



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

pd
175.
✓ # 546

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-31

DATE FILED 10/22/12

C. L. L.
ZONING BOARD CLERK

Phone No 603-343-7375

Name of applicant ANTONIO D. BASTIANELLI

Address 193 PICKERING RD

RECEIVED

OCT 22 2012

Planning Dept.

Owner of property concerned Same

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

Address Same

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

Location GONIC

Map No. 257

Lot No. 57

Zone A

Description of property 1.27 AC lot, 22' x 36' existing Foundation 12' x 16' shed

Proposed use or existing use affected Rebuilding due to house Fire

The undersigned hereby requests a variance to the terms of Article 42.16
Section 2 and asked that said terms be waived to permit
Table

The installation of a modular home that doesn't meet 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 Antonio D. Bastianelli 10/22/12
(Applicant)

CRITERIA FOR VARIANCE

Case # _____

Date: _____

A Variance is requested by Antonio D. Bastianelli

from Section _____ Subsection _____

of the Zoning Ordinance to permit: The building of a Modular Ranch 26'x48'

at 193 Pickering Rd. # 257 Map # 57 Lot A Zone _____

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Facts supporting this request:

OCT 22 2012

1) The proposed use would not diminish surrounding property values because Planning Dept.

No diminution in value of surrounding properties
would be suffered

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

The surrounding property belongs to the City of Rochester

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

I have no home due to Fire and a modular home
would be the quickest solution to rebuilding

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

the city because it would increase the property value

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

variance will not jeopardize the spirit and intent of the ordinance

Name Antonio D. Bastianelli Date: 10/22/12

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TO: City of Rochester Planning Board

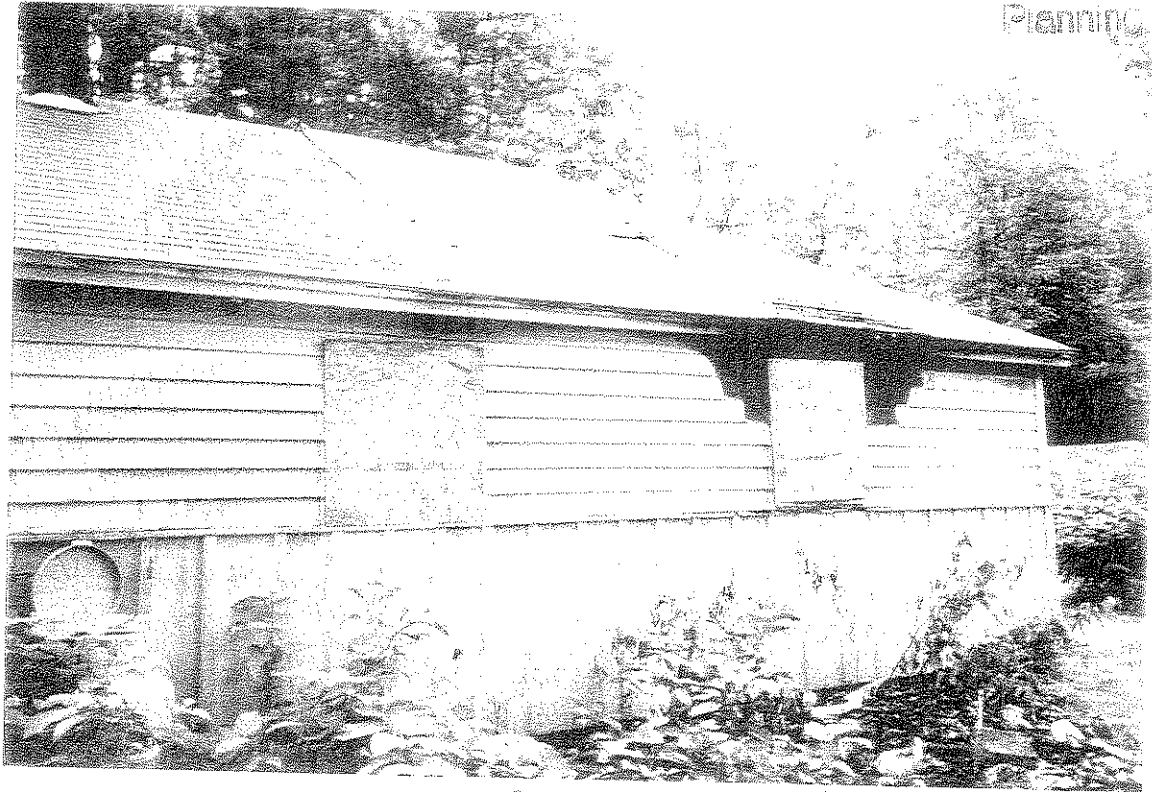
This past June I had a house Fire that was heavily damaged and the Foundation is in very poor condition and Fallen apart, I would like to install a modular ranch with New basement but can not meet all the setbacks, I would like to request a varrrance on the Setbacks so I can rebuild.

