



City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2-23-59

DATE FILED 10/18/23

COY
ZONING BOARD CLERK

Applicant: ROBERT TROTT

E-mail: BOBBI MARCH @ YAHOO.COM Phone: 603 203 4521

Applicant Address: 55 BAILEY DR ROCHESTER 03868

Property Owner (if different): _____

Property Owner Address: _____

Variance Address: 55 Bailey Dr. Rochester, NH 03868

Map Lot and Block No: MAP 224 LOT 324-24

Description of Property: RESIDENTIAL SINGLE FAMILY

Proposed use or existing use affected: INSTALLATION OF A SHED

The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section _____, ..

and asks that said terms be waived to permit [Signature] shed construction
within 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. **I understand that while presenting my case the testimony should be confined to the 5 criteria and how they pertain to my case.**

Signed: [Signature]

Date: 10/2/2023



City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Criteria

1) Granting the variance would not be contrary to the public interest because:

THE SHED DESIGN WOULD MATCH THE HOUSE AND HAVE LANDSCAPING AROUND IT AND WOULD NOT DETRACT FROM THE NEIGHBORHOOD

2) If the variance were granted, the spirit of the ordinance would be observed because:

ALTHOUGH THERE IS A SETBACK THE CURRENT OWNER HAS AGREED TO SELL THE ADJACENT AREA AND DOES NOT OBJECT TO THE SHED BEING PLACED THERE. HE IS CURRENTLY USING THAT PARCEL TO STORE CONSTRUCTION EQUIPMENT

3) Granting the variance would do substantial justice because:

IT WOULD BE A GARDEN SHED / POTTING SHED AND BE USED TO STORE A LAWN MOWER & GARDEN TOOLS

4.) If the variance were granted, the values of the surrounding properties would not be diminished because:

THE SHED WOULD BE ON BLOCKS AND IS NOT A PERMANENT STRUCTURE AND WOULD NOT ADD VALUE TO THE PROPERTY

5.) Unnecessary Hardship:

a. Owing to special **conditions of the property that distinguish it from other properties in the area**, denial of the variance would result in an unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

IT'S ONLY A 2 INCHS AND THAT IS THE ONLY AREA THAT IS DRY ENOUGH FOR THE SHED TO BE PLACED

And:

ii. The proposed use is a reasonable one because:

IT'S A GARDEN SHED TO BE USED FOR STORAGE AND AS A POTTING SHED

b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.

IT WOULD BE PLACED ON THE CURRENT SETBACK BUT AS STATED ABOVE THERE IS A PARCEL OF LAND THAT THE OWNER IS WILLING TO SELL THAT WOULD PUSH THE SETBACK AWAY FROM THE PROPOSED SHED SITE



City of Rochester, New Hampshire

Zoning Board of Adjustment

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

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

- 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: AS IT STANDS THE ABUTTER IS USING
HIS PROPERTY TO STORE CONSTRUCTION EQUIPMENT FOR THE
DEVELOPMENT AND IS WILLING TO SELL THAT LAND
- 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.)
NO
- 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: THE ABUTTER DOES NOT OBJECT TO
THE SHED BEING PLACED ON THE SETBACK AND
WILL SELL THAT LAND CURRENTLY THERE IS NO HOUSE
ON THE OTHER SIDE OF THAT PROPERTY

