



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

Pa 175.1
✓ # 266

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission
Arts & Culture Commission

RECEIVED

JUL 22 2013

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No 603-335-0097

DO NOT WRITE IN THIS SPACE

CASE NO. 2013-24

DATE FILED 7-22-13

ZONING BOARD CLERK C. Lewis

Name of applicant SCOTT MARSHALL

Address 59A TOTTENHAM RD 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. 253 Lot No. 79 Zone A

Description of property Duplex

Proposed use or existing use affected INTEND TO PUT AN ABOVE
GROUND POOL.

The undersigned hereby requests a variance to the terms of Article _____,
Section _____ and asked that said terms be waived to permit INSTALL ABOVE GROUND POOL.

If applicable in this case, the undersigned also requests a waiver from the requirement to
provide a certified plot plan, (see attached request sheet) Yes _____ No _____

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 [Signature]
(Applicant)

Continue on Page 2

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CRITERIA FOR VARIANCE

JUL 22 2013

Case # _____

Planning Dept.

Date: 7-22-13

A Variance is requested by Scott Marshall

from Section _____ Subsection _____

of the Zoning Ordinance to permit: _____

at 59A Tebbetts RD Map 253 Lot 79 Zone A

Facts supporting this request:

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

This is for Family use, the Area will be
landscaped for a clean look

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

Family use

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

WHERE THE SEPTIC & LEACH FIELD IS LOCATED, THE SLOPE

OF THE YARD VS. THE SET BACK NOTED

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

RECREATIONAL USE OF THE POOL FOR MY FAMILY

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

NOT DIMINISH PROPERTY VALUE OR THE LOOK & FEEL OF THE YARD

Name Scott Marshall

Date: 7/22/13

To whom it may concern,

JUL 22 2013

I am writing this today to ask for a variance so I can place a pool closer to my property line. The current set back is 25' as you know. I'm stuck between a rock and a hard place with the layout of my property. Where I propose to place the pool, I have a small area to actually fit it.

If I use the 25' set back I would be in the middle of my leach field. I have the room to place the pool below my leach field but it pushes it closer to the property line. I also have to tend to the slope of the yard leading up to my leach field. If I were to get close to it, I would need to build a retaining wall as well. I'm not looking to do that and add more costs to this project.

I'm proposing to set the pool 6' from the property line. This would give me plenty of room between the pool and the leach field. It would also allow me to keep the pool closer to the house vs putting in farther down my property line. The cost to run the electrical to a further location would increase the costs as well.

Thank you for your consideration,

Scott Marshall

Request of waiver of requirement to have a Certified Plot Plan for Case # 20 - _____

I request a waiver of the requirement to have a certified plot plan for the following reasons:

JUL 22 2013

Planning Dept.

- There are no objections from any abutter, and:
- Based on the information provided, the distance into the setback will not create any problems to the abutting property because: WE HAVE A SMALL POOL IN A SIMILAR

SPOT NEXT TO THE YARD LINE

- The property is described in its deed as being bounded, on the side for which relief is requested, by a natural feature like a: (stone wall/ row of large trees/roadway, etc.

- The request for relief from the setback required is modest enough that the probability of a surveying error large enough to make a material difference is remote. Yes ☒ No ☐
- Information provided is based upon other surveyed parcels in the immediate vicinity and is consistent with the tax map information, so the probability of a surveying error large enough to make a material difference is remote. Yes ☒ No ☐
- The request for relief from the setback required is in a direction where any impact on the abutter is small or nonexistent and, should a large surveying error be found in the future, there is adequate land area to correct the problem through a lot-line adjustment. Yes ☒ No ☐
- Any other applicable information: _____

