

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

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11/6/11

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NOV 21 2011

Planning Dept.

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. 2011-33

DATE FILED 11-21-11

ZONING BOARD CLERK C. Lewis

Phone No 603-834-1552

Name of applicant Mitchell Hartford

Address 144 Pickering Rd. Rochester NH 03867

Owner of property concerned Same

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

Address Same

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

Location 144 Pickering Rd.

Map No. 258

Lot No. 1

Zone I2

Description of property Mixed use Res./comm of approximately .86 Acres

Proposed use or existing use affected Zone I2 prohibits Residential Structures. Our home has been here for 60+ years. we would like to remodel our home.

The undersigned hereby requests a variance to the terms of Article 42.7, Section 6 and asked that said terms be waived to permit our 2nd floor to be expanded from cape style to colonial style.

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)

CRITERIA FOR VARIANCE

Case # _____

Date: NOV 21, 2011

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A Variance is requested by Mitchell Hartford

from Section 427 Subsection 6

of the Zoning Ordinance to permit: Expanding of a Residential Structure in an I2 Zoned area.

at 144 Pickering Rd. Map 258 Lot 1 Zone I2

Facts supporting this request:

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

we will be making our property worth more which will make
abutting properties worth more.

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

improving our property which will help the appearance and
tax base of Rochester improve.

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

has 400 sq ft of living space. Colonial style would allow 800
sq ft of living space. Existing Cape style with no dormers is ugly

4.) Granting the variance would do substantial justice because: we will improve our

sq footage and we will remodel the 2nd floor which will improve
energy savings.

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

already existing and we would not be taking industrial space.

Name HH

Date: NOV 21, 2011

11/21/11

Narrative describing purpose of proposed variance for home located at 144 Pickering Rd

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I, Mitchell Hartford, the owner and occupant of a residential structure located at 144 Pickering Rd Rochester, NH do request a variance. The purpose of the variance would be to change the second floor of my home from a cape style to a colonial style. This change would expand our home.

The reason I need a variance to do this is that the home is located in an I-2 zone of Rochester and Residential use is not permitted in I-2 zones per Article 427 Section G.

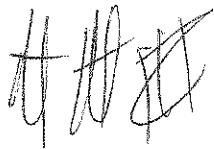
Because residences are not permitted in the zone, expanding the home is not permitted either.

Our home is existing and we would like to change the layout of our second floor to maximize space and do a general remodel to make our home more efficient.

I am requesting that the Zoning Board allow me to expand my home by changing the 2nd floor from a Cape style to a Colonial style.

Thank you,

Mitchell Hartford

A handwritten signature in black ink, appearing to be 'MH' followed by a stylized flourish.

Request for waiver of requirement to have a Certified Plot Plan for Case # 2011- 33

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

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- 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: Foot print of property will not change.

- 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 X 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 X 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 X No _____
- Any other applicable information: Foot print of property will not change.

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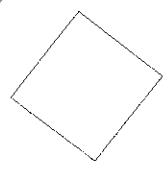
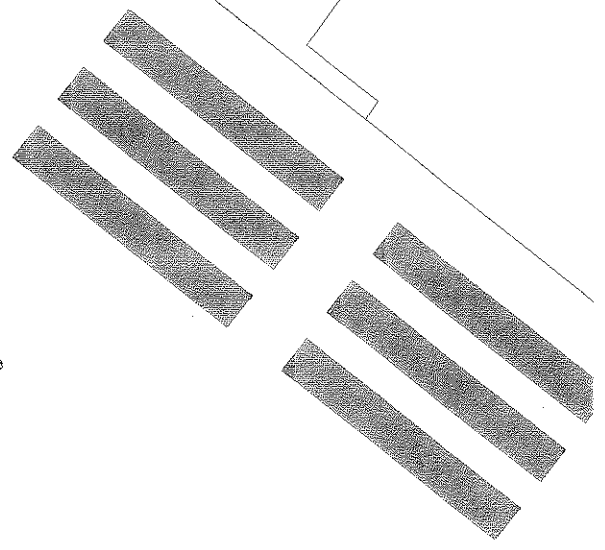
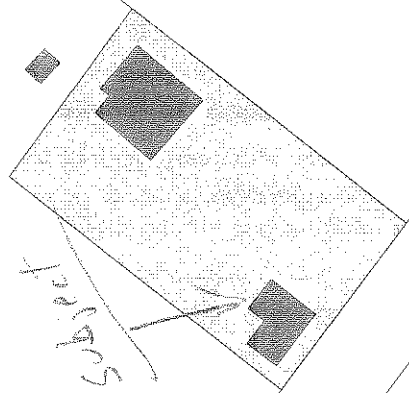
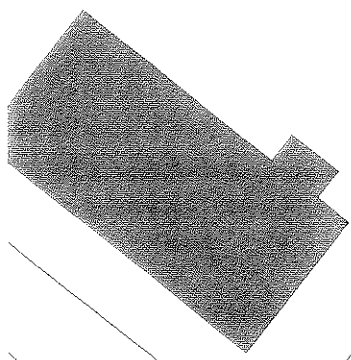
257-5

