



City of Rochester, New Hampshire

Department of Building, Zoning and Licensing Services
31 Wakefield Street * Rochester, NH 03867
(603) 332-3508 * Fax (603) 509-1912

CK# 6692 - postage 41.58
CK# 6691 - Variance 175-

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2014-13

DATE FILED 7-22-14

X. G. Grier
ZONING BOARD CLERK

Phone No 603-332-4768

Name of applicant St. Charles Children's Home

Address 19 Grant Street, Rochester, NH 03867

Owner of property concerned New Hampshire Catholic Charities
(If the same as applicant, write "same")

Address 215 Myrtle Street Manchester, NH 03104-4354
(If the same as applicant, write "same")

Location _____

Map No. 125 Lot No. 125 Zone R2

Description of property large Victorian mansion w/ playground on 2 sides

Proposed use or existing use affected daycare

The undersigned hereby requests a variance to the terms of Table 18B
... and asked that said terms be waived to permit daycare services
in the R2 zone

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 Sgt. P. Lynn, Administrator
(Applicant)

CRITERIA FOR VARIANCE

Case # 2014-13

Date: 7/22/2014

A Variance is requested by St. Charles Children's Home
from Section R Subsection 2
of the Zoning Ordinance to permit: a daycare

at 19 Grant Street Map 125 Lot 125 Zone R2

Facts supporting this request:

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

The external appearance of the building and property will not be changed and the use of the property will be similar to the past.

2) Granting the variance is not contrary to the public interest because: The building use will be similar to what it has been for the past 100 years.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: St. Charles Children's Home needs programming that is financially sustainable in order to keep operating

4.) Granting the variance would do substantial justice because: It would serve a great need for the community by giving parents a greater choice in care.

5.) The use is not contrary to the spirit of the ordinance because: It does not change the appearance or the use of the building.

Name Scotty Lynn Date: 7/22/2014

St. Charles Children's Home

19 Grant Street
Rochester, NH 03867

*Let the little children
Come to me, for such
is the kingdom of heaven*



(603) 332-4768 • www.stcharleshome.org

July 22, 2014

Narrative for Request of a Variance

St. Charles Children's Home would like to incorporate a daycare in our main building located on Grant Street. My contact information is:

Sister Mary Agnes, Administrator
St. Charles Children's Home
19 Grant Street
Rochester, NH 03867
603-332-4768 x 20
sma@stcharleshome.net

The property owner is:

New Hampshire Catholic Charities
ATTN: Dominique Rust, COO
215 Myrtle Street
Manchester, NH 03104-4354
603-669-3030 / 1-800-562-5249
drust@nh-cc.org

The building address is 19 Grant Street. It is located on lot 125 on tax map 125. Attached is a copy of map 125 with the building circled in red. This location is part of the Residence 2 (R-2) Zoning district.

This is an existing construction, and we plan to use the playrooms which are at the basement level, the entire first floor, and possibly the boys' dorm on the second floor. The building is approximately 28,000 square feet. We plan to use a maximum of 10,700 square feet, or roughly 40% of the building for the new programming. Previously the building has served as a residential group home; now we would like to incorporate a daycare center and therapeutic preschool/kindergarten into our programming. A needs assessment for the programming at St. Charles Children's Home is in process.

I have included a sketch showing the dimensions of the property as well as the distance of the main building from the property line on each side marked in red.

Staffed by: Daughters of Mary, Mother of Healing Love

07-22-14A11:11 RCVD

The building is located across from the Rochester Commons. To the left is the office building for New Hampshire Catholic Charities, Rochester branch. To the right is a gas station. Behind the building are several residences on Upham Street. Traffic on Grant Street is moderate, unless there is an event on the Rochester Commons.

The abutter's list has been prepared by Karen Grenier and is attached to this document.

Number of employees will be based on the required staff/child ratio outlined in the NH Childcare Licensing rules 2008-2016. Proposed hours of operation will be 7 AM to 5:30 PM, M-F. There is a parking lot next to the building.

