

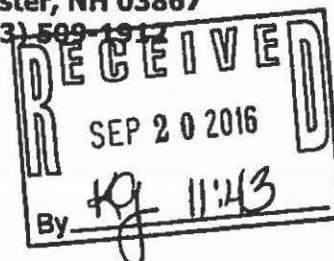


City of Rochester, New Hampshire

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. 2016-28.

DATE FILED 9-20-16

ZONING BOARD CLERK

Phone No 603 731 7334

Name of applicant Benjamin Locke

Address 589

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

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

Location 116 Pine St

Map No. 121 Lot No. 119 Zone R-2

Description of property _____

Proposed use or existing use affected Conversion from 16 unit to 4 unit

The undersigned hereby requests a variance to the terms of Article 42, Table 19A,
Section _____ and asked that said terms be waived to permit 5,1063 square feet of

lot area, when 15,000 sq.ft. of lot area

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 B.L. Locke
(Applicant)

*EMAIL: 9-20-16

blockea4@gmail.com

CRITERIA FOR VARIANCE

Case # 2016-28

Date: 9-20-16

A Variance is requested by Benjamin Locke

from Section Article 42 Subsection Table 19-A

of the Zoning Ordinance to permit: a four unit bldg with only 5,143
square feet of lot area when 15,000 square feet of lot area is required
at 16 Pine Street Map 121 Lot 119 Zone R-2

Facts supporting this request:

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

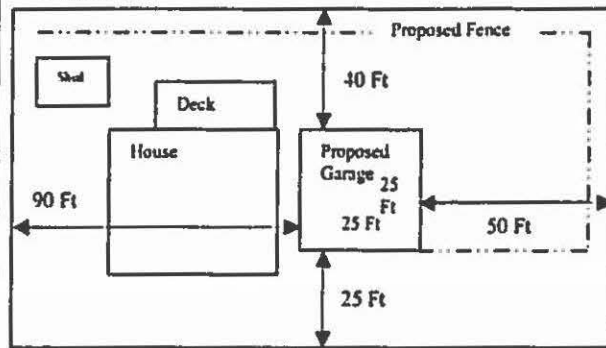
Name Benjamin Locke Date: 9-19-16

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:



Street

See attached

Signature

BL [Signature]

Date

9-20-16

09/19/2016

CITY OF ROCHESTER

31 WAKEFIELD ST, ROCHESTER, NH 03867

This proposal letter is to request and substantiate the grant of a variance for the residence at 16 Pine Street in the city of Rochester, New Hampshire. The variance requested is relatively minor and as shown below clearly meets all the parameters set forth in the city's criteria for variance and is compliment with the State of New Hampshire workforce housing law and NH RSA:674.

Further, if granted, this variance will not violate the set forth parameters, but will actually raise the property value of abutters and provide good, safe, clean, and affordable housing for future working class families.

I, Benjamin Locke, the petitioner requests a variance allowing a current 16 unit building to be converted, only on the interior, into a 4 unit residence. This variance would not alter or change any existing footprint of the building. The exterior of the building will only receive a "face lift" to what is to be consider by many a neighborhood eye sore. Exterior restorations will involve reprinting, landscaping, installation of security cameras, and new windows through the building. It is the absolute intent of the petitioner to take a boarded up vacant building housing squatters and random animals and revitalize it to specifically exceed the overall look of the existing neighborhood.

The existing structure has most recently been used as a 16-unit rooming house until 2013 where it has sat vacate since. With 5 bathrooms already in existence the petitioner requests simply to build interior petition walls to separate the existing 16 units into 4 units. The unique already existing structure and location of the building allows proper entrance access for 2 units from Chestnut Street and 2 units from Pine Street. In relation to abutters the future tenants would only have access to their units from either Pine Street or Chestnut, but not both.

The planned interior renovation will include the restoration of the house wide sprinkler system, complete now forced hot water heating system and domestic hot water, complete new flooring throughout the house with kitchen and bathrooms receiving linoleum and all other rooms having laminate installed and hardwood refinished. The request for this variance would in way, shape, or form encroach on any abutters.

