



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

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

APR 08 2013

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No 603-330-9149

DO NOT WRITE IN THIS SPACE

CASE NO. 2013-16

DATE FILED 4-3-13

ZONING BOARD CLERK C. Lewis

Name of applicant LEO AND MICHELLE BRODEUR

Address 29 SUGAR BROOK RD, ROCHESTER, NH 03839

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. 261

Lot No. 25

Zone A (Cluster)

Description of property SINGLE STORY RANCH HOUSE (28'x52') ON A
13,545 SQUARE FOOT LOT

Proposed use or existing use affected BUILD A 12'x10' BREEZEWAY AND
24'x24' FOOT GARAGE TO BE ATTACHED TO PROPERTY PER ATTACHED

The undersigned hereby requests a variance to the terms of Article 42.24
Section (2)(10) and asked that said terms be waived to permit A GARAGE THAT WILL
NOT MEET A 25 FOOT REAR SETBACK

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

Michelle Brodeur
(Applicant)
Leo Brodeur

Continue on Page 2

CRITERIA FOR VARIANCE

APR 03 2013

Case # _____

Date: _____

A Variance is requested by LEO AND MICHELLE BRODEUR

from Section 42.24 Subsection (c) (10)

of the Zoning Ordinance to permit: BUILDING AN ADDITION TO THE EXISTING HOME. THE ADDITION INCLUDES A 12FT BY 10FT BREEZEWAY AND A 24 FT BY 24 FT GARAGE (PER ATTACHED)

at 261 Map 25 Lot A Zone _____

Facts supporting this request:

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

THE ADDITION WOULD CONTINUE THE DESIGN OF THE EXISTING HOUSE AND ROOF HEIGHT

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

INCREASES THE VALUE OF EXISTING PROPERTY AND NEIGHBORING PROPERTIES.

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

SHELTER OUR VEHICLES AND YARD EQUIPMENT

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

WOULD BE SHELTERED FROM THE ELEMENTS AND IT WOULD INCREASE THE TAX BASE FOR THE CITY.

5.) The use is not contrary to the spirit of the ordinance because: OUR LOT HAS A UNIQUE SIZE (NOT RECTANGULAR). THE POINT OF THE SETBACK VARIANCE ABUTS AN UNUSABLE LOT OWNED BY THE CITY OF ROCHESTER.

Name LEO E. BRODEUR Date: 4/3/13

APPLICATION FOR VARIANCE

Requesters – Leo and Michelle Brodeur

29 Sugar Brook Rd

Rochester, NH 03839

APR 03 2013

We are requesting a variance to build an addition to our home in Rochester. Our proposal is for the construction of a twelve (12) foot by ten (10) foot breezeway and a connecting one story twenty four (24) foot by twenty four (24) foot two car garage added to the right side of our ranch style home. We are located on map 261, lot 25 in zone A. We have lived at 29 Sugar Brook Rd since January 2000 and chose initially not to add a garage to the house. With the severe winters this area continues to have, and the fact that we are now retirees, we need to shelter our vehicles on a year round basis. This addition will protect our vehicles and provide us with storage space.

The proposed location of the garage and breezeway does not meet the 25 foot setback requirements according to section 42.24 and subsection (d) (10) of the zoning ordinance. It is only approximately twenty (20) feet from the back corner of the proposed garage and the property on Map 261 lot 111 which is owned by the City of Rochester.

The additions would be of a similar design as the existing house which is twenty eight (28) feet wide and fifty two (52) feet long. All other setback requirements will be met except for the right rear corner of the garage. The setback for the front of the house and the garage will be in excess on twenty six (26) feet

Our property is 13,545 square feet in area and the lot is an odd shape with a one hundred fifty (150) foot length in the rear, a one hundred and eight (108) foot length on the left side of property and only seventy three (73) feet on the right side of the property. The front dimension of the lot is a straight line of one hundred forty two (142) feet. These dimensions are shown on the attached Foundation Location Plan from Norway Plains Associates in January, 2000.

The addition will increase the tax base for this property.

The approval of the addition by the Zoning Board will be greatly appreciated.