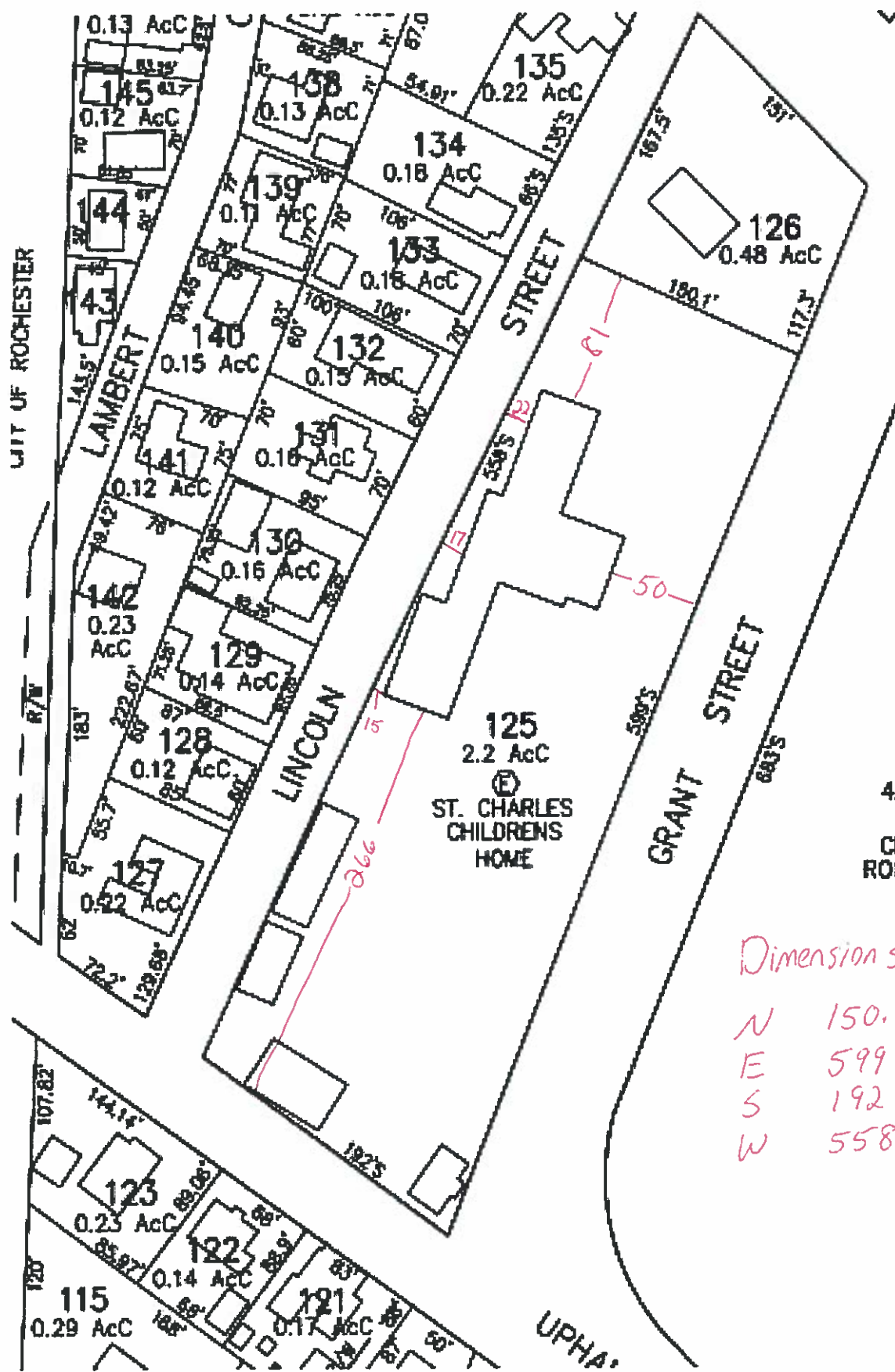
The only exterior change we foresee is the addition of fencing in our playgrounds to meet the requirements outlined in the Childcare Licensing Rules. We do not anticipate adding any outside storage, nor do we anticipate any noise, vibration, light or smoke coming from the building.

Our reason for requesting a variance is that providing daycare services from the Home will not be a substantial change from the services which the Home has provided for the past 100 years.

Thank you for your time and attention,

A handwritten signature in cursive script, appearing to read "Sister Mary Agnes".

