



Planning
Community Development
Zoning
Conservation Commission
Historic District Commission

Planning & Development Department
City Hall - Second Floor
31 Wakefield Street
ROCHESTER, NEW HAMPSHIRE 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: <http://www.rochesternh.net>

April 18th

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175
PIC
14 209

APPLICATION FOR SPECIAL EXCEPTION

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-10

DATE FILED 4-16-12

C. Zelen
ZONING BOARD CLERK

Phone No. 603-948-2888

Name of applicant JANET M. WALLACE

Address 79 Stillwater Circle

(if same as applicant, write "same")

Owner of Property Concerned _____

(if same as applicant, write "same")

Address SAME

(if same as applicant, write "same")

Location of property SAME AS ABOVE

Map No. 261 Lot No. 10 Zone Cluster

The undersigned hereby requests a special exception as provided in

Article: _____ Section: _____ of the Zoning Ordinance

Description of Property _____
(give length of the lot lines) Frontage Sides Rear

Proposed use or existing use affected I want to add an open farmers porch
across entire front of house.

Signed Janet Wallace Date 4/16/2012
(Applicant)

42.23 Special Exceptions

(a) General Provisions

- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance to additional standards is required, may be permitted in their respective districts, subject to the satisfaction of the requirements and standards set forth in this Section 42.23, in addition to all other requirements of this ordinance. All such uses are hereby declared to possess such special characteristics that each shall be considered as an individual case.
- (2) The Board of Adjustment may require that a site plan for development for a proposed Special exception be submitted showing the location of all buildings, parking areas, traffic access, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed special exception is in harmony with the intent of this ordinance.

(b) Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

- (1) The specific site is an appropriate location for the proposed use or structure
YES ☒ NO ☐ Reasoning:
- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood
YES ☐ NO ☒ Reasoning:
- (3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking
YES ☐ NO ☒ Reasoning:
- (4) Adequate and appropriate facilities and utilities will be provided to insure the Proper operation of the proposed use or structure
YES ☒ NO ☐ Reasoning:
- (5) The proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan
YES ☒ NO ☐ Reasoning:

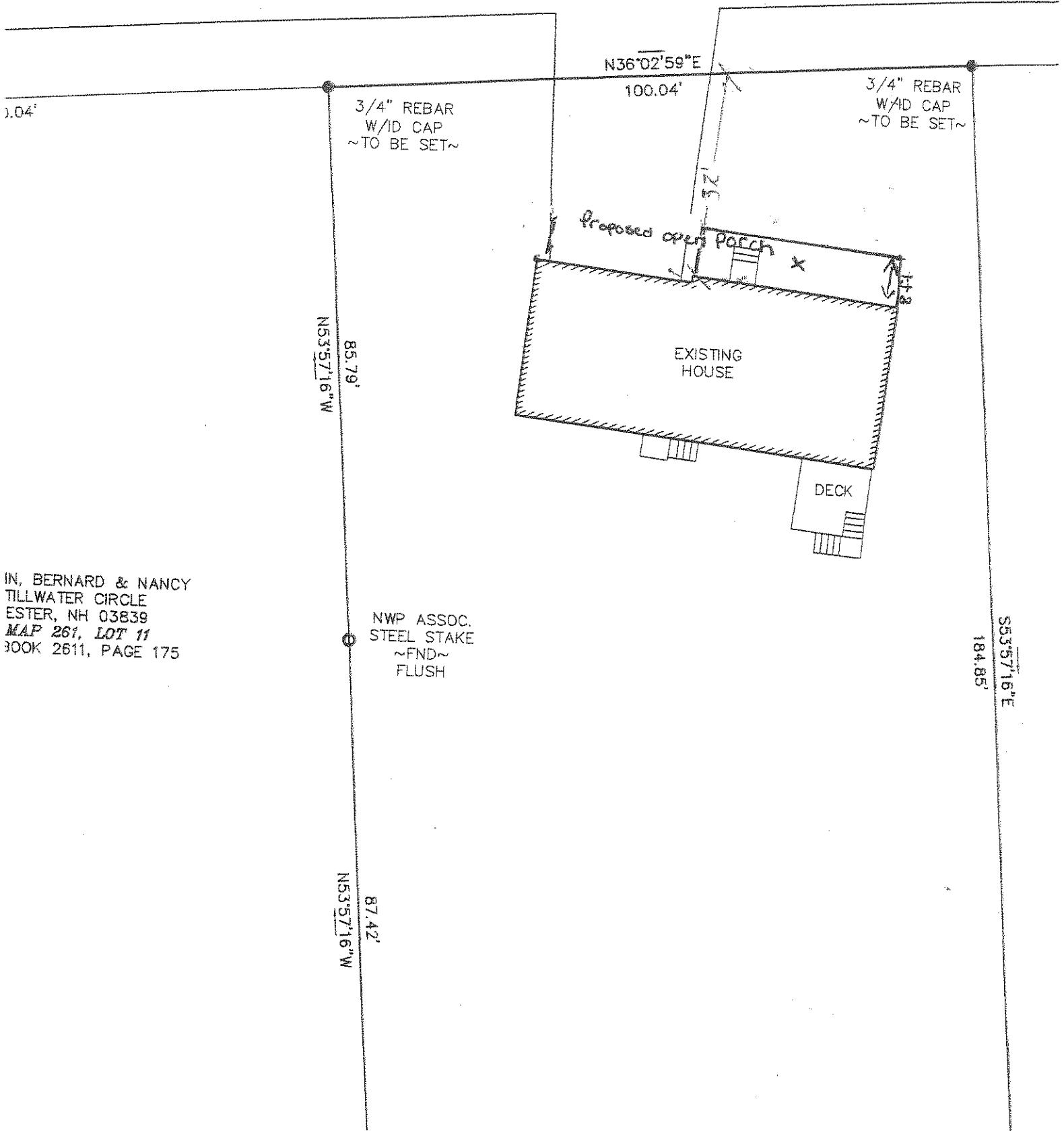
Please check Section 42.23 (c) of the Rochester Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.