SINCERELY,

BENJAMIN LOCKE

B.C. Locke

9-19-16

Criteria for Variance

- 1. The proposed use would not diminish surrounding property values because:** When purchased the current building was boarded up over all windows and doors with trash littered on all sides of the property. The interior of the house was filled with all types of trash and had been housing squatters engaging in drug use based upon amount of paraphernalia found. By granting this variance the petitioner will strive to restore the property to a "like new" condition without changing any structural exterior walls and keeping to the existing footprint of the building. By restoring the property it will help to revitalize the neighborhood and raise the property value of surrounding properties based on the rules of assessing properties.
- 2. Granting the variance is not contrary to the public interest because:** With the current 4 street radius including Pine Street, Maple Street, Lafayette Street, and Chestnut Street there is a total of 191 properties housing people. Of those 191 properties 96 (51%) properties are multi families. It is evident to the petitioner and the State of New Hampshire per RSA 674 that the need for more diverse affordable housing opportunities in Rochester is needed. With continued expansion of commerce (Ridge Development) in Rochester and surrounding cities there is an ever present need for good, clean, safe, and affordable housing. If variance were to be granted then I believe it would allow other potential investors to pursue similar opportunities to other (12) boarded up, unsafe and vacant houses in the 4 street radius. This variance would allow for the potential and continued revitalization 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 current building is tax assessed as a 16 unit building. By denying the variance and operating under the current zoning restrictions it would be incredibly difficult to market a 16 bedroom single family home to potential renters. As per the city of Rochester's variance test this would prove to be "unduly oppressive to the individual property".
- 4. Granting the variance would do substantial justice because:** As stated in question 2 there are 191 property residences in the 4 street radius, specifically 62 on Pine Street. Of the 191 properties only 27 (14%) meet current zoning laws and only 7 of the 62 (11%) on Pine Street comply with current zoning laws. Of the 7 conforming properties the closest to 16 Pine Street is separated by 15 properties as shown on attached map. By granting this variance it would change a now dilapidated, abandoned, and unsafe building to a renovated and restored building providing good, affordable, clean, safe housing.
- 5. The use is not contrary to the spirit of the ordinance because:** The spirit of the ordinance was the overall revitalization and beautification of the neighborhoods of Rochester, this proposed variance would accomplish just that. The building has sat vacant, boarded up and in an unsafe, dilapidated state for three years and I hope to change that. In my findings this zoning restriction was more focused on newer construction, not on existing properties. I feel this city needs more "hands on" landlords that take pride in their property and the tenants occupying them. There are many good people who rent and cannot afford to purchase their own home for one reason or

another. By granting this variance it would allow more good, clean, safe, and affordable housing for working class families.



Search Google Maps



- Subject property 16 Pine St.
- ★ Confirming properties 54 Pine St.
 - 64 Pine St.
 - 79 Pine St.
 - 80 Pine St.
 - 96 Pine St.
 - 98 Pine St.
 - 92 Pine St.

Chestnut St.

1 Chestnut

P7

3 Chestnut

24

3

23

10

40

11

6

11

P1

P2

P3

P4

34

29

P5

P6

30

PINE St.

19 PINE





TABLE 19-A DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS 8/7/2014

RESIDENTIAL DISTRICTS	LOTS			SETBACKS				OTHER					STANDARDS, NOTES, AND REFERENCES	
	Minimum Lot Area (Square feet)	Minimum Frontage (Feet)	Minimum Lot Area/Dwelling Unit (Sq Ft)	Minimum Front (Feet)	Maximum Front (Feet)	Minimum Side (Feet)	Minimum Rear (Feet)	Maximum building footprint (%)	Maximum Lot Coverage (%)	Maximum number of stories	Minimum Building Height (Feet)	Maximum Building Height (Feet)	A " - " means there is no dimensional standard for this item.	
RESIDENTIAL-1 (R1)														
Single family	10,000	100	-	10		10	20	30	35			35	See Section 42.19 - Dimensional Standards	
All other uses	10,000	100	-	10		10	20	30	35			35		
RESIDENTIAL-2 (R2)														
Single family	6,000	60	-	10		8	20	30	35			35	See Section 42.19 - Dimensional Standards	
Two family	9,000	80	-	10		8	20	30	45			35	See Section 42.19 - Dimensional Standards	
Three & four family	12,000 & 15,000	80	-	15		10	25	30	60			35	See Section 42.19 - Dimensional Standards	
Multifamily	30,000	100	5000 or 7500	15		10	25	30	60			35	See Section 42.19 - Dimensional Standards	
All other uses	9,000	80	-	10		8	20	30	35			35		
NEIGHBORHOOD MIXED USE (NMU)														
All uses	6,000	60	- *	-	25	5 *	20		90	3	20	20	See Section 42.19 - Dimensional Standards	
AGRICULTURAL														
Single Family, Conventional Subdivision, municipal water & sewer	20,000	150	-	20		10	20	30	35			35	See Section 42.19 - Dimensional Standards	
Single Family, Conventional Subdivision, municipal water OR sewer	30,000	150	-	20		10	20	30	35			35	See Section 42.19 - Dimensional Standards	
Single Family, Conventional Subdivision, neither municipal water nor sewer	45,000	150	-	20		10	20	30	35			35	See Section 42.19 - Dimensional Standards	
Two Family	150% of single	150	-	20		10	20	30	40			-	See Section 42.19 - Dimensional Standards	
Single Family Dwelling - Conservation Subdivision	6,000	60	-	20		10	20		35			35	See Section 42.33 - Conservation Subdivisions	
All other uses	45,000	150	5000 or 7500	20		10	20		40			35		