Anton Bastunil 10/22/12

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(right side)

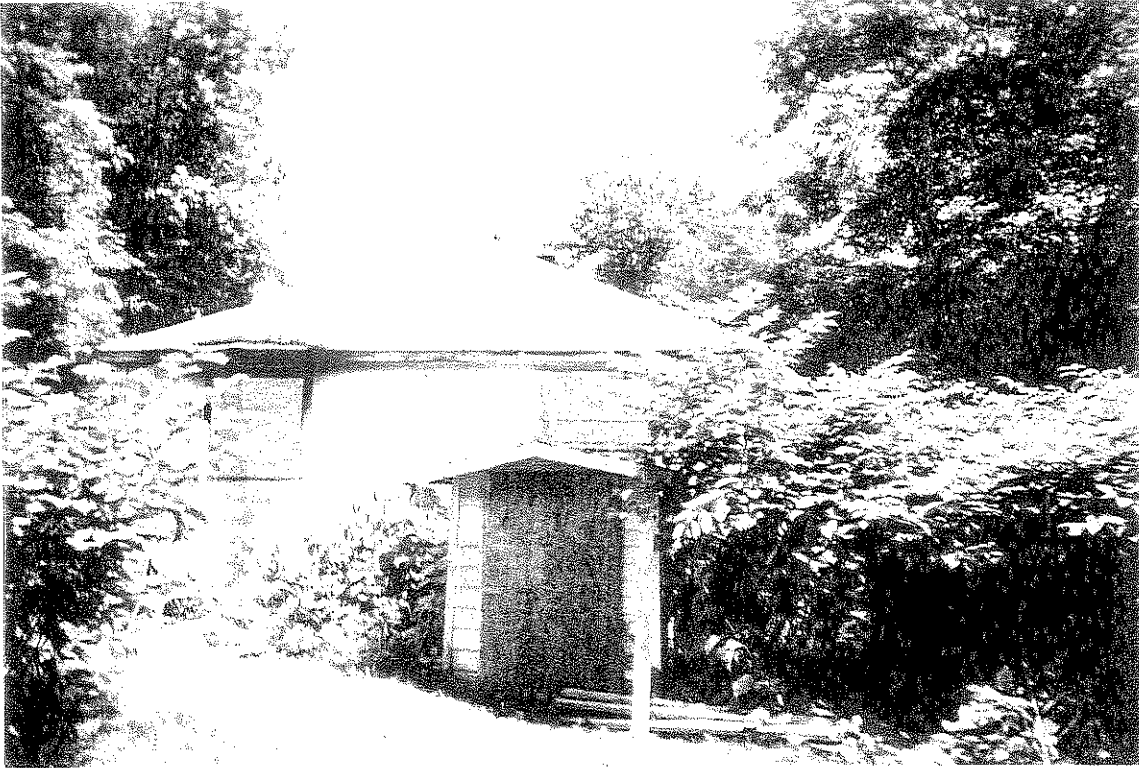


Building after fire damage (back)

