



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

DO NOT WRITE IN THIS SPACE

CASE NO. 2015-09

DATE FILED 3-17-15

ZONING BOARD CLERK [Signature]

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 [Signature]

(Applicant)

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 5th 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

J:\PLAN\ZBA\Applications\Variance Criteria.doc



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

PROJECT NARRATIVE FORM

Date: 3/10/15

PROPERTY INFORMATION

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

PROPERTY ADDRESS/LOCATION: 1 Lincoln 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: _____

03-17-15A11:38 RCVD

crystal. debotts@rochesternh.net

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.**

A hand-drawn floor plan on graph paper. The plan shows a rectangular room with a door at the bottom center. Inside, there is a 'REST' area with four small circles, a 'STAIRS' area, and a 'BED ROOM' area with a bed and a circular table. A double line with arrows indicates a hallway or entrance. The plan is labeled with circled letters A, B, and C.

1 LINCOLN ST
PROPOSED APT G
3/10/15



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		LINCOLN ST, ROCHESTER

OWNERSHIP

Owner 1:	BROOKSIDE PROPERTY SERV INC
Owner 2:	
Owner 3:	
Street 1:	110 LAKESHORE DR
Street 2:	
Twn/City:	MIDDLETON
Su/Prov:	NH
Postal:	03867-6014

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
111	146,691	2,400	0.178	104,247	253,338		27399
326	34,409		0.042	24,453	58,862		GIS Ref
Total Card							GIS Ref
Total Parcel							Insp Date
Source: Market Adj Cost							
Total Value per SQ unit (Card): 109.48							
Parcel ID: 0125-0135-0000							
Entered Lot Size							
Total Land: 0.22							
Land Unit Type: AC							

Rocheater



PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2014	013	FV	181,100	2400	22	128,700	312,200	312,200	Year End Roll	9/29/2014
2013	013	FV	163,600	2400	22	128,700	294,700	294,700	Year End Roll	9/4/2013
2012	013	FV	163,600	2400	22	128,700	294,700	294,700	Year End Roll	9/20/2012
2011	013	FV	163,600	2400	22	128,700	294,700	294,700	Year End Roll	9/27/2011
2010	013	FV	163,600	2400	22	128,700	294,700	294,700	Year End Roll	8/26/2010
2009	013	FV	163,700	2400	22	143,000	309,100	309,100	Year End Roll	9/24/2009
2008	013	FV	230,700	2400	22	143,000	376,100	376,100		8/25/2008
2007	013	FV	230,700	2400	22	143,000	376,100	376,100	Year End Roll	9/26/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Inf 1	Inf 2	Inf 3	Inf 4	Assoc PCL Value	Notes
COTE DENIS F & PALLAS GREGORY	4158-55	1	8/16/2013	Mortgage Unit	120,000	No	No	No	No	No	4	BANK WOULD NOT FINANCE - PRIVATE
BALOMENOS ROBER	2065-83	2	11/25/1998	Trust		No	No	No	No	No	4	
BALOMENOS ROGER	2065-79	2	11/23/1998	OldDeed Date		No	No	No	No	No	4	
BALOMENOS ROGER	2065-75	2	11/23/1998	OldDeed Date		No	No	No	No	No	4	
BALOMENOS REVOC	2066-542	1	11/16/1998	Val Lnd&Bldg	89,000	No	No	No	No	No	4	
	890-481		9/1/1971									

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2014	SALES VERF.	TM	TOM
8/26/2013	DEED CHANGE	RL	RUTH
8/6/2013	CORRECTION	TM	TOM
6/10/2011	OWN ADD CHG	GN	GAYE
12/3/2008	DEED CHANGE	VB	VERNA
1/25/2007	OWN ADD CHG	VW	VIRGINIA
8/13/2004	MEAS-INSPCTD	TM	TOM
9/16/2002	NO INSP	TM	TOM
5/1/2001	MEAS-INSPCTD	TM	TOM

PROPERTY FACTORS

Item	Code	Desc	%	Item	Code	Desc
Z	DTC	DOWNTOWN	100	U	2	CITY SEWER
o				t	1	CITY WATER
n				s		GAS
Census:						
Exempt						
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	5	HEAVY

LAND SECTION (First 7 lines only)

Use	Description	Fact	No of Units	Depth/ProxUnits
111	5-8 APTS	0.22		
PRIMARY A SITE				

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