Sister Mary Agnes, DMML, MBA
Administrator



4.
CI
ROI

Dimensions of Property
 N 150.1'
 E 599
 S 192
 W 558

TABLE 18-B SALES-SERVICE-OFFICE-INSTITUTIONAL USES

SALES-SERVICE-OFFICE-INSTITUTIONAL USES	Residential Districts				Commercial Districts			Industrial Districts		Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	HC	GI	RI	HS	AS	Section Reference
Adult Day Care Center	-	-	E	E	P	P	P	E	-	P	-	Section 42.22
Adult Day Care Home	-	E	E	E	P	P	P	-	-	P	-	Section 42.22
Adult Oriented Establishment	-	-	-	-	-	-	-	-	C	-	-	Section 42.22
Agricultural Building, Reuse of Existing	C	C	-	C	-	P	-	-	-	-	-	Section 42.22
Antique Shop	-	C	P	-	P	P	P	-	-	-	-	Section 42.21
Artist Studio	-	C	P	-	P	P	P	-	-	-	-	Section 42.21
Bank	-	-	C	-	P	P	P	-	-	-	-	Section 42.21
Convenience Store	-	C	P	-	P	E	P	-	-	-	-	Section 42.21
Day Care - 1 (Day Care Residence)	P	P	P	P	P	P	P	-	-	P	-	
Day Care - 2 (Day Care - Family)	-	E	P	E	P	P	P	-	-	P	-	Sections 42.20 & 42.2
Day Care - 3 (Day Care Center)	-	-	E	E	P	P	P	E	-	E	-	Section 42.22
Florist	-	-	P	-	P	-	P	-	-	-	-	
Funeral Home	-	-	C	-	P	P	P	-	-	P	-	
Gas Station	-	-	-	-	P	-	P	-	-	-	-	Sections 42.20 & 42.2
Grocery Store	-	-	-	-	P	-	P	-	-	-	-	
Hospital	-	-	-	-	P	P	P	-	-	P	-	
House of Worship	-	C	C	C	P	C	P	-	-	P	-	Section 42.21
Housing Unit Sales	-	-	-	-	-	-	P	P	-	-	-	
Laundry Establishment - 1	-	C	P	-	P	-	P	-	-	-	-	Section 42.21
Laundry Establishment - 2	-	-	P	-	P	-	P	-	-	-	-	
Library	-	C	P	C	P	P	P	-	-	-	-	Section 42.21
Marina	-	-	-	-	-	-	P	-	-	-	-	
Museum	-	C	P	C	P	P	P	-	-	-	-	Section 42.21
Office	-	-	P	-	P	P	P	P	P	-	-	
Office, Medical	-	-	C	-	P	P	P	C	-	P	P	Section 42.21
Office, Professional	-	-	P	-	P	P	P	P	-	-	-	
Personal Service Establishment	-	-	P	-	P	P	P	-	-	-	-	
Retail Sales (under 5,000 square feet)	-	-	P	-	P	E	P	-	-	-	-	
Retail Sales (5,000 - 30,000 square feet)	-	-	-	-	P	-	P	-	-	-	-	
Retail Sales (over 30,000 square feet)	-	-	-	-	-	-	P	-	-	-	-	
Retail Service	-	-	C	-	P	P	P	-	-	-	-	Section 42.21
School, K-12	C	C	C	C	C	P	C	-	-	-	-	Section 42.21
School, Other	-	C	C	C	P	P	P	C	-	-	-	Section 42.21
Second Hand Shop	-	C	P	-	P	P	P	-	-	-	-	Section 42.21
Service Establishment	-	-	C	-	C	-	C	P	-	-	-	Section 42.21
Shelter	-	-	-	-	E	E	P	E	E	E	-	
Small Wind Energy Systems	P	P	P	P	P	P	P	P	P	P	P	Section 42.20
Vehicle Sales, New	-	-	C	-	-	-	P	-	-	-	-	Sections 42.20 & 42.2
Vehicles Sales, Used	-	-	C	-	-	-	P	-	-	-	-	Section 42.20
Vehicle Service	-	-	-	-	P	-	P	P	-	-	-	
Yard Sale, Commercial	-	-	-	-	-	-	C	-	-	-	-	Sections 42.20 & 42.2

*LEGEND: P = Permitted Use, C = Conditional Use, E = Use Allowed by Special Exception