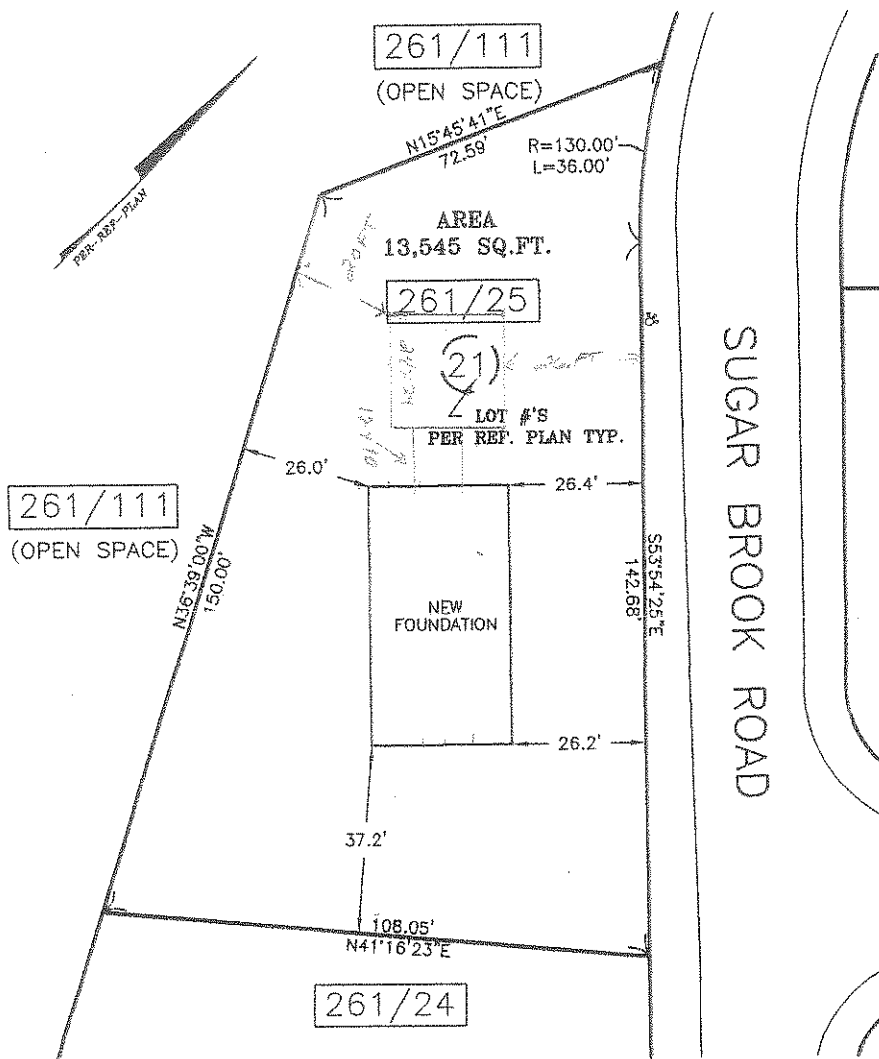
Respectfully yours,

Leo and Michelle Brodeur

FOUNDATION LOCATION PLAN

LOCATION: SUGAR BROOK ROAD, ROCHESTER, N.H.

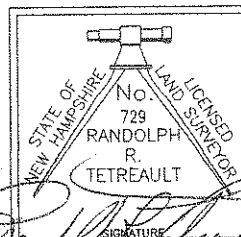
MAP & LOT No.: 261/25

OWNER OF RECORD: PACE STRUCTURES, LLC
Bk.1962 Pg.616ZONE: A (CLUSTER)
SETBACKS F&R 25' SIDE 10'

Ref. PLAN:

"CLUSTER SUBDIVISION PLAN-ROCHESTER,N.H.
-FOR- P.A.C.E STRUCTURES" DATED
DEC. 1997 BY NPA, INC.
RECORDED: SCRD PLAN #54-81 - #54-86

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

JN:97163\PACE-LDD
FN: 134DATE: JAN, 2000
SCALE: 1"=30'

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0261-0025-0006	Account Number 37696
Prior Parcel ID --	
Property Owner BRODEUR LEO E & MICHELLE A	Property Location 29 SUGAR BROOK RD
	Property Use SINGLE FAM
Mailing Address 29 SUGAR BROOK RD	Most Recent Sale Date 1/25/2000
	Legal Reference 2172-442
City ROCHESTER	Grantor PACE STRUCTURES LLC
Mailing State NH Zip 03867	Sale Price 129,400
Parcel Zoning A	Land Area 0.310 acres

Current Property Assessment

Card 1 Value	Building Value 120,700	Yard Items Value 600	Land Value 58,300	Total Value 179,600
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Building Description

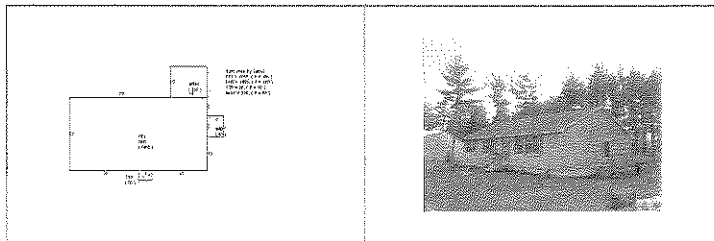
Building Style RANCH	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1999	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Average	Siding ALUM/MNYL	Air Conditioning 0%
Finished Area (SF) 1456	Interior Walls DRYWALL	# of Bsmr Garages 0
Number Rooms 5	# of Bedrooms 3	# 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 0.310 acres of land mainly classified as SINGLE FAM with a(n) RANCH style building, built about 1999, having ALUM/MNYL exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 3 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: LEO + MICHELLE BRODEUR Phone 603-330-9149Project Address: 29 SUGAR BROOK RD, 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.

APR 08 2013

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
261	25	A	LEO E. + MICHELLE A. BRODEUR	29 SUGAR BROOK RD, ROCHESTER, NH 03839

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
261	24	ELLEN WENTWORTH	31 SUGAR BROOK RD ROCHESTER, NH 03839
261	61	FORREST W + JENNIFER L BROCK	12 SPIRIT CREEK RD ROCHESTER, NH 03839
261	62	JOHN R. PEDDER III	11 SPIRIT CREEK RD ROCHESTER, NH 03839
261	63	RICHARD + DIANE M. SAUNDERS	24 SUGAR BROOK RD ROCHESTER, NH 03839
261	111	CITY OF 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: _____, This is page _____ of _____ pages.

Applicant or Agent: Leo + Michelle Brodeur

Planning Staff Verification: _____ Date: _____