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



X

55 Bailey Dr

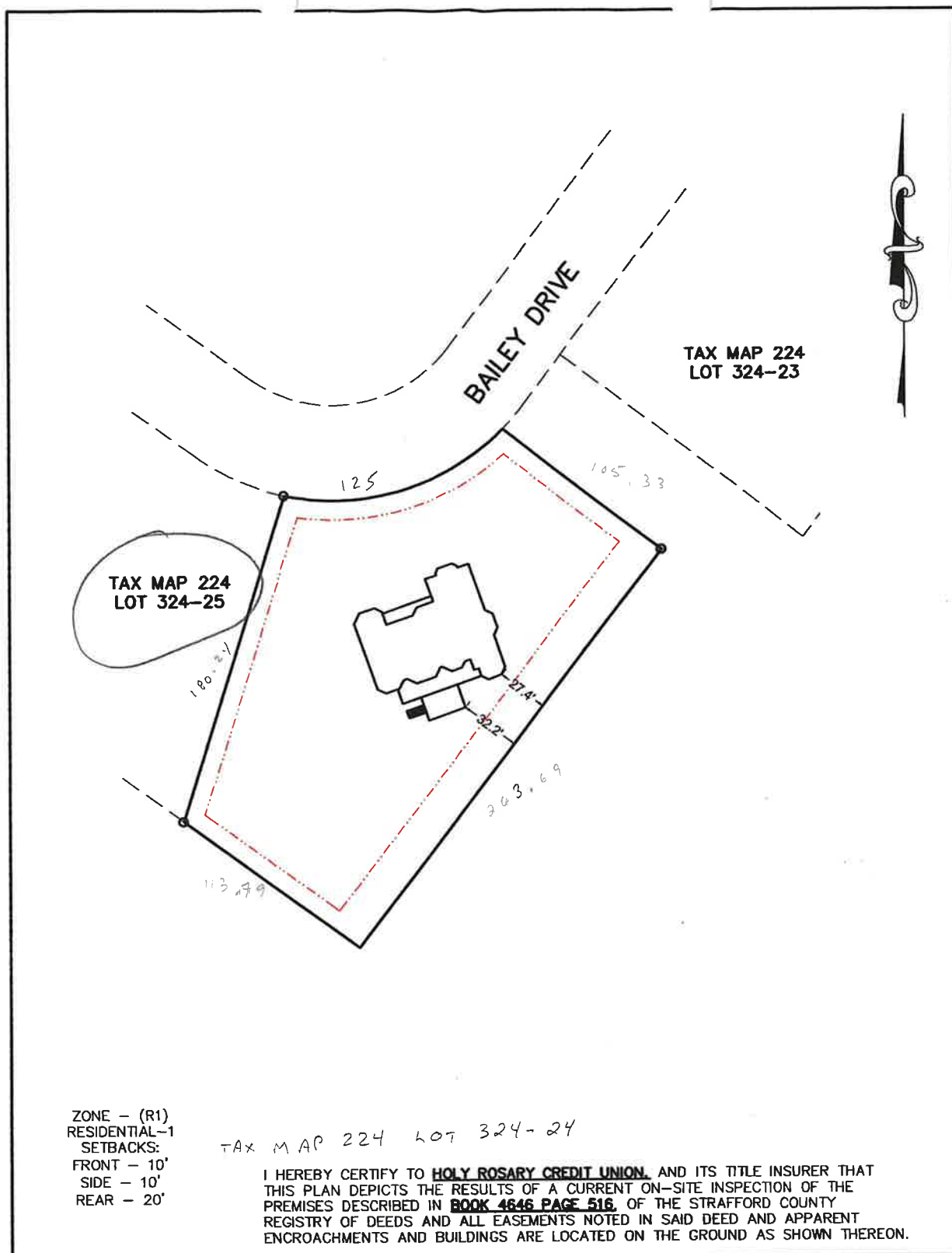
16 Feet (US)

Feet (US) ▾

Measurement Result

16 Feet (US)

Clear



PLAN NOT VALID UNLESS
SIGNED BY THE SURVEYOR



DATE:

NOTE:

THIS PLAN IS **NOT** TO BE CONSTRUED AS A BOUNDARY OR INSTRUMENT SURVEY. IT IS FOR MORTGAGE INSPECTION PURPOSES ONLY. IT WAS PREPARED FROM THE CURRENT DEED DESCRIPTION AND REVIEW OF SITE CONDITIONS EXISTING AS OF THE DATE OF THIS PLAN.

CERTIFICATION:

THE STRUCTURE(S) ARE LOCATED AS SHOWN AND APPEAR TO **HAVE** MET THE ZONING SETBACK REQUIREMENTS AT THE TIME OF THEIR CONSTRUCTION.