APPROVED APRIL 2014

PROPERTY LOCATION
No 19
All No GRANT ST, ROCHESTER
Direction/Street/City
Unit#:
OWNERSHIP
Owner 1: NH CATHOLIC CHARITIES INC
Owner 2:
Owner 3:
Street 1: 19 GRANT ST
Street 2:
Twn/City: ROCHESTER
SupProv: NH Cntry: Own Occ: N
Postal: 03867-3001 Type:
PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
SupProv: Cntry:
Postal:

IN PROCESS APPRAISAL SUMMARY
Use Code Building Value Yard Items Land Size Land Value Total Value Legal Description User Acct
905 2,666,900 47,600 2,200 88,000 2,802,500
Total Card 2,666,900 47,600 2,200 88,000 2,802,500
Total Parcel 3,017,100 48,000 2,200 88,000 3,153,100
Source: Market Adj Cost Total Value per SQ unit /Card: 128.61 /Parcel 118.1
Land Unit Type: AC

USER DEFINED
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map: 360
Fact Dist:
Reval Dist:
Year:
Land Reason:
Bid Reason:

ROCHESTER
Parcel ID 0125-0125-0000
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
2013 905 FV 2,154,200 54300 2.2 121,000 2,329,500 Year End Roll 9/4/2013
2012 905 FV 2,154,200 54300 2.2 121,000 2,329,500 Year End Roll 9/20/2012
2011 905 FV 2,154,200 54300 2.2 121,000 2,329,500 Year End Roll 9/27/2011
2010 905 FV 1629100 2.2 121,000 1,750,100 roll 8/26/2010
2009 905 FV 1629600 2.2 121,000 1,750,600 Year End Roll 9/24/2009
2008 905 FV 1629600 2.2 147,400 1,777,000 8/25/2008
2007 905 FV 1629600 2.2 147,400 1,777,000 Year End Roll 9/26/2007
2006 905 FV 1629600 2.2 147,400 1,777,000 Year End Roll 9/14/2006
PAT ACCT.

SALES INFORMATION
Granitor Legal Ref Type Date Sale Code Sale Price V Tst Verif Assoc PCL Value Notes
SRS OF CHARITY 808-225 1 2/21/1966 5,000 No No 4 SEE ALSO BOOK 875 PG 455
ROMAN CATHOLIC 803-215 1 10/26/1965 No No 4
STREETER FRANK 367-219 1 3/29/1913 No No 4

NARRATIVE DESCRIPTION
This Parcel contains 2.2 AC of land mainly classified as CHARITABLE with a(n) B&B INNS Building Built about 1878, Having Primarily VINYL Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 12 Baths, 6 HalfBaths, 0 3/4 Baths, 0 Rooms Total and 0 Bdrms.
OTHER ASSESSMENTS
Code Description No Amount Com. Int

BUILDING PERMITS
Date Number Descrp Amount CJO Last Visit Fed Code F Descrp Comment
3/26/2014 7370 ELECTRIC 500 O
3/19/2014 7285 PLUMBING O
3/19/2014 7284 BATH 7 700 O RENOV TO ADA
5/27/2011 11-501 A/C 5,526 C 12/15/2011
11/17/2009 09-1267 INT RENO 125,011 CE 2/8/2010
9/14/2007 07-1260 ELECTRIC 1,000 CE 1/22/2008 FOR NEW BOILERS
9/12/2006 06-1329 HEATING 1,200 CE 1/17/2006
12/17/2002 1425 ELECTRIC 2,000 C 3/13/2003
4/30/2002 376 INT RENO 30,000 C 4/11/2002
4/5/2002 283 PLUMBING 24 C 4/11/2002

PROPERTY FACTORS
Item Code Descrp % Item Code Descrp
Z B2 BUSINESS 5 U 2 CITY SEWER
o R2 RESIDENCE 2 95 I 9 CITY WATER
n ISD SP DWNTOWN 5 I 5 GAS
Census:
Flood Haz:
D RO ROCHESTER
s
t
Depth /
Price/Units
Topo
Street
Traffic

LAND SECTION (First 7 lines only)
Use LUC No of Units Depth / Price/Units Unit Type Land Type
Code Fact
905 CHARITABLE 2.2 PRIMARY ASITE

