



Economic Development
Community Development
Planning & Zoning
Conservation Commission

City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
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APPLICATION FOR A VARIANCE

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TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2011-16

JUN 22 2011

Planning Dept.

Phone No 335-1907

DATE FILED 6-22-11

ZONING BOARD CLERK

Name of applicant Robert Craven

Address 912 First Crown Pt. Rd. Strafford, NH 03884

Owner of property concerned same

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

Address 71 Ledgerview Drive Rochester, NH 03839
(If the same as applicant, write "same")

Location 71 Ledgerview Dr. Rochester, NH 03839

Map No. 251

Lot No. 0065

Zone R-1

Description of property Single family dwelling

Proposed use or existing use affected Single family dwelling with
attached two car garage

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

of an attached two car garage which encroaches on setbacks

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

Robert A. Craven
(Applicant)

Date: _____

A Variance is requested by Robert Craven

from Section 42 Subsection 16

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of the Zoning Ordinance to permit: construction of an attached

Planning Dept

two car garage

at 71 Ledgeview Dr Map 251 Lot 0065 Zone R-1

Facts supporting this request:

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

Many houses in ~~neighborhood~~ this subdivision already have attached
two car garages

2) Granting the variance is not contrary to the public interest because: The proposed
design is in keeping with, and consistent with the style
and use of all homes in this subdivision

3) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: This house has a slab on

grade foundation, so there is very little storage. An attached
garage would provide ample storage with attic space above to
make the house more liveable

4) Granting the variance would do substantial justice because: It would bring
the house up to similar value and appearance of adjacent
properties

5) The use is not contrary to the spirit of the ordinance because: It does not
change the aesthetic of surrounding houses or entire subdivision

Name

Robert Craven

Date:

