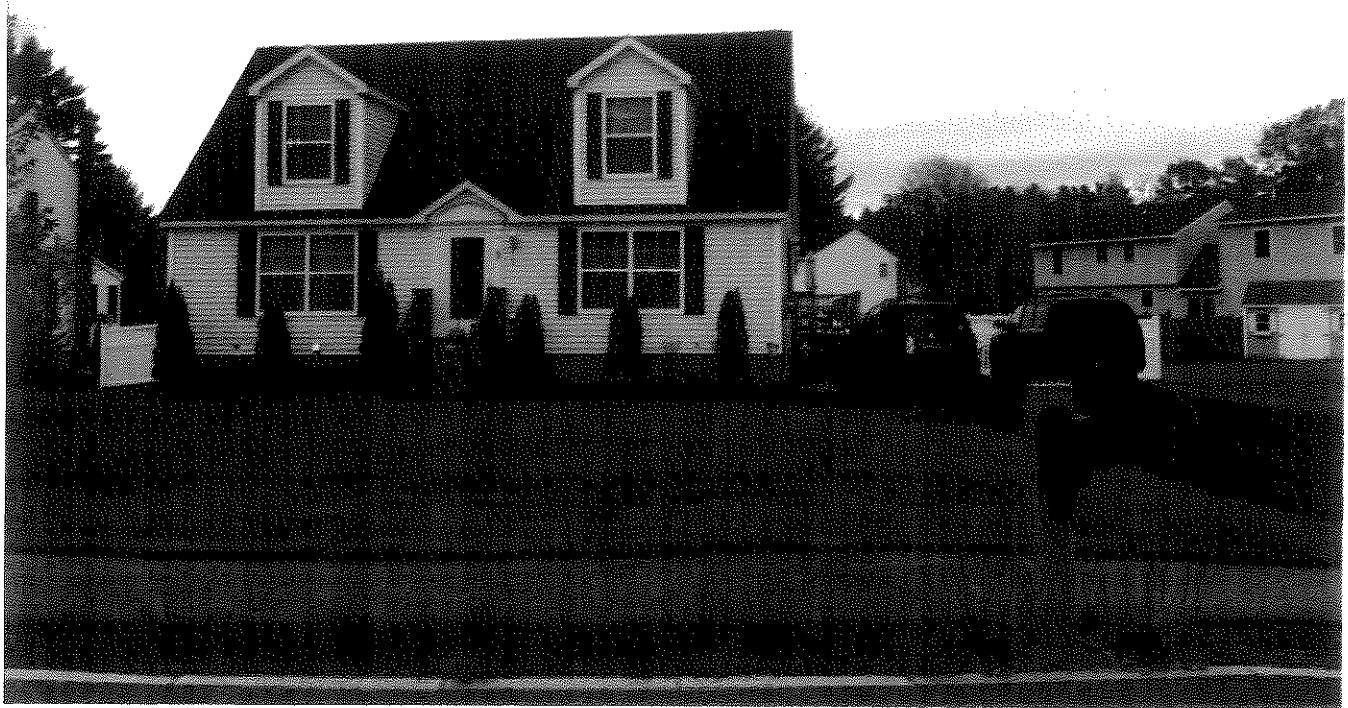
Open
Space

251-213

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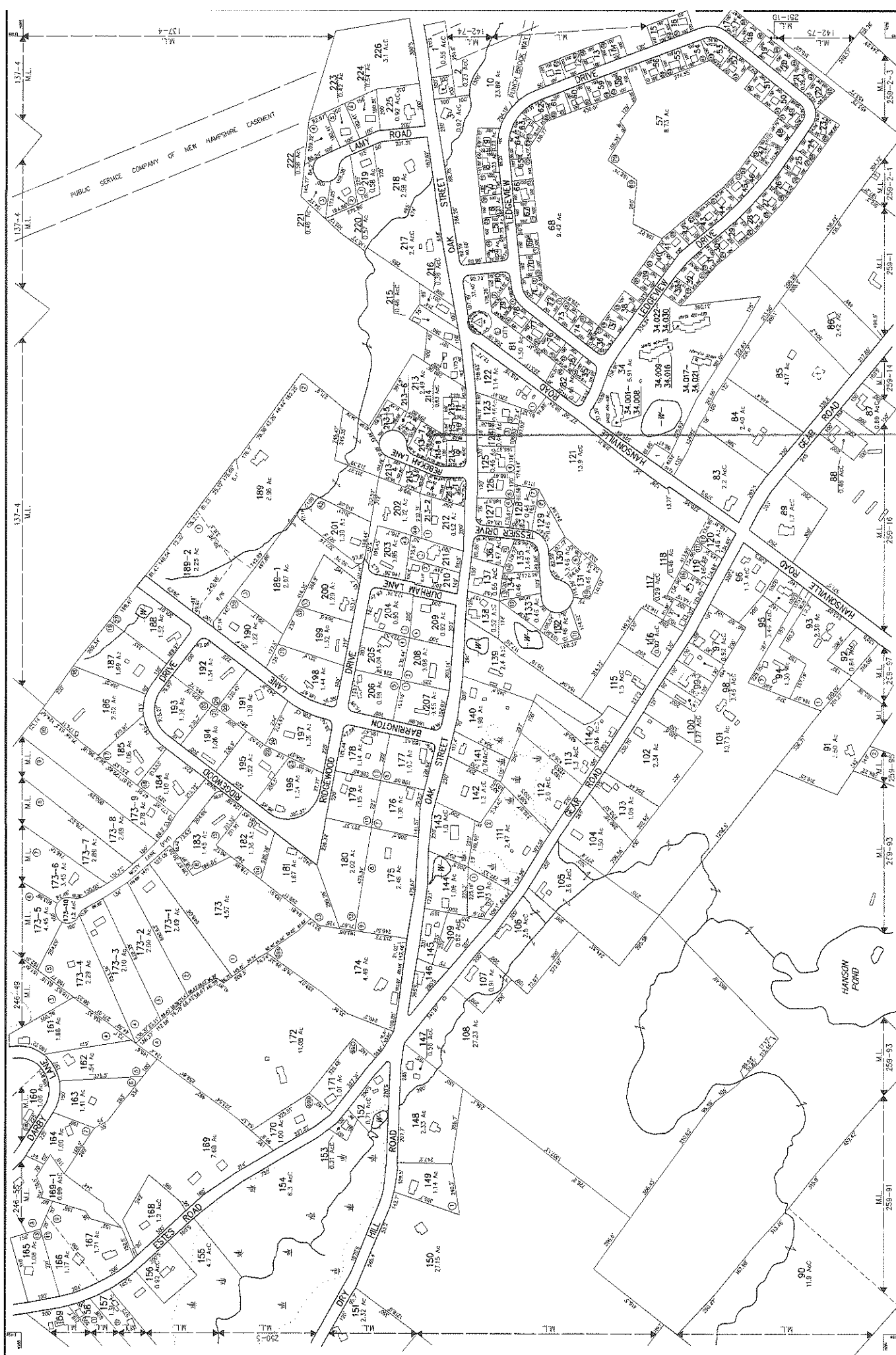