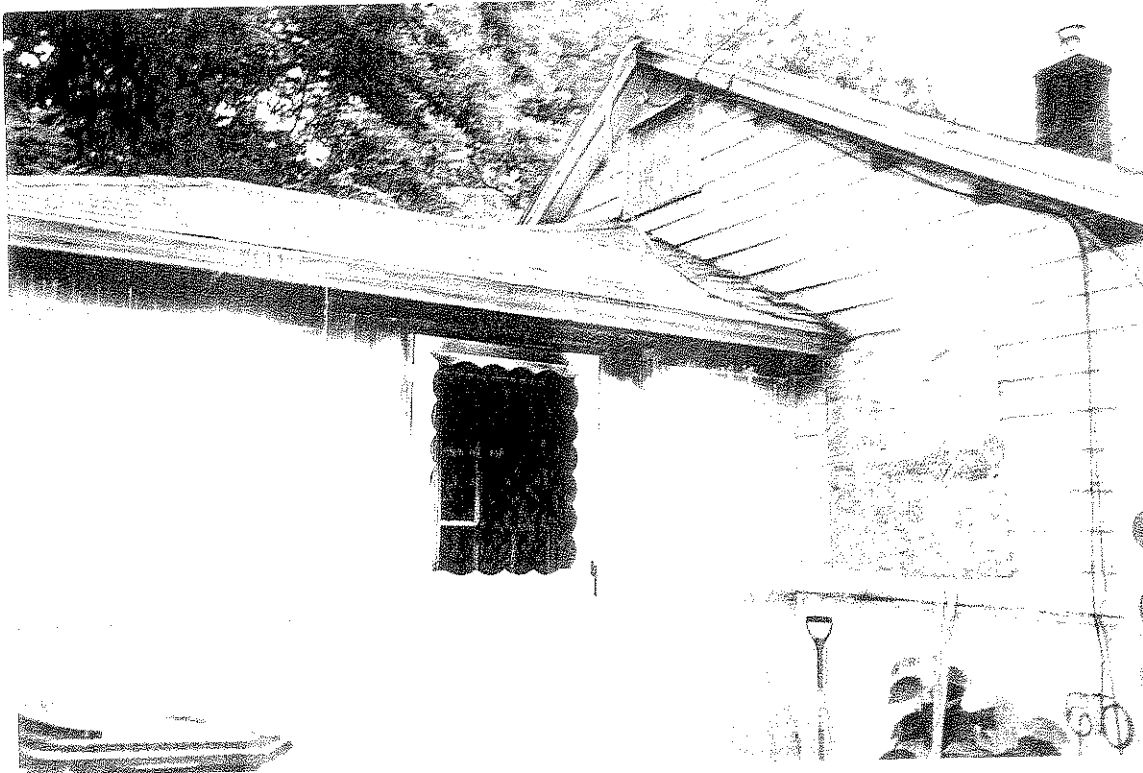
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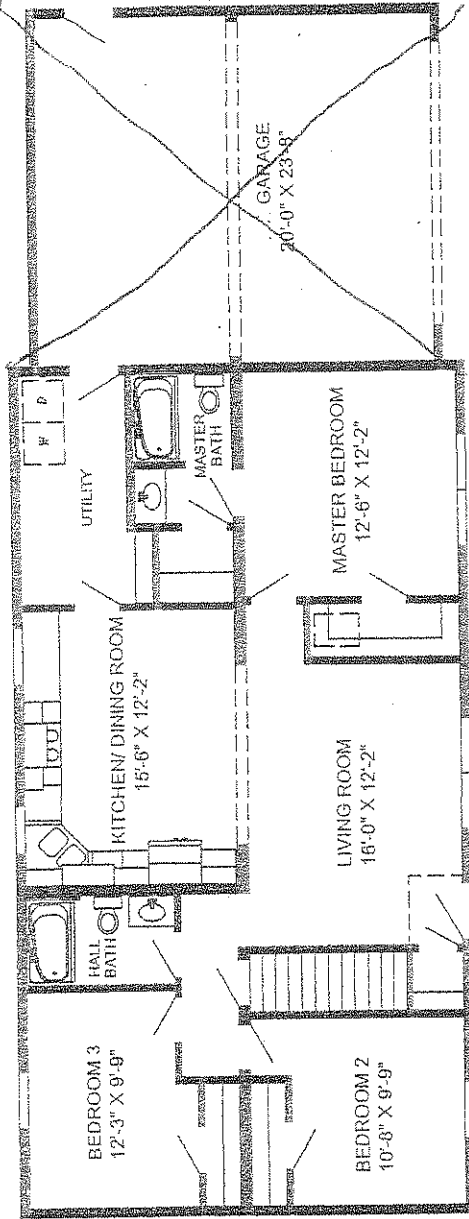
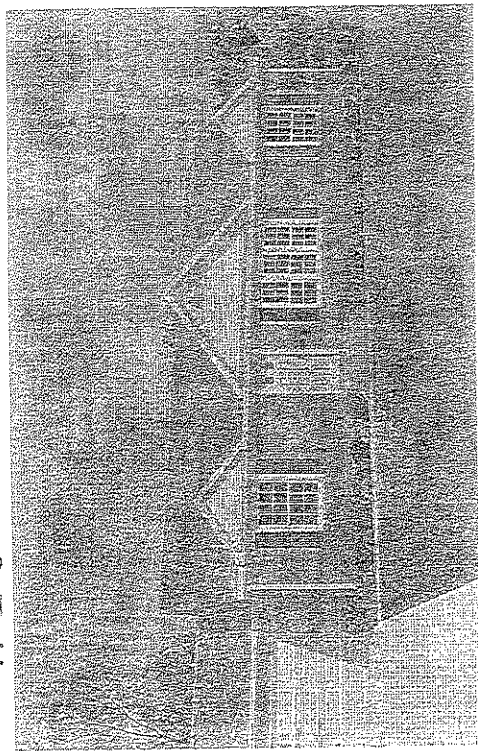
back