Map# 261 Lot # 10

I would like to add an 8ft wide open farmers porch to the entire front of my home. I am applying for a special exception to meet the set back guidelines.

Janet Wallace
Janet Wallace
4/16/12

STILLWATER CIRCLE



IN, BERNARD & NANCY
 STILLWATER CIRCLE
 ESTER, NH 03839
 MAP 261, LOT 11
 BOOK 2611, PAGE 175



FOUNDATION LOCATION PLAN

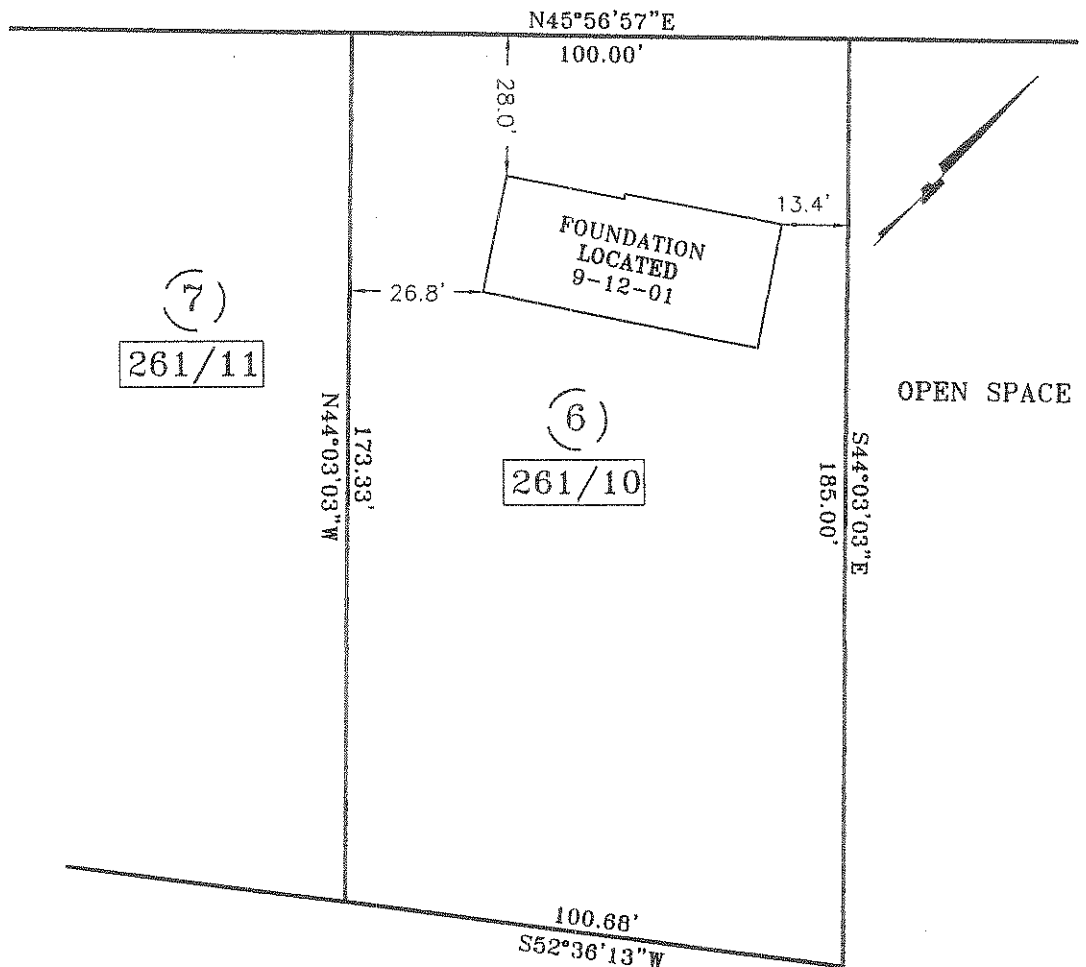
LOCATION: STILLWATER CIRCLE, ROCHESTER, N.H.

