



omercroteau@gmail.com

## City of Rochester, New Hampshire

Department of Building Safety  
31 Wakefield Street \* Rochester, NH 03867  
(603) 332-3508 \* Fax (603) 509-1912

Paid 175-  
CL#483  
3-23-15

CL#481 - 23.68  
postage Hg

### APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 3015-11

DATE FILED 3/23/15

ZONING BOARD CLERK

Phone No (603) 969-7797 Omer Croteau

Name of applicant Omer Croteau

Address 3 Chesley st, Dover, NH, 03820

Owner of property concerned same  
(If the same as applicant, write "same")

Address same  
(If the same as applicant, write "same")

Location 9 Central Ave, Rochester, NH, 03867

Map No. 120                      Lot No. 373 Zone Downtown Commercial

Description of property Single family- prior Duplex

Proposed use or existing use affected Conversion of single family into multi-family residence

The undersigned hereby requests a variance to the terms of Article 42,  
Section 19 and asked that said terms be waived to permit a 4 floor unit bldg  
(Table 19 B) with less sq feet than what is allowed, and less lot  
area than what is allowed.

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

(Applicant)

3/2/15

CRITERIA FOR VARIANCE

Case # 2015-11

Date: 3/23/15

A Variance is requested by Omer Croteau

from Section 42 Subsection 19, Table 19B

of the Zoning Ordinance to permit: Conversion of single family to 4 Unit multi-  
with less sq ftg and lot area than what is allowed

at 9 Central Ave, Rochester, NH, 03867 Map 120 Lot 373 Zone: Downtown Commercial

Facts supporting this request:

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

The vast majority of properties in that area are either commercial or multi-family. This property previously was a multi-family, but was converted by a previous owner to a single family.

2) Granting the variance is not contrary to the public interest because: As stated above the majority of surrounding properties are either mutli-family or commercial. Hence it would not be contrary to public interest.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: This building is immense and was obviously previously subdivided. The best use for this building would be as a multi-family, not as a single family. This building will cost alot to restore and maintain. To do this, I will need to make an income to regain my investment and maintain the building. If the variance is denied, this will create a significant hardship.

4.) Granting the variance would do substantial justice because: This building is immense and in very poor condition and because of this the neighborhood, has suffered by the buildings appearance and types of individuals who inhabited the building."in speaking with the police and neighbors, I was told that it was used as a "flop house" to grant a variance would allow me to fix the building and to bring in better quality people to live in the building, helping the neighborhood.

5.) The use is not contrary to the spirit of the ordinance because In regards to health and safety and general welfare of the community : Our intent is to improve the building. We have already demonstrated this by painting the building and put in new windows . Also we have had the asbestos abated. Also in regards to safety from fires , we will be putting in a sprinkler system and fire alarm systems and generally update the infrastructure . Currently there are two driveways on each side of the house giving adequate parking and other parking available down town; so it will not effect congestion. As the exterior of the building will remain the same , it's impact on light air will not change. In general , the community will benefit , which has been reflected in neighbor's comments to us .