Front

#10

CAMELOT HOMES



INCLUDED FEATURES: 60# 16" O.C. ROOF TRUSSES, 2x10 16" O.C. FLOOR JOISTS, GABLE OVERHANGS, VINYL DP50 WINDOWS, SHUTTERS AT FRONT DOOR SIDE, 18 CU. FT. REFRIGERATOR, D/W, ELECTRIC RANGE, WINDOW SEAT AT KITCHEN, BEDROOM CEILING LIGHTS, JB FOR FAN AT LIVING ROOM, WASHER/ DRYER HOOK UPS, HOT WATER BASEBOARD HEAT, ELONGATED COMMODES

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Planning Dept.

NO

~~INCLUDES~~ GARAGE

CAMELOT PRICE
\$85,995

RETAIL PRICE
\$89,999

CAMELOT HOMES

1049 WASHINGTON ST. AUBURN, ME 04210

PHONE: (207) - 786 - 4016 FAX: (207) - 786 - 7770

ADDITIONAL PLANS AND FEATURES AVAILABLE PLEASE ASK A SALES PERSON FOR DETAILS

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PLANNING

NOTES:

- 1.) OWNER: ANTONIO DAVID BASTIANELLI
193 PICKERING ROAD
ROCHESTER, NH 03867
- 2.) TAX MAP 257, LOT 57
- 3.) LOT AREA: 11,545 SQ. FT. 0.27 ACRES
- 4.) S.C.R.D. BOOK 2395 PAGE 326

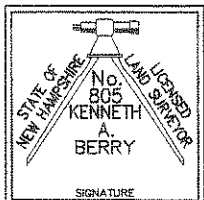
PLAN REFERENCES:

- 1.) "CITY OF ROCHESTER, NEW HAMPSHIRE
ADDITIONS TO SEWERAGE SYSTEM - ROCHESTER - GONIC
PLAN OF LAND TAKING"
GREEN ENGINEERING AFFILIATES, INC.
DATED: MARCH 1964
NOT FOUND (ROCHESTER DPW / ROCHESTER WWTP
RECORDS OF ATTY. GARY R. CASSAVECHIA)
- 2.) "PLAN OF LAND, ROCHESTER, NH
TO BE CONVEYED TO
OPTICAL ALIGNMENT SYSTEMS & INSPECTION SERVICES, INC.
FOR: THE CITY OF ROCHESTER"
BY: JOHN W. DURGIN ASSOCIATES, INC.
DATED: NOVEMBER 8, 1985
S.C.R.D. 27A-68
- 3.) "SUBDIVISION OF LAND
ROCHESTER, NH
FOR: CITY OF ROCHESTER"
BY: JOHN W. DURGIN ASSOCIATES, INC.
DATED: NOVEMBER 23, 1981
S.C.R.D. 23A-10

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION
BOUNDARY PLAN FOR ANTONIO DAVID BASTIANELLI 193 PICKERING ROAD ROCHESTER, NH 03867 TAX MAP 257, LOT 57		
		BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. 332-2863
SIGNATURE		SCALE : 1 IN. EQUALS 20 FT.
		DATE : OCTOBER 1, 2012
		FILE NO. : DB 2012 - 100

AT THE
SE OF
Y
OWN.

