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CODE ENFORCEMENT

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

APPLICATION FOR A VARIANCE

TO: **BOARD OF ADJUSTMENT
CITY OF ROCHESTER**

DO NOT WRITE IN THIS SPACE

CASE NO. 2015-05DATE FILED 1-7-15ZONING BOARD CLERK Karen [Signature]Phone No 603-767-4481Name of applicant RENATA & KRZYSZTOF KOZLOWSKIAddress 67/69 CHARLES STREET, ROCHESTEROwner of property concerned RENATA & KRZYSZTOF KOZLOWSKI
(If the same as applicant, write "same")Address 9 ACADEMY ST. ROCHESTER, NH 03867
(If the same as applicant, write "same")

Location _____

Map No. 125Lot No. 241Zone R2Description of property TWO STORY DUPLEX 67 & 69 CHARLES ST ATTACHED TO SINGLE FAMILY HOUSE 69 CHARLES.Proposed use or existing use affected TO CONVERT 3 UNITS STRUCTURE INTO 4 UNITS STRUCTURE BY USING 69 CHARLES ST 2nd FLOOR AS A SEPARATE UNIT

The undersigned hereby requests a variance to the terms of Article 42.19a TABLE A-A
Section OF DIMENSIONAL TABLE and asked that said terms be waived to permit 4 UNITS ON LOT 6125

11326 sq. Ft, WHEREAS 15000 sq. Ft IS REQUIRED

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 # 2015-05

Date: 01/07/2015

A Variance is requested by RENATA & KRZYSZTOF KOZLOWSKI

from Section ^{42.19} DIMENSIONAL TABLE Subsection ^{a.1} TABLE XIX-A

of the Zoning Ordinance to permit: (4) UNITS USAGE OF EXISTING STRUCTURE

ON LOT 5125 11326 SQ. FT., WHEREAS 15000 SQ. FT. IS REQUIRED

at 67/69 CHARLES ST Map 125 Lot 241 Zone R2

Facts supporting this request:

1) The proposed use would not diminish surrounding property values because: PROPERTY IS USED AS (3) UNIT RENTAL AND (4) UNIT EXIST ALREADY. THE ADJUSTMENT WILL NOT AFFECT MULTIFAMILY RENTAL NEIGHBORHOOD, THE 8 CAR PARKING ALREADY EXISTS WITH REQUIRED SETBACKS, THE SNOW ACCUMULATION AREA DOES NOT CREATE RUN OFF TO ADJACENT LOTS.

2) Granting the variance is not contrary to the public interest because: DOES NOT CHANGE THE USAGE OF THE STRUCTURE, DOES NOT CREATE OVERCONGESTION OF THE NEIGHBORHOOD

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: THE AGE AND SIZE OF THE PROPERTY REQUIRES SUBSTANTIAL COSTS FOR MAINTENANCE.

4.) Granting the variance would do substantial justice because: IT WOULD REDUCE THE NEED OF RENT INCREASES TO KEEP UP WITH MAINTENANCE, TAX AND INSURANCE RISING COSTS

5.) The use is not contrary to the spirit of the ordinance because: IT STAYS WITHIN BOUNDARIES OF THE REGULATIONS (ORDINANCE)

Name KRZYSZTOF KOZLOWSKI Date: 01/07/2015

SITE PLAN FOR 67/69 CHARLES ST.