Name Omer Chote An Date: 3/21/15



03-23-15P02:12 RCVD

Narrative for 9 Central Ave, Rochester, NH, 03867

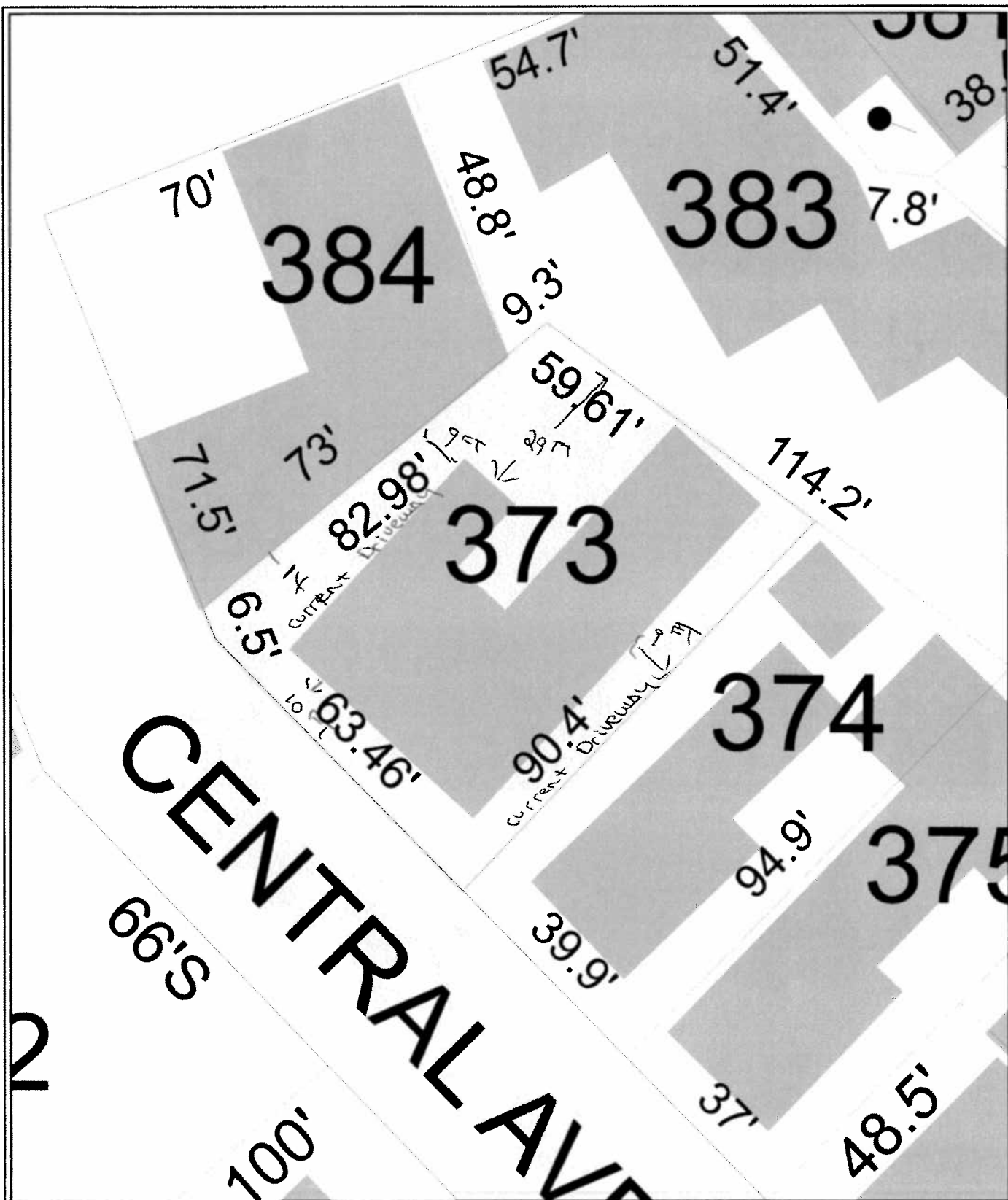
To convert a single family home, into a four unit apartment building.

Omer Croteau

A handwritten signature in black ink, appearing to read 'Omer Croteau'.

