

## 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

Phone No 603-755-1307

Name of applicant Peter Cicolini/Brookside Property Services Inc

Address 110 Lakeshore Dr Middleton NH 03887

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

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

Location 1 Lincoln St

Map No. 125                      Lot No. 135                      Zone DC

Description of property 5-Residential Apartments and 1 Store front

Proposed use or existing use affected- Convert attic space to a 1 bedroom residential apartment

The undersigned hereby requests a variance to the terms of Article 42.19, Section (a) and asked that said terms be waived to permit 1 additional 1 bedroom residential apartment be added to the existing structure by converting the attic space

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)

|                                       |
|---------------------------------------|
| DO NOT WRITE IN THIS SPACE            |
| CASE NO. <u>2015-09</u>               |
| DATE FILED <u>3-17-15</u>             |
| ZONING BOARD CLERK <u>[Signature]</u> |

## CRITERIA FOR VARIANCE

Case # 2015-09

Date: 3/17/15

A Variance is requested by Peter Cicolini

from Section 19 Subsection (a)

of the Zoning Ordinance to permit: a 1<sup>st</sup> Apartment

at 1 Lincoln St Map 125 Lot 135 Zone DC

Facts supporting this request:

1) The proposed use would not diminish surrounding property values because:  
The exterior of the structure and land would not change at all.

- The only alteration would take place in the existing attic space of the building

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

- The exterior of the structure and land would not change at all.
- It would be a 1 efficiency bedroom apartment it would not add any burden to the school system
- There is onsite parking available and ample public parking in the immediate area

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

- When we purchased the property it did not have a fire sprinkler system. We were asked to install one on a voluntary basis. We did so in an effort to cooperate with the fire department and create a safer environment. We would like to re coup some of the costs associated with the installation and re occurring testing and maintenance requirements associated with the system.

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

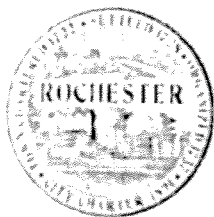
- It would allow us to obtain additional income to help pay for the fire sprinkler system. It would also increase the value of the property resulting in additional real estate tax revenues for the city of Rochester. The additional residents would bring potential revenues to the city through vehicle registrations and supporting local business.

5.) The use is not contrary to the spirit of the ordinance because:

- The building is already being used for residential apartments.
- The exterior of the building and lot will not change and will not impact any abutters

Name Peter Cicolini Date: 3/17/2015

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Planning and Development  
Conservation Commission  
Historic District Commission  
Arts and Culture Commission

125-135

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](http://www.rochesternh.net)

**PROJECT NARRATIVE FORM**

Date: 3/10/15

**PROPERTY INFORMATION**

TAX MAP #: 125; LOT #'S: 135; ZONE: DC

PROPERTY ADDRESS/LOCATION: 1 Lincels St

NAME OF PROJECT (IF APPLICABLE): \_\_\_\_\_

**APPLICANT**

NAME (INCLUDE NAME OF INDIVIDUAL): PETE CECOLINE / BROOKSIDE PROPERTY SERVICE

MAILING ADDRESS: 110 LAKE SHORE MIDDLETON NH 03887

TELEPHONE #: 603 755 1307 EMAIL ADDRESS: BROOKSIDE @ ROADRUNNER . COM

**PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)**

NAME (INCLUDE NAME OF INDIVIDUAL): SAME

MAILING ADDRESS: \_\_\_\_\_

TELEPHONE #: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

**Proposed activity**

Hours of Operation: \_\_\_\_\_

Number of employees: \_\_\_\_\_

Square footage to be used: \_\_\_\_\_

Is property now vacant: \_\_\_\_\_

Is there off street parking: \_\_\_\_\_

Will there be any outside storage, noise, vibration, light or smoke from the proposed use: \_\_\_\_\_

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### Proposed Site changes

New building/structure: ☐ Addition onto existing building/structure: ☐  
Alterations to existing building: ☒ Demolition: ☐ Signage: ☐  
Site development (other structures, parking, utilities, etc.): ☐ Change of use: ☐

Proposed project description (use extra sheet if needed):

CONVERT ATTIC SPACE TO APARTMENT  
IN EXISTING APARTMENT BUILDING.  
NEW APT WOULD BE 1 BEDROOM.  
\* WE JUST INSTALLED A NEW FIRE SPRINKLER  
SYSTEM THROUGHOUT THE ENTIRE BUILDING

Brief description of previous use (if known):

125-135

**Submission of application**

This application must be signed by the property owner, applicant/developer (if different from property owner).