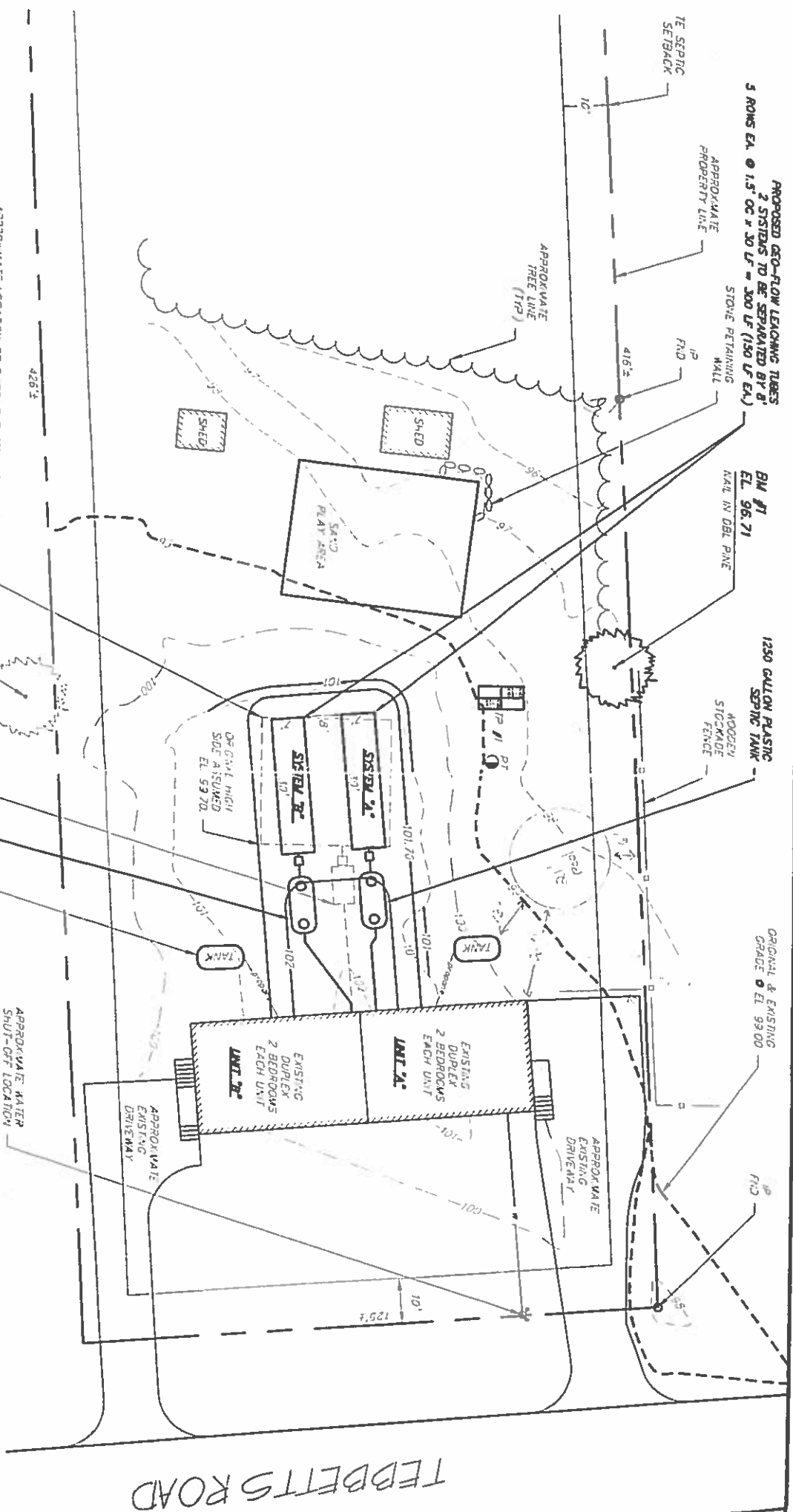
Check with the Planning Department to see if it is necessary to fill out this form

PROPOSED GEO-FLOW LEACHING TUBES
2 SYSTEMS TO BE SEPARATED BY 8'
3 ROWS EA. @ 1.5' OC. x 30 LF = 300 LF (150 LF EA.)

BM #1
EL. 96.71

1250 GALLON PLASTIC
SEPTIC TANK

ORIGINAL & EXISTING
GRADE @ EL. 99.00



APPROXIMATE LOCATION OF EXISTING SYSTEM SITE AND
TYPE UNKNOWN. APPROXIMATE TOP EL. OF EXISTING
SYSTEM 100.70. BED BOTTOM 4' ABOVE SWMT.

ALL CONTAMINATED SOILS TO BE REMOVED
AND DISPOSED OF IN ACCORDANCE
WITH LOCAL & STATE REGULATION.