3/21/15

03-23-15P02:12 RCVD

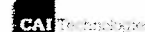


9 Central Ave  
Rochester, NH  
1 Inch = 24 Feet  
March 22, 2015

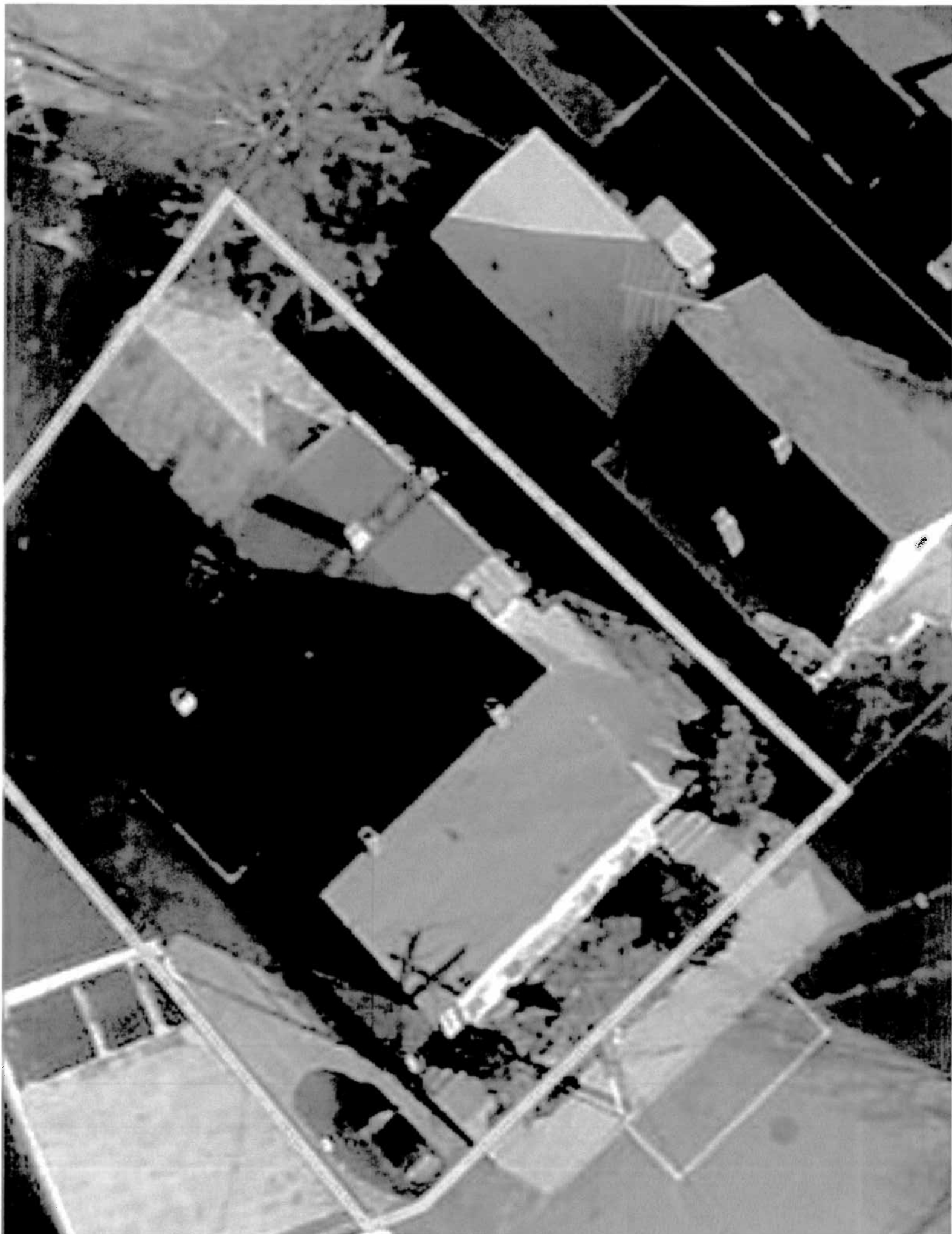


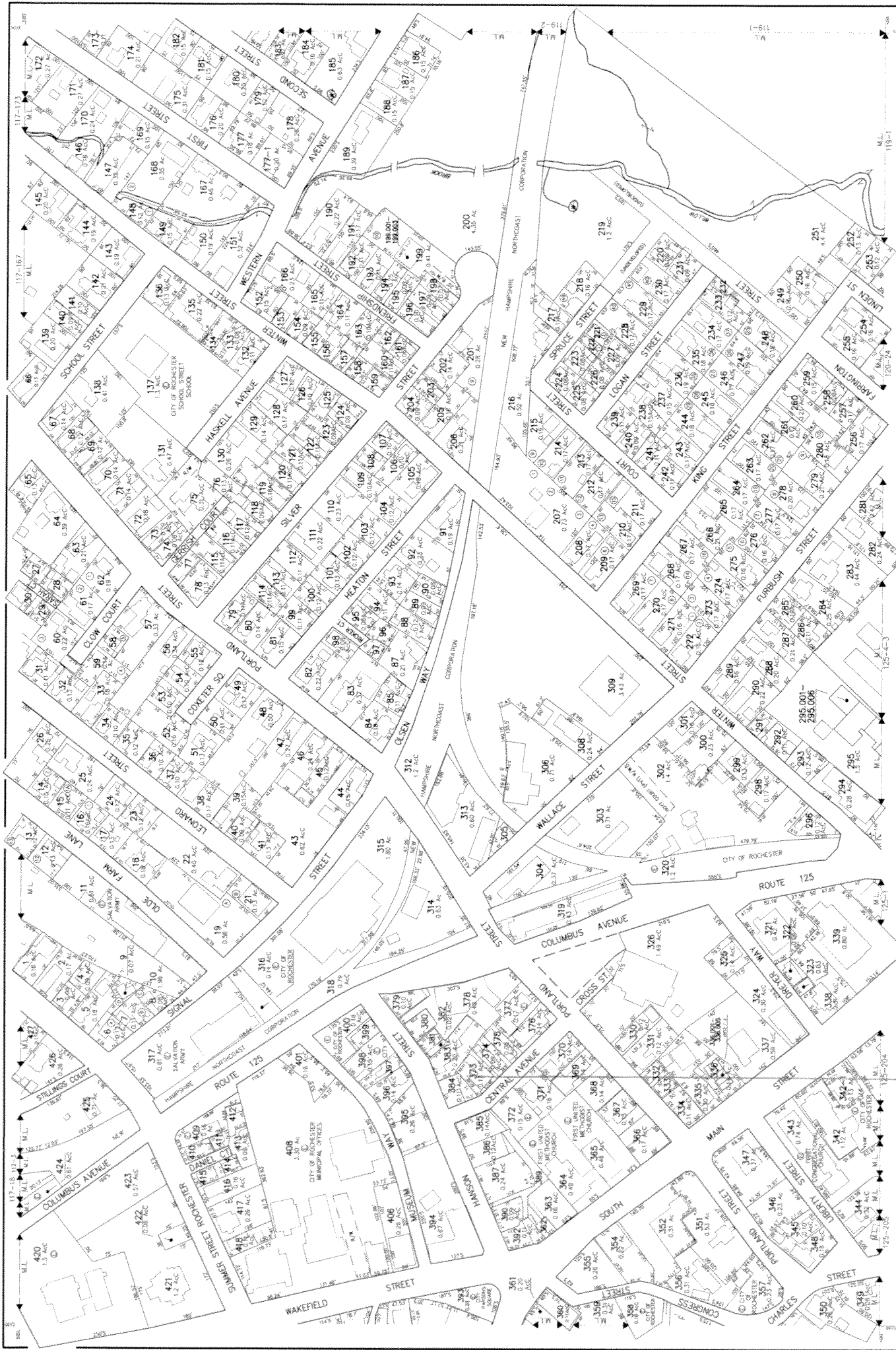
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03-23-15P02:12 RCVD