REF. PLAN: S.C.R.D. 96-24

DATE: 10/12/2020 SCALE: 1" = 50' FILE NO.: 20-062

PLOT PLAN

PROSPECT MOUNTAIN SURVEY
P.O. BOX 1491
ALTON, N H 03809
(603)520-5938

BORROWERS: ROBERT G. TROTT AND
TERESE DWYER
55 BAILEY DRIVE
ROCHESTER, NH 03868







New England Outdoor Sheds & Gazebos
designmysshed@neoutdoor.com
(978) 689-4414
+ Add to contacts

bobinmanch... 711

manchbob 1K

Inbox 711

Unread

Starred

Drafts

Sent

Archive

Spam

Trash

Less

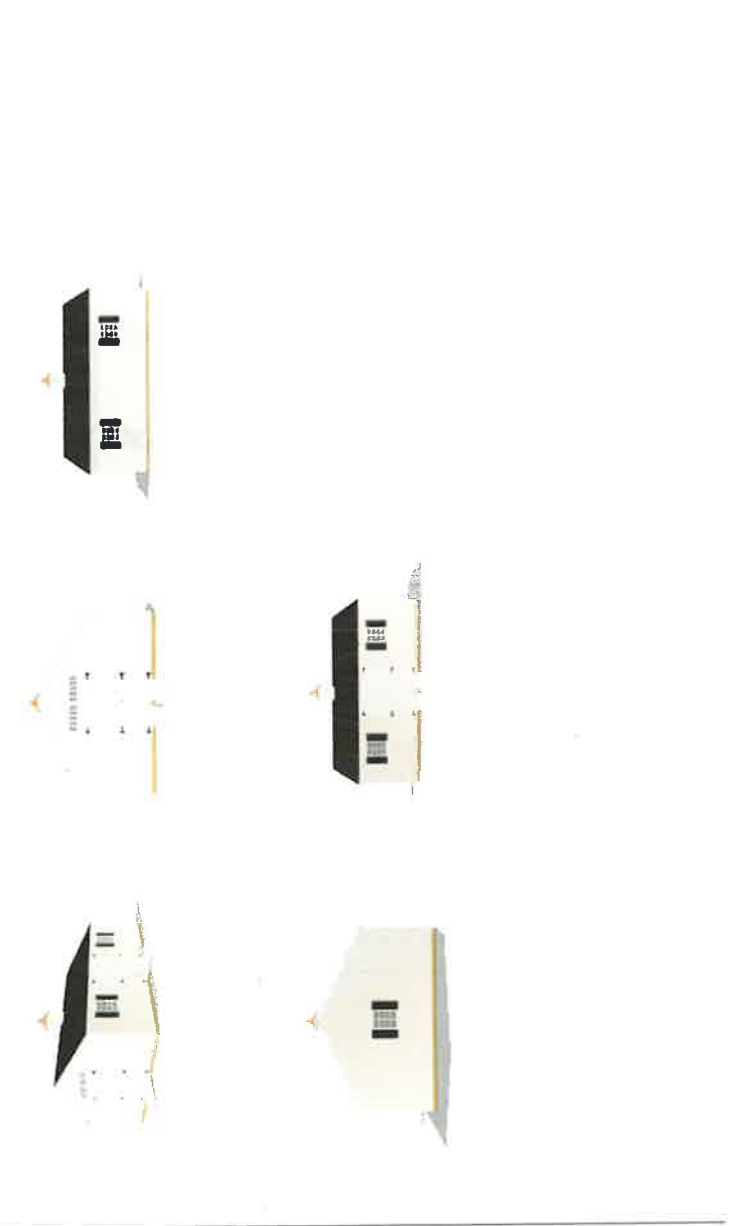


New England Outdoor Sheds & Gazebos
To: bobinmanch@yahoo.com
designmysshed@neoutdoor.com



New England Outdoor
— Custom Built Structures —
New England Outdoor
37 1/2 Oakland Ave.
Methuen, MA, 01844
978-689-4414
designmysshed@neoutdoor.com