EL. 102.7 & 100

APPROXIMATE WATER
SHUT-OFF LOCATION

5/17/22

Test Pit #1

Excavated By: Sonoo L. Brelan
Witnessed By:

TEST PIT DATA

TEBBETTS ROAD

JUL 22 2013

Owner: 1508 Job No.: 05-0469
Date: 7/25/2005

arm. granular, friable

rain, loose

granular, friable

loose

rain, loose

Observed Water Table @ None inches.
Tree Roots @ 12 inches.
etc.

USSCS SOIL CLASSIFICATION:
WdA - WINDSOR
SHEET 19 - STRAFFORD COUNTY SOIL SURVEY

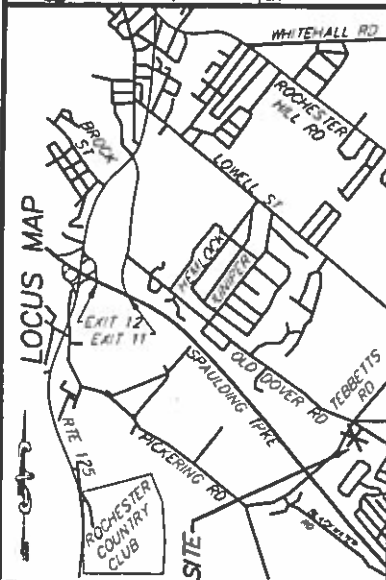
BENCH MARKS: AS SHOWN

FOR: SCOTT A. MARSHALL
LOCATION: 59 TEBBETTS ROAD
TOWN: TAX MAP 253, LOT 79
ROCHESTER, NH
SUBMISSION APPROVAL #185C9

Inc.

Place
1, NH 03857
603-659-7750
Environmental Planning
ants, Inc.

SAL SYSTEM



NEW HAMPSHIRE
DESIGNING
Subsidiary of
Sandwich Division
NO 1508
Department of Environmental Services

JOB NO.: 05-0469
DATE: 7/25/05
APPR. BY: SLB
DRAWN BY: SLB
SHEET 1 OF 2

Date	Description	By
10/17/2005	CHANGE TANK SIZE & TYPE PER CONTRACT	SLB

Sheet: 1508 Job No.: 05-0469
Date: 7/25/2005

am, granular, friable

vain, loose

and, granular, friable

1, loose

ain, loose

Observed Water Table @ None inches.
has Roots @ 12 inches.
es.

JUL 22 2013

USSCS SOIL CLASSIFICATION:
WdA - WINDSOR
SHEET 19 - STRAFFORD COUNTY SOIL SURVEY

BENCH MARKS: AS SHOWN

DESIGN INTENT:

THE BOTTOM OF THE EFFLUENT
DISPOSAL SYSTEM SHALL BE
CONSTRUCTED AT EL. 99.70

THIS IS APPROXIMATELY AT ORIGINAL
GRADE EL. 99.70 AND 24" BELOW EXISTING
GRADE ON THE HIGH CONTOUR OF THE
EFFLUENT DISPOSAL SYSTEM,
EL. 101.70.

DIMENSIONS - EFFLUENT DISPOSAL AREA:

WIDTH = 7.0'
LENGTH = 30.0'
DIAGONAL = 30.8'

SHEET 2 OF 2
FOR
STRUCTION DETAILS



FOR: **SCOTT A. MARSHALL**
LOCATION: **59 TEBBETTS ROAD**
TOWN: **TAX MAP 253, LOT 79**
ROCHESTER, NH
SUBDIVISION APPROVAL #185C9

JOB NO.: 05-0469
DATE: 8/20/05
APPR. BY: SLB
DRAWN BY: SLB
SHEET 1 OF 2

Date	Description	By
10/17/2005	CHANGE TANK SIZE & TYPE PER CONTRACTOR	SLB

N&S
Soil Consultants, Inc.

The Commons at Kent Place 03857
202 Kent Place, Newmarket, NH 03857
603-659-3559 Fax 603-659-7750
Welland Science - Soil Science - Subsurface Sewage Disposal - Environmental Planning
COPYRIGHT © 2005 By NH Soil Consultants, Inc.