ROCHESTER

TAX MAP 125

LOT # 241

0.26 ACRE / 11326 SQ. FT.

BLDG 5123 SQ. FT. - 45% OF PARCEL

8 PARKING STALLS

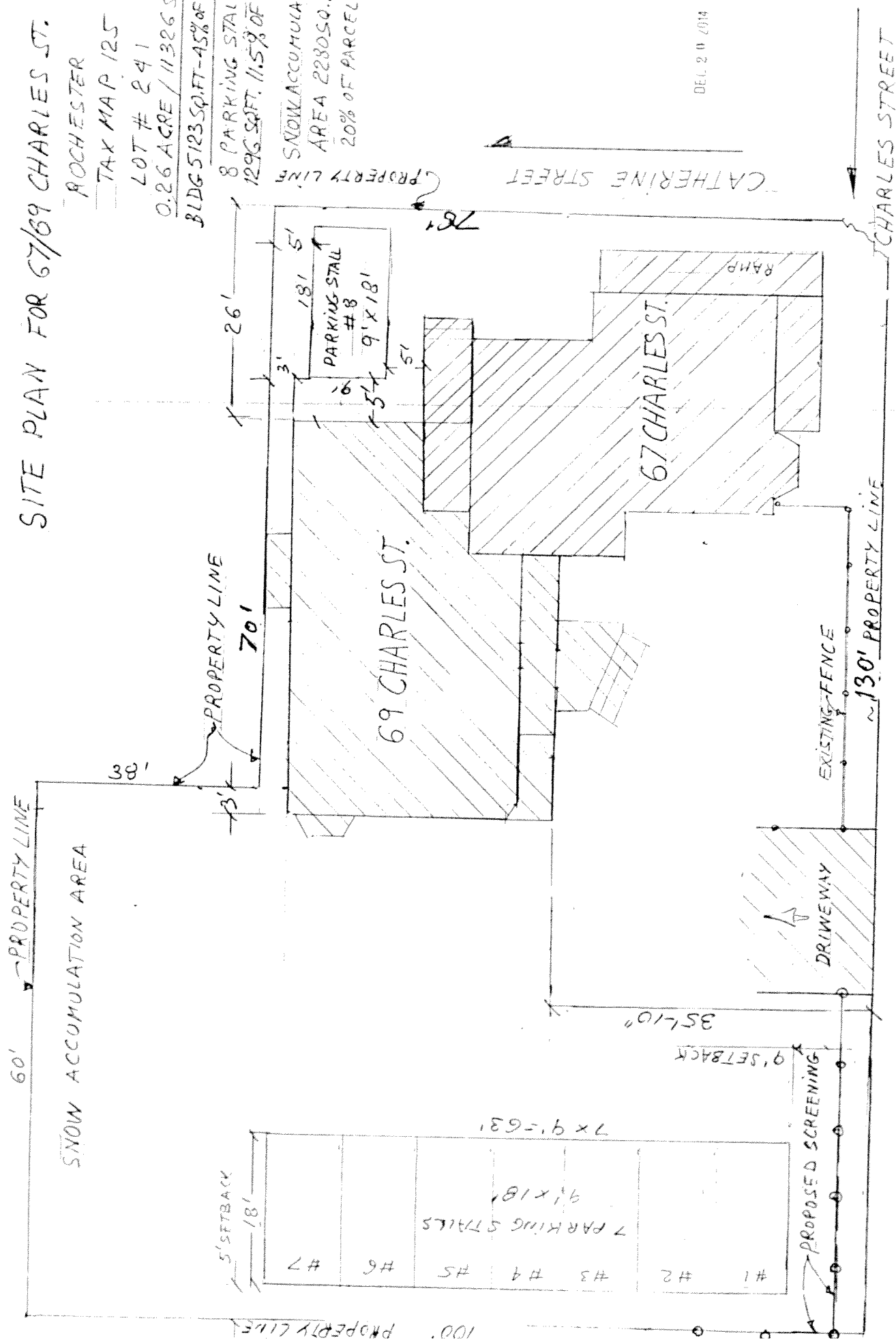
1296 SQ. FT. 11.5% OF PARCEL

SNOW ACCUMULATION

AREA 2280 SQ. FT.