MAP & LOT No.: 261/10

OWNER OF RECORD: PACE STRUCTURES, LLC
Bk.2328 Pg.295

ZONE: A (CLUSTER)
SETBACKS F&R 25' SIDE 10'

STILLWATER CIRCLE

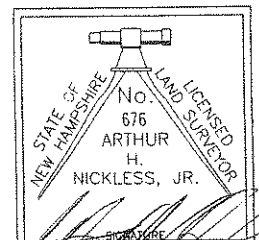


Ref. PLAN:

"CLUSTER SUBDIVISION PLAN-ROCHESTER,N.H.
-FOR- P.A.C.E STRUCTURES" DATED
DEC. 1997 BY NPA, INC.
RECORDED: SCR D PLAN #54-61 - #51-66

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS
P.O. Box 249, Rochester, N.H. 03867
TELEPHONE (603) 335-3948



JN:97163\PACE-OD
FN: 134

DATE: SEPT.18, 2001
SCALE: 1"=30'

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0261-0010-0006	Account Number 37677
Prior Parcel ID --	
Property Owner WALLACE GERALD W JR & JANET M	Property Location 79 STILLWATER CIR
	Property Use SINGLE FAM
Mailing Address 79 STILLWATER CIR	Most Recent Sale Date 4/25/2003
	Legal Reference 2740-18
City ROCHESTER	Grantor WALLACE GERALD W,
Mailing State NH Zip 03839-4062	Sale Price 0
Parcel Zoning A	Land Area 0.410 acres

Current Property Assessment

Card 1 Value	Building Value 127,000	Yard Items Value 0	Land Value 59,200	Total Value 186,200
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Building Description

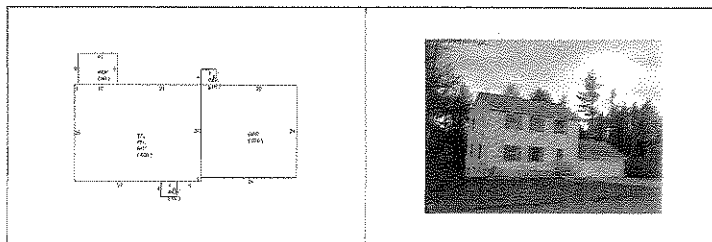
Building Style COLONIAL	Foundation Type FULL	Flooring Type N/A
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 2001	Roof Structure	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover	Heating Fuel GAS
Building Condition Average	Siding ALUM/VINYL	Air Conditioning 0%
Finished Area (SF) 1800	Interior Walls N/A	# of Bmnt Garages 0
Number Rooms 6	# of Bedrooms 3	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.410 acres of land mainly classified as SINGLE FAM with a(n) COLONIAL style building, built about 2001, having ALUM/VINYL exterior and roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 2 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

Applicant: Janet Wallace Phone 603-948-2888Project Address: 79 Stillwater Cir, 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
261	10		JANET WALLACE	79 Stillwater Cir, Rochester, 03839

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
0261	1011	MARTIN BERNARD J Nancy A	77 Stillwater Cir, Rochester, NH 03839-4962
261	52	City of Rochester	31 Wakefield St, Rochester, NH 03867-1916
261	51	City of Rochester	31 Wakefield St Rochester NH 03867-1916
261	111	City Rochester	31 Wakefield St, Rochester NH, 03867-1916

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

x Janet Wallace	79 Stillwater Circle Rochester, NH, 03839-4962

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: April 16, 2012, This is page 4 of 5 pages.

Applicant or Agent: Janet Wallace

Staff Verification: _____