ACTIVITY INFORMATION
Date Result By Name
6/15/2011 MEAS-INSPCTD VB VERNA
4/25/2001 EXT ONLY TM TOM
Sign: VERIFICATION OF VISIT NOT DATA

APPROPRIATED VALUE
Appraised Value 88,000
Alt Class %
Spec Land Code
J Code
Fact Use Value 88,000
Notes

TOTAL AC/H: 2.20000
Total SF/SM: 95832.00
Parcel LUC: 905 CHARITABLE Prime NB Desc: RESIDENTIAL
Total: 88,000 Spt Credit Total: 88,000
kareng

2014

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		GRANT ST, ROCHESTER

OWNERSHIP

Owner	Unit	Share
Owner 1: NH CATHOLIC CHARITIES INC		
Owner 2:		
Owner 3:		
Street 1: 19 GRANT ST		
Street 2:		

PREVIOUS OWNER

Owner	Unit	Share
Owner 1:		
Owner 2:		
Street 1:		
Street 2:		

NARRATIVE DESCRIPTION

This Parcel contains 2.2 AC of land mainly classified as CHARITABLE with a(n) COLONIAL Building Built about 1900, Having Primarily VINYL Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 1 3/4 Baths, 6 Rooms Total and 4 Bedrooms.

OTHER ASSESSMENTS

Code	Description	No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	BUSINESS	5	U	2	CITY SEWER
o	R2	RESIDENCE 2	95	t	3	CTY WTR PB
n	SD	SP DWNTOWN	5	l	4	NONE
Census:				Exempt		
Flood Haz:						
D	RO	ROCHESTER		Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use	Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT	Base Value	Unit Price
905	CHARITABLE		0	0	PRIMARY ASITE		1.0	0	0.0000

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	90,500	400	0.000	90,900	90,900		27396
Total Card	90,500	400	0.000	90,900	90,900		GIS Ref
Total Parcel	3,017,100	48,000	2.200	88,000	3,153,100	Entered Lot Size	
Source: Market Adj Cost						Total Land: 2.2	
						Land Unit Type: AC	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Vent	Assoc PCL Value	Notes

TAX DISTRICT

Parcel ID	0125-0125-0000

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Vent	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descr	Amount	CJO	Last Visit	Fed Code	F Descr	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2011	MEAS-INSPCTD	VB	VERNA

Sign: _____

VERIFICATION OF VISIT NOT DATA



IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	259,700		0.000		259,700		27396
							GIS Ref
							GIS Ref
							Insp Date

PROPERTY LOCATION

No	All No	Direction/Street/City
23		GRANT ST, ROCHESTER

OWNERSHIP

Owner 1:	NH CATHOLIC CHARITIES INC	
Owner 2:		
Owner 3:		
Street 1:	19 GRANT ST	
Street 2:		
Twn/City:	ROCHESTER	
SubProv:	NH	
Postal:	03867-3001	
Own Occ:	N	
Type:		

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
SubProv:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.2 AC of land mainly classified as CHARITABLE with a(n) OFFICE Building Built about 1900, Having Primarily VINYL Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description	No	Amount	Com. Int
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PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	BUSINESS	5	U	2	CITY SEWER
o	R2	RESIDENCE 2	95	t	3	CITY WTR PB
n	SD	SP DOWNTOWN	5	i	4	NONE
Census:						
Exempt						
Flood Haz:						
D	RO	ROCHESTER		Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type
905	CHARITABLE		0		PRIMARY ASITE	

BUILDING PERMITS

Date	Number	Descr	Amount	CJO	Last Visit	Fed Code	F. Descr	Comment
------	--------	-------	--------	-----	------------	----------	----------	---------

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2011	MEAS-INSPCTD	VB	VERNA

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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PAT ACCT.

360

USER DEFINED

Prior Id # 1	
Prior Id # 2	
Prior Id # 3	
Prior Id # 1	
Prior Id # 2	
Prior Id # 3	
Prior Id # 1	
Prior Id # 2	
Prior Id # 3	
ASR Map	
Fact Dist	
Reval Dist	
Year	
Land Reason	
Blid Reason	

PRINT

Date	Time
07/24/14	12:19:29
LAST REV	
Date	Time
07/23/14	10:03:35
tom	

Sign:

VERIFICATION OF VISIT NOT DATA