N/F D.
180
ROCK
TAX
S.C.R.D.

UP PSNH

N/F
FA
S.C.
S.C.

UP NET

1" IRO
FOUND

PICKERING ROAD

PUBLIC R.O.W. 66' WIDE

1/2 GROUND ROD
FOUND UP 0.1'
NOT HELD

N03°14'48"W
50.00'

N03°14'48"W
67.00'

S09°31'26"W
100.00'

UP PSNH 801/274
S09°31'26"W
100.00'

TRACT 1
TAX MAP 257 LOT 57
11,545 SQ. FT.
0.27 AC

OAK
TREE

EXISTING
HOUSE

N03°14'48"W
10.00'

S03°14'48"E
50.00'

S09°31'26"W
50.00'

TRACT 2

S03°14'48"E
60.00'

TRACT 3

TOP OF BANK
N45°21'47"E
150.00'

CENTERLINE OF BROOK

N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
TAX MAP 257, LOT 58
S.C.R.D. BOOK 816, PAGE 307

TREE WITH
WIRE

SHED

S07°28'52"W
57.00'

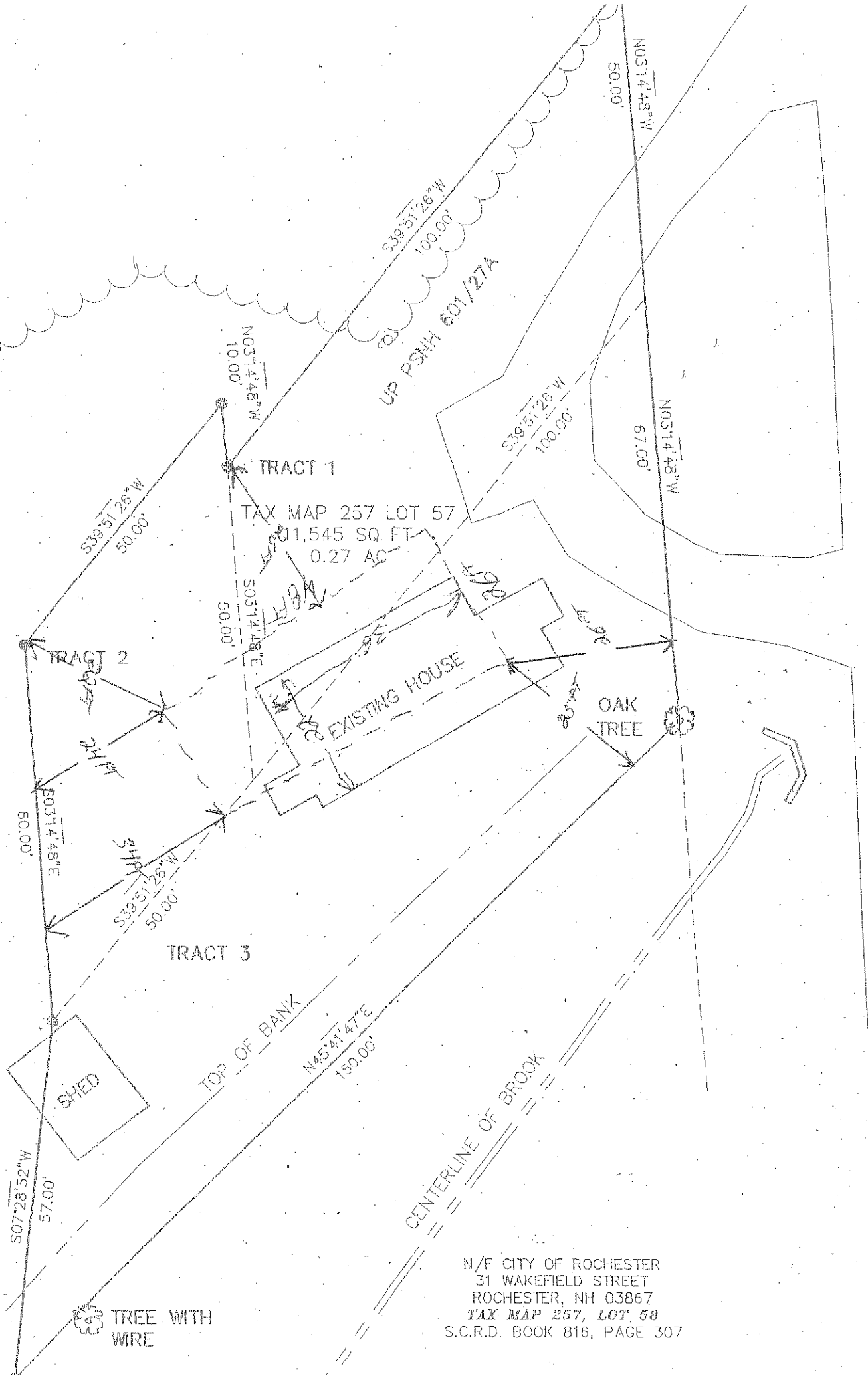
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ROCHESTER
STREET
1 03867
LOT 58
PAGE 390
EF. 1