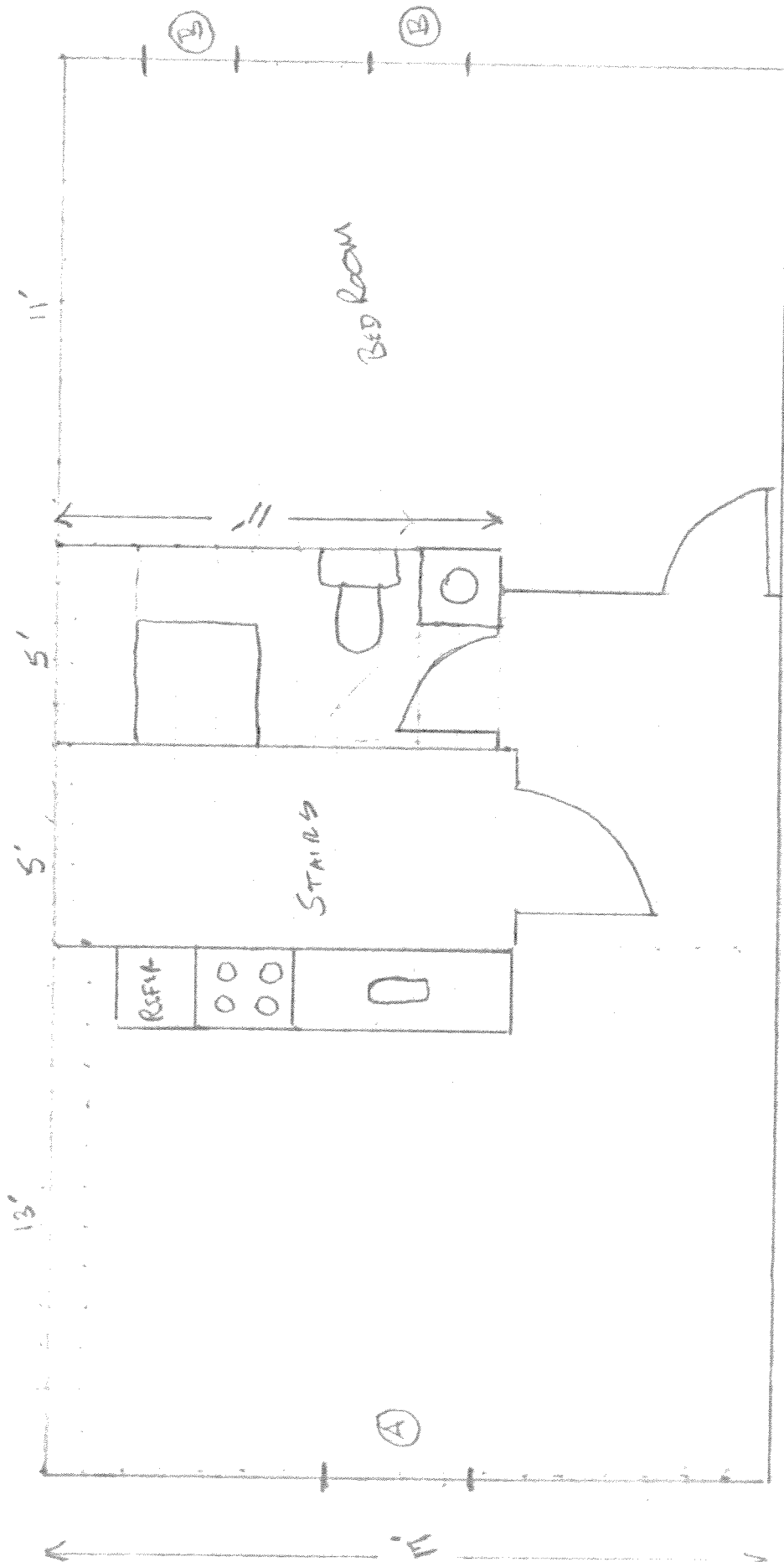
*I (we) hereby submit this Project Narrative application to the City of Rochester Planning Department and attest that to the best of my knowledge all of the information on this application form is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.*

Signature of applicant:  Date: 3/10/15

Signature of property owner:  Date: 3/10/15

**\*\* Please note project narratives could take up to two weeks to process depending upon the level of review.**

LINCOLN ST



WINDOWS  
A 41" W X 53" H  
B 28" W X 53" H

1 LINCOLN ST  
PROPOSED APT G

3/10/15









# 0' Abutters List Report

Rochester, NH  
March 12, 2015

## Subject Property:

Parcel Number: 0125-0135-0000  
CAMA Number: 0125-0135-0000  
Property Address: 1 LINCOLN ST

Mailing Address: BROOKSIDE PROPERTY SERV INC  
110 LAKESHORE DR  
MIDDLETON, NH 03887-6014

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## Abutters:

Parcel Number: 0125-0007-0000  
CAMA Number: 0125-0007-0000  
Property Address: 122 SO MAIN ST

Mailing Address: AUTOZONE INC #3221  
P O BOX 2198 DEPT 8088  
MEMPHIS, TN 38101-2198

Parcel Number: 0125-0008-0000  
CAMA Number: 0125-0008-0000  
Property Address: 124 SO MAIN ST

Mailing Address: CASSIDY FRANCIS J  
1 WINTER ST  
ROCHESTER, NH 03867

Parcel Number: 0125-0126-0000  
CAMA Number: 0125-0126-0000  
Property Address: 129 SO MAIN ST

Mailing Address: GETTY DIV OF POWER TEST CORP %  
GETTY PETROLEUM MARKETING INC  
125 JERICO TURNPIKE STE 103  
JERICO, NY 11753

Parcel Number: 0125-0134-0000  
CAMA Number: 0125-0134-0000  
Property Address: 7 LINCOLN ST

Mailing Address: SMART ARTHUR F & JEANNE  
7 LINCOLN ST  
ROCHESTER, NH 03867-3008

Parcel Number: 0125-0136-0000  
CAMA Number: 0125-0136-0000  
Property Address: 113 SO MAIN ST

Mailing Address: 113 SOUTH MAIN ST LLC % MABARDY  
OIL INC  
720 LAFAYETTE RD  
SEABROOK, NH 03874



www.cai-tech.com

3/12/2015

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