20% OF PARCEL

DEL 20 2014

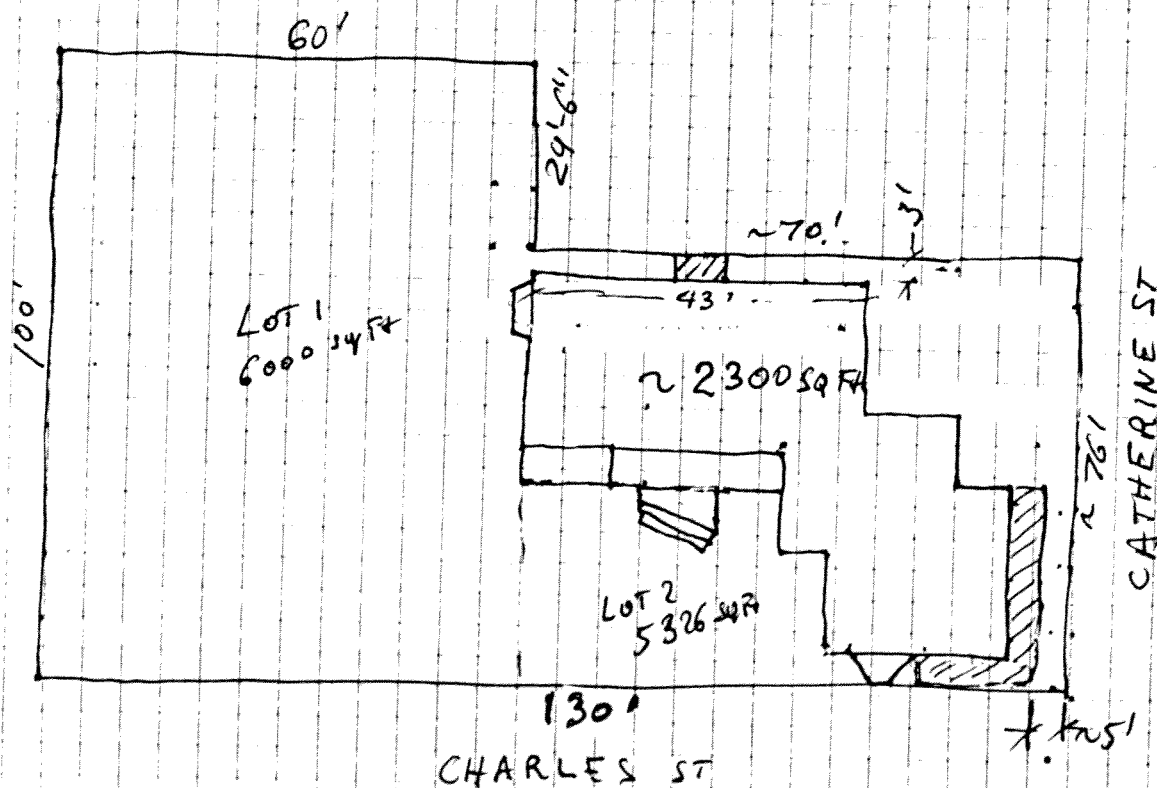
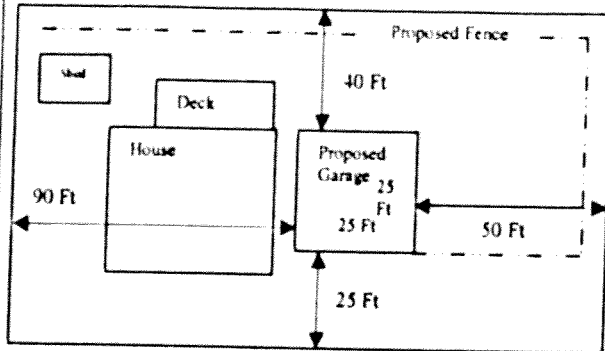


Sketch Plan

Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing a fence - show the location.

Sample Plan:



LOT SIZE 11326 sq ft
 PARKING 8x9' x 18' = 1296 sq ft
 BLDG FOOT PRINT ~ 2300 sq ft } = 3596 sq ft

$$\text{Ratio } \frac{3596}{11326} \times 100\% = 31.7\% < 60\%$$

NOTE: LOT #1 (6000 sq ft) CAN SUPPORT FREE STANDING HOUSE.

Signature

[Handwritten Signature]

Date

01/07/2014



67 CHARLES

Print Date: 01/30/2015

Image Date: 11/30/2012

Level: Neighborhood

0125 0241 0000
MAP BLOCK LOT

1 of 1 MULTI FAMILY
CARD

TOTAL ASSESSED: 197,800
143801

PROPERTY LOCATION

No.	Alt No.	Direction/Street/City
6769		CHARLES ST, ROCHESTER

OWNERSHIP

Owner	Address
Owner 1:	KOZLOWSKI KRZYSZTOF S & RENATA
Owner 2:	
Owner 3:	
Street 1:	9 ACADEMY ST
Street 2:	

PREVIOUS OWNER

Owner	Address
Owner 1:	M & T BANK
Owner 2:	