TITLE: **"SYSTEM B"**
PROPOSED SEWAGE DISPOSAL SYSTEM
SYSTEM REPLACEMENT

AMENDED
IN ACCORDANCE WITH

Jay Bess
10/13/05
CA2005075624-A

1521

SR

Unofficial Property Record Card - Rochester, NH

JUL 22 2013

General Property Data

Parcel ID 0253-0079-0000	Account Number 37013
Prior Parcel ID -	
Property Owner MARSHALL SCOTT A	Property Location 59 TEBBETTS RD
	Property Use TWO FAMILY
Mailing Address 59 A TEBBETTS RD	Most Recent Sale Date 9/28/2004
	Legal Reference 3075-143
City ROCHESTER	Grantor MARSHALL SCOTT A & LACEY
Mailing State NH Zip 03067-4610	Sale Price 0
Parcel/Zoning A	Land Area 1.219 acres

Current Property Assessment

Card 1 Value	Building Value 110,300	Yard Items Value 1,600	Land Value 60,700	Total Value 172,600
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Building Description

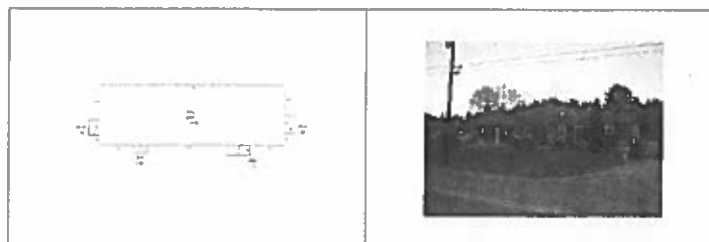
Building Style DUPLEX	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 2	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1984	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Average	Siding CLAPBOARD	Air Conditioning 0%
Finished Area (SF) 1728	Interior Walls DRYWALL	# of Bond Garages 0
Number Rooms 8	# of Bedrooms 4	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 1.219 acres of land mainly classified as TWO FAMILY with a(n) DUPLEX style building, built about 1984, having CLAPBOARD exterior and ASPHALT SH roof cover, with 2 unit(s), 8 room(s), 4 bedroom(s), 2 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.

ABUTTER LIST

City of Rochester, NH
Please Print or Type

Applicant: Scott Marshall Phone 603 335-0097

Project Address: 59A Tebbetts RD.

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
253	79	A	Marshall, Scott	59A Tebbetts RD Rochester

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
253	74	Longong, Raymond	205 Old Dyer RD. Rochester
253	75	Stickles, Russell	203 Old Dyer RD Rochester
253	76	Gilbert, Gerald + Lori	197 Old Dyer RD Rochester
253	77	Turcotte, Gary	195 Old Dyer RD Rochester
253	78	Pradey, Hanky + Cynthia	193 Old Dyer RD Rochester
253	86	Hebert, Raymond + Cynthia	53 Tebbetts RD Rochester
253	86-4	Brian Revocable Trust/Carol, Brian	187 Old Dyer RD Rochester
253	86-5	Davis, Edward + Jeanne	3 Angela Lane Rochester

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. 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: 7/22/13, This is page 1 of 1 pages.

Applicant or Agent: Scott Marshall

3.50
x 9
\$ 32.04

Planning Staff Verification: _____ Date: _____

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JUL 22 2013

SCOTT A MARSHALL
TAMMIE M MARSHALL
59A TEBBETTS RD.
ROCHESTER, NH 03867

Planning Corp

54-153/114

266

DATE 7/22/13

PAY TO THE
ORDER OF

City of Rochester \$ 175.00
one hundred Seventy Five ^{xx}/₁₀₀

DOLLARS



Security Features
included
Details on Back

✱ Citizens Bank ✱

MEMO

Jan Marshall MP

⑆011401533⑆ 3307876742⑈ 0266

SCOTT A MARSHALL
TAMMIE M MARSHALL
59A TEBBETTS RD.
ROCHESTER, NH 03867

54-153/114

269

DATE 7/22/13

PAY TO THE
ORDER OF

City of Rochester \$ 32.04
thirty two and ⁰⁴/₁₀₀

DOLLARS



Security Features
included
Details on Back

✱ Citizens Bank ✱

MEMO

Jan Marshall

⑆011401533⑆ 3307876742⑈ 0269