PROPERTY MAPS

INDEX

DIAGRAM

MAP NO. 120

118/117/116

121/119

124/126

# ROCHESTER

NEW HAMPSHIRE

SCALE 1" = 100'

FEET

METERS

LEGEND

AREA SUBJECT TO EASE

AREA ENCLOSED BY EASE

SCALED DIMENSION

MAINT. LINE

WATER

COURT PROPERTY

SUBDIVISION LOT NO.

RIGHT OF WAY

COMMON EASEMENT

INCL. TO 1" = 20' 4"

PRODUCED IN 1992 BY

**CAI Technologies**

11 WILSON STREET, JEFFERSON, NH 03055

WWW.CAI-TECH.COM

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 28, 1990

COMPLETION DATE: JUNE 30, 1992





## PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		CENTRAL AVE, ROCHESTER

## OWNERSHIP

Owner 1:	CROTEAU OMER & MICHELINA E &
Owner 2:	CROTEAU THOMAS M

**Owner 3:** Street 1-3 CHESLEY ST

Street 2

[illegible]

Postal: 03820-2718

**PREVIOUS OWNER**  
Owner 1: CROTEAU OMER -

Owner 2 -  
Street 1 3 CHESLEY ST

**Two/City COVER**

SUPTOV. NH  
Postai: 03820  
Chry

## NARRATIVE DESCRIPTION

This Parcel contains 13 AC of land mainly classified as SINGLE FAM with an( n) COLONIAL Building Built about 1882, Having Primarily CLAPBOARD Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 1 3/4 Baths, 13 Rooms Total, and 7 Bdrms.

**OTHER ASSESSMENTS**

Code	Description	Amount	Com. Int
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## PROPERTY FACTORS

Item	Code	Descr	%	Item	Code	Descr
Z	DTC	DOWNTOW	100	U	2	CITY SEWER
O				I	1	CITY WATER
n				I	4	NONE

Census:	Flood Haz:	Exempt

D RO	ROCHESTER	Topo 1	LEVEL
S		Street 1	PAVED

t	Traffic 2	LIGHT

1 AND SECTION (First 7 lines only)

Use	Description	LUC	No. of Users	Depth
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Code	Description	Fact	No of units	Price/Units	Unit type	Unit
101	SINGLE FAM		0.13		PRIMARY A SITE	

## BUILDING PERMITS

Date	Number	Description	Amount	CFO	Last Vis
1/9/2015	9688	HEATING	500 0		
6/9/2014	7854	ELECTRIC	3,000 0		
9/7/2004	1162	DECK	1,000 CE	3/17/2009	

## ACTIVITY INFORMATION

Date	Result	By
1/26/2014	INTER ONLY	NM
9/17/2014	DEED CHANGE	VK
6/25/2014	DEED CHANGE	VK
12/1/2012	DEED CHANGE	VK
1/22/2009	DEED CHANGE	VB
10/9/2008	EXT ONLY	NM
1/19/2004	MEAS-INSPCTD	TM