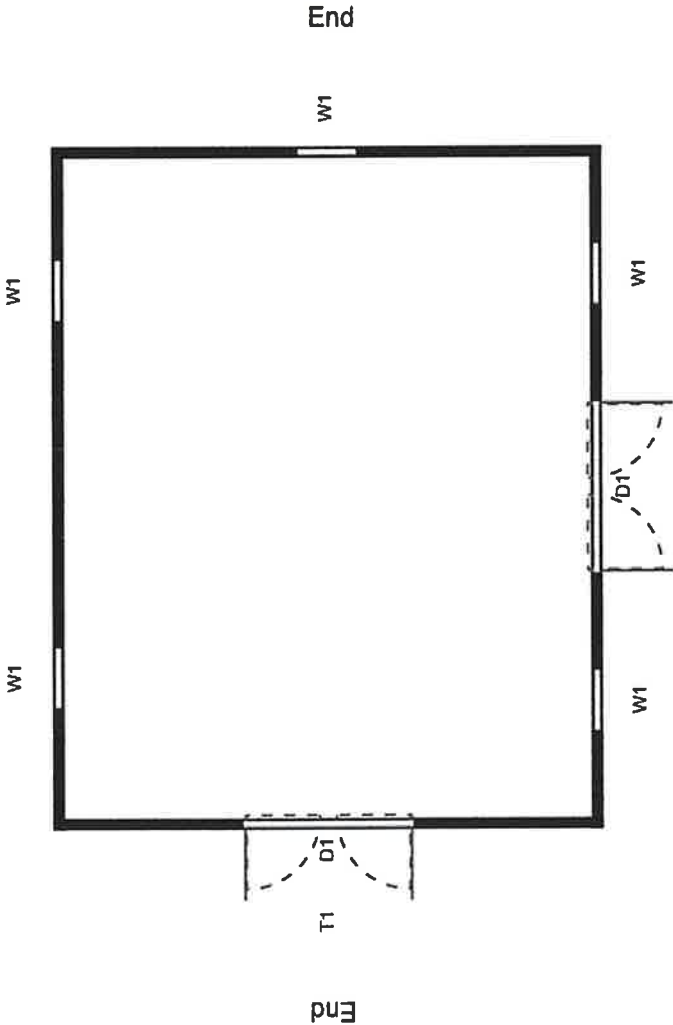
Congratulations on purchasing your shed! Our goal is to exceed your expectations of our service and product. If you have immediate questions or concerns, please call us at 978-689-4414.



- Views Hide
-  Photos
-  Documents
-  Emails to myself
-  Subscriptions
-  Shopping
-  Receipts
-  Credits
-  Travel
- Folders Hide
- + New Folder
- 100 Seventh 2
- 23&ME
- Airbnb 1
- Amazon 222
- American Legion
- Antrak
- Anchor Pest 2

- Angara Jewelry3
- Anthem3
- AT&T8
- Bailey Drive37
- Best Buy8
- Bills78
- Bob
- Carnival2
- Contigo
- Craigslislt
- Crate @ Barrell2
- CVS Caremark25
- Dick's
- EasyPark4
- EBAY43
- Facebook
- forest hills dr8
- Gmail
- Green Smoke3
- Harbor Group10
- Heritage Plumbing
- Home Depot11
- Hooksett Storage
- HP
- HTL
- Kathy
- Kohl's3
- Macy's5
- Medical15
- Microsoft3
- MOM1
- monster
- NGC6
- Norwegian3
- Old Navy1
- Paypal6
- Receipts

Side



SYMBOL LEGEND			
D1	60' x 72' Double Door	T1	80" Transom
W1	21x27 Standard (shutters included in price)		Closed Wall

[Open Your Custom Design](#)

Customer Contact Information

Name: Robert Troit
Email: bobinmanch@yahoo.com
Phone: 6032034521
Billing Address: 55 Bailey Dr
Billing City: Rochester
Billing ZIP: 03868

Delivery Information

Delivery Location: New Hampshire
Delivery Address: 55 Bailey Dr
Delivery City: Rochester
Delivery State: NH
Delivery ZIP: 03868

Refinance
Samsung
Seagate
Sears
SGT Grit
SiriusXM
Social Security
St many's
State Farm
STT
TAXES
Travel
TROT
VA
West
Wish
WOOT
Zagg