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10/14/2011

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PROPERTY MAPS
ROCHESTER
NEW HAMPSHIRE

INDEX DIAGRAM
or
MAP NO. 251

LEGEND

EXHIBIT PROPERTY	①
UNOCCUPIED LOT NO.	②
SEWERAGE	—
BOUNDARY	—
ROAD	—
RAILROAD	—
WATER	—

AREA SURVEYED.....AC
AREA CALCULATED.....AC
PERCENT DIFFERENCE.....100
TOTAL DIFFERENCE.....100'S
MATCH LINE.....
HARD.....

IC Assoc. Inc.
SIONAL CONSULTANTS
PUBLIC WORKS INFORMATION MANAGEMENT
T. LITTLETON, NEW HAVEN, CT 06511
TEL: (203) 328-1366 • FAX: (203) 328-1366

STATE _____

NOT VALID _____

CARTOGRAPHY PROFESSIONAL MAPPING - GIS
11 PLEASANT STREET
(902) 444-6748 - (902) 444-7972

PROUDLY PRINTED IN THE U.S.A.

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0251-0213-0007	Account Number 36586
Prior Parcel ID --	
Property Owner MARCOTTE NICHOLAS & VOCE MELISSA	Property Location 9 REBEKAH LN
Mailing Address 9 REBEKAH LN	Property Use SINGLE FAM
	Most Recent Sale Date 3/8/2004
City ROCHESTER	Legal Reference 2953-293
	Grantor ALDER CREEK LLC,
Mailing State NH Zip 03836	Sale Price 65,000
ParcelZoning R1	Land Area 0.300 acres

Current Property Assessment

Card 1 Value	Building Value 134,500	Yard Items Value 0	Land Value 50,200	Total Value 192,700
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Building Description

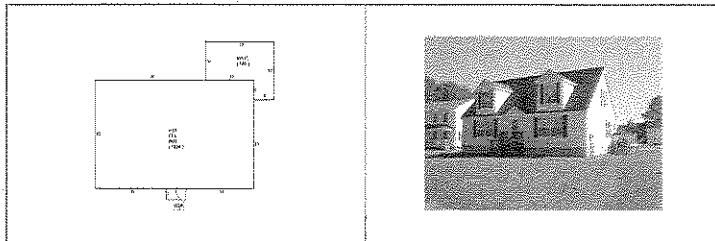
Building Style CAPE	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 2004	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel OIL
Building Condition Average	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 1680	Interior Walls DRYWALL	# of Bsm't Garages 0
Number Rooms 4	# of Bedrooms 2	# 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 0.300 acres of land mainly classified as SINGLE FAM with a(n) CAPE style building, built about 2004, having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 4 room(s), 2 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



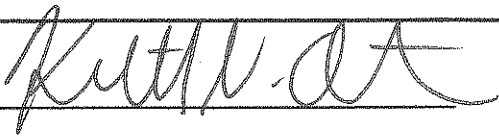
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

ZONING BOARD CASE COMMENT SHEET

Case # 2011-29

Department of Planning & Development
Director Comments

None.

Signed  Date 10/30/11

City Manager Comments

Signed  Date OCT 31 2011

ABUTTER LIST

City of Rochester, NH

Please Print or Type

Applicant: Nicholas & Melissa Marcotte Phone 603-330-3406Project Address: 9 Rebekah Lane**RECEIVED**

OCT 24 2011

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
251	213-7	R1	Nicholas Marcotte	9 Rebekah Lane

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
251	213-8	Robert Cooke	5 Rebekah Lane
251	213-3	T. MATHY DUPUIS	10 Rebekah Lane
251	213-4	THOMAS R. MAURICE ANDERSON	12 Rebekah Lane
251	213-6	Michael & Lois Vecchione	15 Rebekah Lane

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: 10/21/11, This is page 1 of 1 pages.Applicant or Agent: [Signature]

Staff Verification: _____