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training dept

CHESTER
STREET
03867
LOT 58
PAGE 390
EF. 1



N/F CITY OF ROCHESTER
31 WAKEFIELD STREET
ROCHESTER, NH 03867
TAX MAP 257, LOT 50
S.C.R.D. BOOK 816, PAGE 307



NOTE: This shows
the property lines
depicted on our Tax
Map.

2012-31

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0257-0057-0000	Account Number	37330
Prior Parcel ID	-	Property Location	193 PICKERING RD
Property Owner	BASTIANELLI ANTONIO DAVID	Property Use	SINGLE FAM
Mailing Address	193 PICKERING RD	Most Recent Sale Date	10/16/2001
City	ROCHESTER	Legal Reference	2385-328
Mailing State	NH	Grantor	BASTIANELLI ANTONIO D
Zip	03867	Sale Price	4,000
Parcel Zoning	A	Land Area	0.360 acres

Current Property Assessment

Card 1 Value	Building Value	00,000	Yard Items Value	600	Land Value	46,100	Total Value	106,700
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Building Description

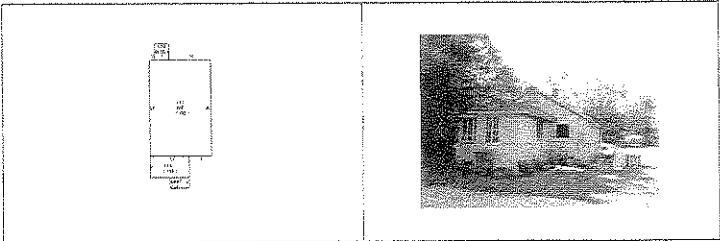
Building Style	RANCH	Foundation Type	CONC BLOCK	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	1946	Roof Structure	GABLE	Heating Type	FORCED H/A
Building Grade	FAR (+)	Roof Cover	ASPHALT SH	Heating Fuel	OIL
Building Condition	Average	Siding	AVERAGE	Air Conditioning	0%
Finished Area (SF)	904	Interior Walls	DRYWALL	# of Bent Garages	0
Number Rooms	6	# of Bedrooms	3	# 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 0.360 acres of land mainly classified as SINGLE FAM with a(n) RANCH style building, built about 1946 , having AVERAGE exterior and ASPHALT SH roof cover, with 1 unit(s), 6 room(s), 3 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 # 2012-31

Department of Planning & Development
Director Comments

Note non-conforming shed and that tax map
likely shows incorrect lot size + configuration.

Signed Kelly P. At Date 10/29/12

City Manager Comments

- note -

Signed D. W. Fitzgerald Date OCT 30 2012

ABUTTER LIST
City of Rochester, NH
Please Print or Type

Applicant: Antonio D. Bastianelli Phone 603-343-7375

Project Address: 193 Pickering Rd Gonic, N.H.

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.

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LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
257	57	A.	Antonio D. Bastianelli	193 Pickering Rd, Rochester N.H.

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
257	58	City of Rochester	31 Wakefield St Rochester N.H. 03867
257	45	Daniel W. Bachman	190 Pickering Rd Rochester N.H. 03865
257	46	Samuel and Tammy Daigle	410 Silver St, Farmington N.H. 03035

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
Berry Surveying + Engineering	335 Second Crown Point Rd Barrington, N.H.

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: 10/22/12, This is page 1 of 1 pages.

Applicant or Agent: A. D. Bastianelli Staff Verification: _____