ID: 64487576652
Method: Credit Card (10% Deposit Required)
Amount Paid: \$1,980

Total Estimate: \$19,801

Deposit Amount (10%): \$1,980.10
Due Upon Delivery: \$17,820.80

Structure Details

Style: Chateau
Wall Height: 6' 4.5"
Size: 16x20
Trim: No Window Trim
Base: Wood Framed Base
Cupola: 21" Cupola with Concave Copper Roof (Arched Glass)
Siding: Vinyl Clapboard
Roof Pitch: 5.5/12 Roof Pitch
Roof Overhang: Standard Gable
Siding Color: White
Trim Color: White
Roof Color: Driftwood
Roof Material: 3-Tab Shingles

Doors & Ramps

60" x 72" Double Door
Aluminum Plank (23" x 48")
60" x 72" Double Door
Aluminum Plank (23" x 48")

Windows & Accessories

60" Transom

\$15,549
Included

\$619
Included

Included
\$499
\$630
\$489

\$285

724-126

105.33'
S 52°36'20" E

R=125.00'
L=15.55'
 $\Delta=7^{\circ}07'34''$

R=125.00'
L=125.00'
 $\Delta=57^{\circ}17'52''$

MAP 224
LOT 324-24
36,731 SF.
0.84 AC.

S 37°23'40" W 263.69'

N 17°23'43" E
180.24'

50'
LANDS
ER (TYP.)

N 54°04'39" W
113.79'

275-23.2 Standards for specific accessory uses.

A. The following standards shall apply to these specific accessory uses, activities, structures, and situations wherever they are allowed:

(20) Shed. In any zoning district, the minimum side and rear setbacks shall be the lesser of 10 feet or the ordinary setback for a single-story outdoor storage shed which is:

(a) Two hundred square feet or less in floor area;

(b) Not situated on a permanent foundation; and

(c) Used in connection with a dwelling of four or fewer dwelling units.



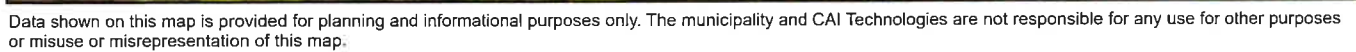
1 inch = 60 Feet



CAI Technologies
Processum Mapping, Conceptual Modelling

www.cai-tech.com

October 23, 2023



CURRENT OWNER			UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT				VISION ROCHESTER, NH										
TROTT ROBERT G DWYER ANN TERESE 55 BAILEY DR ROCHESTER NH 03868-7123			0	CITY SEWER	0	LEVEL	R1	RESIDENCE 1	Description BLDG LAND	LUC Co 101 101	Prior Assessed 457,000 63,400	Current Assesse 457,000 63,400											
			0	CITY WATER R		NEIGHBORHOOD		NHBD NAME															
					1308		VERY GOOD GREATER																
			UTL/ST/TRAFF		EXEMPTIONS																		
					Year	Code	Description																
			0	PAVED																			
			0	MEDIUM																			
										LEGAL DESCRIPTION													
SALES INFORMATION - GRANTEE			BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE			PREVIOUS ASSESSMENTS (HISTORY)														
TROTT ROBERT G			4646 516	04-12-2019	90,000	40			Year	Descri	Prior Assesse	Year	Total	520,400									
GREAT WOODS DEVELOPMENT LLC			3697 729	12-10-2008	204,000	40			2020	BLDG	161,700	2022											
MILLER STEVEN K			0 0	01-01-1900	0	99				LAND	63,400												
									Total		225,100		520,400	520,400									
BUILDING NOTES																							
Appraised Building Value (Card)																							
Appraised Extra Feature Value (Bldg)																							
Appraised Outbuilding Value (Bldg)																							
Appraised Land Value (Bldg)																							
Total Appraised Parcel Value																							
Valuation Method																							
457,000																							
0																							
0																							
63,400																							
520,400																							
C																							
BUILDING PERMIT RECORD																							
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes																
06-09-2020	M-20-230	STG TANK	500	04-06-2021	100	C	500 gallon underground propane tank;																
04-22-2020	M-20-168	MANUAL HEATING SY	3,165	04-06-2021	100	C	gas fireplace & venting;																
04-07-2020	M-20-155	PLUMBING	22,000	04-06-2021	100	C	LP GAS;																
03-31-2020	P-20-36	ELECTRIC	8,000	04-06-2021	100	C	New home construction according to plans;																
03-18-2020	E-20-126	RES BLDG	11,000	04-06-2021	100	C	FOUNDATION ONLY;																
10-15-2019	B-19-766	FOUNDATIO	300,000	04-01-2020	100	C																	
10-05-2019	B-19-771		0	04-01-2020	100	CE																	
LAND LINE VALUATION SECTION																							
B LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhhd	Nb Adj	Inf1	Adj	Inf2	Adj	Inf3	Adj	UnitPrice	Appraised Value	Assessed Value	Notes				
1	1010 SINGLE FA	0.840	PRIMARY	P	1,000	65,000.	1.16191	1.00	1308	1,000						75,523.5	63,400	63,400					
Total Card Land Units															0.84	AC	Parcel Total Land Area		0.84	AC	Total Land Value		63,400