Street 1: ONE FOUNTAIN PLAZA 6TH FLR

City	State	Zip
Buffalo	NY	14203

NARRATIVE DESCRIPTION

This Parcel contains .26 AC. of land mainly classified as THREE FAM with an) TRIPLEX Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPH SHINGLE Roof Cover, with 3 Units, 3 Baths, 0 Half Baths, 14 Rooms Total, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	RESIDENC	100	U	2	CITY SEWER
				1	1	CITY WATER
				1	4	NONE
				Exempt		
				Topo	1	LEVEL
				Street	1	PAVED
				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use	Description	Fact	No of Units	Depth / Price/Units	Land Type	LT	Base Factor	Value
103	THREE FAM		0.26		PRIMARY A SITE	1.0		0 40,000

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
103	161,800	400	0.260	35,600	197,800
Total Card	161,800	400	0.260	35,600	197,800
Total Parcel	161,800	400	0.260	35,600	197,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	38.61	/Parcel:	38.61

PREVIOUS ASSESSMENT

Tax Yr.	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2014	103	FV	161,800	400	0.26	35,600	197,800	197,800	Year End Roll	9/29/2014
2013	103	FV	180,000	400	0.26	48,900	229,300	229,300	Year End Roll	9/4/2013
2012	103	FV	180,000	400	0.26	48,900	229,300	229,300	Year End Roll	9/20/2012
2011	103	FV	180,000	400	0.26	48,900	229,300	229,300	Year End Roll	9/27/2011
2010	103	FV	189,500	600	0.26	48,900	238,800	238,800	roll	8/26/2010
2009	103	FV	189,500	600	0.26	48,900	239,000	239,000	Year End Roll	9/24/2009
2008	103	FV	287,200	400	0.26	62,100	349,700	349,700		8/25/2008
2007	103	FV	347,800	400	0.26	62,100	410,300	410,300	Year End Roll	9/26/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
M & T BANK	4190-147	12	12/27/2013	Bank Sale	155,000	No	4		
BEAUDOIN HEATH	4160-705	6	8/28/2013	Foreclosure	140,400	No	4		
PARIS WILLIAM %	3490-963	1	2/1/2007	Val Lnd&Bldg	365,000	No	4		
PALAU MARGARET	2970-922	1	4/7/2004	Val Lnd&Bldg	330,000	No	4		
COOK PAUL S.	2537-510	1	6/28/2002	Val Lnd&Bldg	193,000	No	5		
BLETZER C & MER	1906-536	1	12/23/1996	Val Lnd&Bldg	110,000	No	4		
ANCIL DAVID M	1742-40	6	4/22/1994	Foreclosure	49,000	No	4		
GODDARD EDWARD	1282-710	1	12/30/1986		189,900	No	4		

BUILDING PERMITS

Date	Number	Description	Amount	CO	Last Visit	Fed Code	F. Descr	Comment
3/6/2014	7211	HEATING	5 CE	3/24/2014			REPAIR	
7/20/2010	10-729	PLUMBING	900 CE	12/14/2010			GAS HEADER TO FURN	
7/15/2008	08-820	H/C RAMP	2,000 CE	12/29/2008				
5/30/2008	08-557	ROOFING	15,000 CE	12/29/2008				
4/27/2007	07-402	PORCH	8,000 CE	1/16/2008			REBUILD EXISTING P	
7/28/2006	06-1064	FIRE PRO	200 CE	11/7/2006			REPAIR SMOKE DETEC	
3/1/1998	225	SHED	1,100 C				8X12 SHED	

ACTIVITY INFORMATION

Date	Result	By	Name
3/28/2014	CORRECTION	NM	NANCY
1/15/2014	DEED CHANGE	VK	VERNA
9/19/2013	DEED CHANGE	VK	VERNA
10/25/2010	OWN ADD CHG	VB	VERNA
7/2/2007	OWN ADD CHG	VB	VERNA
4/16/2007	OWN ADD CHG	TM	TOM
3/22/2007	OWN ADD CHG	VW	VIRGINIA
2/20/2007	DEED CHANGE	VW	VIRGINIA
10/6/2005	OWN ADD CHG	VW	VIRGINIA

Sign: _____

Appraised Value	Class	%	Spec	Land	Code	Use Value	Notes
35,560					0	35,600	

Total ACMA: 0.26000	Total SF/SM: 11325.60	Parcel LUC: 103	THREE FAM	Prime NB Desc: 2 TO 4 UNITS
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

Total	35,560	Spl Credit	Total	35,600
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