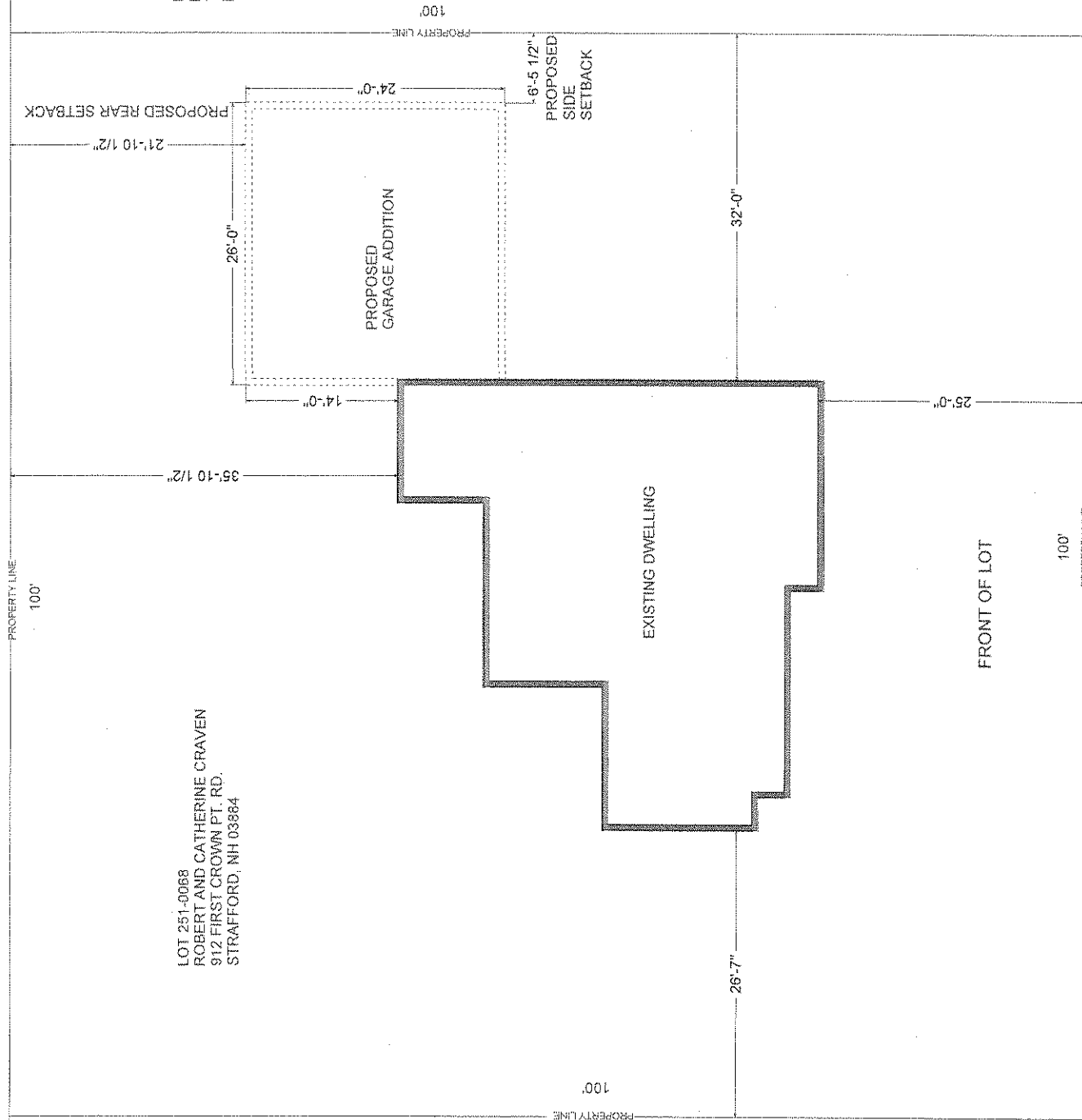
6/21/11

LOT 251-0054
SCOTT E. POTVIN
69 LEDGEVIEW DR.
ROCHESTER, NH 03839

LOT 251-0068
ROBERT AND CATHERINE CRAVEN
912 FIRST CROWN PT. RD.
STRAFFORD, NH 03884

LOT 251-0066
MICHAEL J. AND RACHEL VINCIGUERRA
73 LEDGEVIEW DR.
ROCHESTER, NH 03839

BLACKHAWK CORPORATION
76 EXETER RD
NEWMARKET, NH 03857



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LEDGEVIEW DRIVE

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Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0251-0085-0000	Account Number 36435
Prior Parcel ID --	
Property Owner CRAVEN ROBERT B JR & CATHERINE A	Property Location 71 LEDGEVIEW DR
Mailing Address 912 FIRST CROWN PT RD	Property Use SINGLE FAM
	Most Recent Sale Date 1/28/2009
City STRAFFORD	Legal Reference 3710-246
	Grantor GMAC MORTGAGE LLC,
Mailing State NH Zip 03864	Sale Price 160,000
ParcelZoning R1	Land Area 0.230 acres

Current Property Assessment

Card 1 Value	Building Value 116,000	Yard Items Value 300	Land Value 57,500	Total Value 175,800
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Building Description

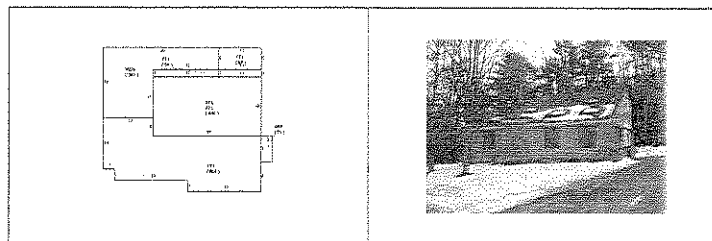
Building Style CONTEMPORARY	Foundation Type PIER/SLAB	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1987	Roof Structure SALTBOX	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Avg-Good	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 1645	Interior Walls DRYWALL	# of Bsmt Garages 0
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 0.230 acres of land mainly classified as SINGLE FAM with a(n) CONTEMPORARY style building, built about 1987, having VINYL exterior and ASPHALT SH 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

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Applicant: Robert Craven Phone 335 1907

Project Address: 71 Ledgeview Dr Rochester NH 03839

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	0065	R-1	Robert Craven	912 First Crown Pl. 12d Stafford, NH 03884

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
251	64	Scott E. Potvin	69 Ledgeview Dr. Rochester, NH 03839
251	66	Michael J. and Rachel Vinciguerra	73 Ledgeview Dr. Rochester, NH 03839
251	7	John S. and Amanda J. Krupski	68 Ledgeview Dr. Rochester NH 03839
251	6	Patrick H and Janice R. Girard	70 Ledgeview Dr. Rochester, NH 03839
251	68	Blackhawk Corporation	76 Exeter St. Newmarket, NH 03857

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 21, 2011, This is page 1 of 1 pages.

Applicant or Agent: Robert Craven Staff Verification: _____