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)											
Element	Cd	Description	Element	Cd	Description											
Style	09	CONTEMPORARY	Solar	0												
Grade	B+	GOOD (+)	Central Vac	0												
Stories	1		Nbhd Modifier													
Units	01		MH Make		WHITE											
Frame	01	WOOD	MH Serial #													
Foundation	01	CONCRETE	Color;Mdl #;D													
Exterior Wall 1	04	VINYL	CONDO DATA													
Roof Structure	01	GABLE	Condo Main		Complex #											
Roof Cover	01	ASPH SHINGLE														
View	N	NONE	Adjust Type	Code	Building #											
Interior Wall 1	06	AVERAGE	Condo Floor		Section #											
Interior Floor 1	08	AVERAGE	Condo Location		% Owner											
Basement Flo	12	CONCRETE	COST / MARKET VALUATION													
Bsmt Garage	0		Building Value New		461,623											
Finished Bsmt			Year Built		2019											
FBLA			Depreciation Code		A											
Rec Room	02	GOOD	Remodel Rating													
Electric	02	TYPICAL	Year Remodeled		1											
Insulation	SAME	SAME	Depreciation %													
Interior/Exterio	100.00		Functional Obsol													
% Heated	10		Economic Obsol		1,000											
Heat Fuel	01	PROPANE	Trend Factor													
Heat Type	100	FORCED W/A	Special Adj													
AC Percent	3		Condition %		99											
Bedrooms	1		Percent Good		457,000											
Full Bath(s)	1		RCNLD													
3/4 Bath(s)	1		Dep % Ovr													
Half Bath(s)	2		Dep Ovr Comment													
Extra Fixture(s)	1		Misc Imp Ovr													
Kitchen(s)	1		Misc Imp Ovr Comment													
Extra Kitchen(	0		Cost to Cure Ovr													
Total Rooms	7		Cost to Cure Ovr Comment													
Fireplace(s)	0		OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
W/S Flues	1		Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value	
BUILDING SUB-AREA SUMMARY SECTION																
Code	Description	Living Area	Floor Area	Eiff Area	Unit Cost	Undepreciated Value										
BMT	BASEMENT		0	2,396	599	26.64	63,829									
FFL	1ST FLOOR		2,396	2,396	2,396	106.56	255,316									
GAR	GARAGE		0	628	0	35.73	22,438									
HST	HALF STORY		314	628	314	53.28	33,460									
OFF	OPEN PORCH		0	129	0	7.639	12,238									
OSP	SCRN PORCH		0	164	0	74.62	12,238									
WDK	WOOD DECK		0	364	0	22.55	8,208									
Ttl Gross Liv / Lease Area		2,710		6,705		3,309		403,128								

Owner1	Owner2	BillingAddress	City State Zip
COLWELL DOUGLAS M & ALICIA K		10 FOURTH ST, STE 105	DOVER, NH 03820
CALCULATOR STEPHEN N & JEAN M	REV TRUST % CALCULATOR S & J)	51 BAILEY DR	ROCHESTER, NH 03868
GREAT WOODS SUBDIVISION	HOMEOWNERS ASSOCIATION	95 BLACKWATER RD	ROCHESTER, NH 03867
TROTT ROBERT G &	DWYER ANN TERESE	55 BAILEY DR	ROCHESTER, NH 03868-7123
GREAT WOODS DEVELOPMENT LLC		95 BLACKWATER RD	ROCHESTER, NH 03867