**Sign:**

Unraised value	Alt Class	%	Spec Land	J Code	Fact Use
58,500					

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc
CROTEAU OMER,	4240-548	1	8/23/2014	Fam/Friends		No	No	4	
FEDERAL NATL MO	4218-556	2	5/21/2014	Bank Sale	42,000	No	No	4	
GRASSIE CHAS JR	4081-366	6	12/5/2012	Foreclosure	101,565	No	No	4	
HAMMER JAS E &	1036-55	1	7/25/1979		34,900	No	No	4	
REISCHL TED K &	1019-151	1	7/18/1978		30,000	No	No	4	
HARTIGAN LENA B	943-449	1	4/8/1974		25,000	No	No	4	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asset'd Value	Notes	Date
2014	101	FV	53,400	0	.13	58,500	111,900	111,900	Year End Roll	9/29/2014
2013	101	FV	67,100	0	.13	58,500	125,600	125,600	Year End Roll	9/4/2013
2012	101	FV	67,100	0	.13	58,500	125,600	125,600	Year End Roll	9/20/2012
2011	101	FV	67,100	0	.13	58,500	125,600	125,600	Year End Roll	9/27/2011
2010	101	FV	67,100	0	.13	58,500	125,600	125,600	roll	8/26/2010
2009	101	FV	79,300	0	.13	65,000	144,300	144,300	Year End Roll	9/24/2009
2008	101	FV	85,500	0	.13	65,000	154,500	154,500		8/25/2008
2007	101	FV	89,500	0	.13	65,000	154,500	154,500	Year End Roll	9/26/2007

# SALES INFORMATION TAX DISTRICT

e	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
		No	No	4		
	42,000	No	No	4		
	101,565	No	No	4		
	34,900	No	No	4		
	30,000	No	No	4		
	25,000	No	No	4		

## Parcel ID 0120-0373-0000

Date	PRINT	Date	Time
9/29/2014		04/23/15	12:55:29
9/4/2013			
9/20/2012			
9/27/2011			
8/26/2010			
9/24/2009			
8/25/2008			
9/26/2007		02/17/15	12:07:12

PAT ACCT.

# Notes

## IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	18,000		0.130	58,500	76,500
<b>Total Card</b> 18,000 0.130 58,500 76,500					
<b>Total Parcel</b> 18,000 0.130 58,500 76,500					
<b>Source/Market Adj Cost</b>					<b>Total Value per SQ unit /Card/Parcel</b> 26.18

<b>User Acct</b>	
30407	
<b>GIS Ref</b>	
<b>GIS Ref</b>	
<b>Insp Date</b>	





# 0' Abutters List Report

Rochester, NH  
April 29, 2015

## Subject Property:

Parcel Number: 0120-0373-0000  
CAMA Number: 0120-0373-0000  
Property Address: 9 CENTRAL AVE

Mailing Address: CROTEAU OMER & MICHELINA E &  
CROTEAU THOMAS M  
3 CHESLEY ST  
DOVER, NH 03820-2718

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## Abutters:

Parcel Number: 0120-0372-0000  
CAMA Number: 0120-0372-0000  
Property Address: 6 CENTRAL AVE

Mailing Address: FIRST UNITED METHODIST CHURCH %  
JANE COMBS  
34 SO MAIN ST  
ROCHESTER, NH 03867-2702

Parcel Number: 0120-0374-0000  
CAMA Number: 0120-0374-0000  
Property Address: 7 CENTRAL AVE

Mailing Address: REEVES RONALD R & ELLEN M  
7 CENTRAL AVE  
ROCHESTER, NH 03867-2718

Parcel Number: 0120-0383-0000  
CAMA Number: 0120-0383-0000  
Property Address: 45 HANSON ST

Mailing Address: KREKORIAN ANGELA M & JOHN H  
45 HANSON ST  
ROCHESTER, NH 03867-2763

Parcel Number: 0120-0384-0000  
CAMA Number: 0120-0384-0000  
Property Address: 41 HANSON ST

Mailing Address: ADAMS STEPHANIE C & GAGNON PAUL  
32 FOREST AVE  
ROCHESTER, NH 03867

Parcel Number: 0120-0385-0000  
CAMA Number: 0120-0385-0000  
Property Address: 29 HANSON ST

Mailing Address: MASONIC BUILDING ASSOC  
29 HANSON ST # 31-33  
ROCHESTER, NH 03867-2721



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