141-3

Subject

258-2

258-3



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144
Pickering Rd.

25'

250'

200'

Shed

Bulk Head

Arch

34'
Main House

11'
Porch

25'

25'

80'

Driveway

Driveway

Pickering Rd.

Garage

150



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Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0255-0901-0000	Account Number	37337
Prior Parcel ID	--		
Property Owner	HARTFORD MITCHELL E III & HARTFORD JENNIFER C	Property Location	144 PICKERING RD
Mailing Address	P O BOX 371	Property Use	MIX RES/COMM
		Most Recent Sale Date	4/19/2011
City	ROCHESTER	Legal Reference	3922-687
		Grantor	TREMBLAY THOMAS G & EDWARD S.
Mailing State	NH	Sale Price	200,000
Zip	03865-0371		
Parcel/Zoning	12	Land Area	0.860 acres

Current Property Assessment

Card 1 Value	Building Value 78,700	Yard Items Value 1,400	Land Value 59,500	Total Value 139,600
Total Parcel Value	Building Value 139,200	Xtra Features Value 1,400	Land Value 89,500	Total Value 200,100

Building Description

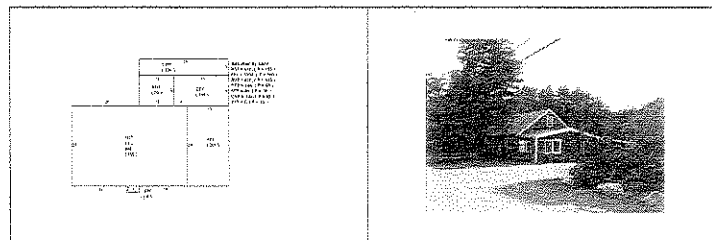
Building Style	CAPE	Foundation Type	CONC BLOCK	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	1956	Roof Structure	GABLE	Heating Type	FORCED H/W
Building Grade	A/G, (-)	Roof Cover	ASPHALT SH	Heating Fuel	OIL
Building Condition	Average	Siding	WOOD SHING	Air Conditioning	0%
Finished Area (SF)	1612	Interior Walls	DRYWALL	# of Bsm't Garages	0
Number Rooms	6	# of Bedrooms	4	# 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 0.860 acres of land mainly classified as MIX RES/COMM with a(n) CAPE style building, built about 1956, having WOOD SHING exterior and ASPHALT SH roof cover, with 1 unit(s), 6 room(s), 4 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.



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 Mitchell Hartford

Location 144 Pickering

Map 238 Lot 1 Block — Zone I2

Date Denied 12/1/2011

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

Article 42 Section 7 Subsection g of the Rochester
Appendix B 42.1b Table 2

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: The dwelling located
on this lot is legally non-conforming
the applicant would like to expand. Dwellings
are not a permitted use in the I2
zone.

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

12/1/2011
Date

Zoning Board Case # 211-33

ABUTTER LIST

City of Rochester, NH
Please Print or Type

Applicant: Mitchell Hartford Phone 603-834-1552

Project Address: 144 Pickering Rd Rochester NH 03867

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

Planning Dept.

Map	Lot	Zone	Owner Name	Mailing Address
258	1	I2	Mitchell + Jennifer Hartford	144 Pickering Rd Rochester, NH 03867

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
258	3	Strogen, Robert L Jr Michael	28 Huckins Rd Madbury NH 03883
258	2	Albert Donna Ricky	149 Pickering Rd. Rochester, NH 03867
141	34	Liberty Research CO INC.	PO BOX 2338 Rochester, NH 03839
257	59	Eleanor M. Maciver	115 Black Water Rd. Rochester, NH 03867

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: 11/17/11, This is page 1 of 1 pages.

Applicant or Agent: [Signature]

Staff Verification: _____