Rochester



Patriot Properties Inc.

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:	
Bld Reason:	

PROPERTY LOCATION

No	All No	Direction/Street/City
16		PINE ST, ROCHESTER

OWNERSHIP

Owner 1:	LOCKE BENJAMIN
Owner 2:	
Owner 3:	
Street 1:	589 MUCHADO RD
Street 2:	
Twn/City:	ALTON
SVProv:	NH
Cntry:	
Own Occ:	N
Postal:	03809
Type:	

PREVIOUS OWNER

Owner 1:	LOCKE MATTHEW -
Owner 2:	
Street 1:	589 MUCHADO RD
Twn/City:	ALTON
SVProv:	NH
Cntry:	
Postal:	03809

NARRATIVE DESCRIPTION

This Parcel contains .13 AC of land mainly classified as APT COMPLEX with a(n) MULTIFAMILY Building Built about 1881, Having Primarily VINYL Exterior and ASPH SHINGLE Roof Cover, with 16 Units, 3 Baths, 1 HalfBaths, 1 3/4 Baths, 21 Rooms Total, and 16 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Desc	%	Item	Code	Desc
Z	R2	RESIDENC	100	U	2	CITY SEWER
a				t	1	CITY WATER
n				l	4	NONE
Census:				Exempt		
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Int 1	%	Int 2	%	Int 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
113	APT COMPLE		0.13		PRIMARY A SITE		1.0	0	65,000.	5,000	3400									42,250						42,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
113	187,700		0.130	42,300	230,000		27290
							GIS Ref
							GIS Ref
							Insp Date
Total Card	187,700		0.130	42,300	230,000	Entered Lot Size	
Total Parcel	187,700		0.130	42,300	230,000	Total Land: 0.13	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	49.17	/Parcel:	49.17	Land Unit Type: AC

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2016	113	FV	187,700	0	.13	42,300	230,000	230,000	Year End Roll	9/8/2016
2015	113	FV	187,700	0	.13	42,300	230,000	230,000	Year-end	10/1/2015
2014	113	FV	187,600	0	.13	42,300	229,900	229,900	Year End Roll	8/29/2014
2013	113	FV	170,500	0	.13	42,300	212,800	212,800	Year End Roll	9/4/2013
2012	113	FV	170,500	0	.13	42,300	212,800	212,800	Year End Roll	9/20/2012
2011	113	FV	170,500	0	.13	42,300	212,800	212,800	Year End Roll	9/27/2011
2010	113	FV	170,500	0	.13	42,300	212,800	212,800	roll	8/26/2010
2009	113	FV	170,500	0	.13	45,500	216,000	216,000	Year End Roll	9/24/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LOCKE MATTHEW,	4399-313	1	7/15/2016	Fam/Friends		No	No	4		
MJC SEACOAST VE	4399-311	1	7/15/2016	Forced Sale	16,000	No	No	4		DISSOLVED LLC
NEW ENGLAND COM	3701-16	2	12/23/2008	Mortgage Unk	316,000	No	No	4		GRANTOR HOLDS THE MORTGAGE
UPLINE INVESTME	3693-280	1	11/10/2008	In Lieu of	362,000	No	No	4		
UPLINE INVESTME	2917-972	2	12/18/2003	Business Aff		No	No	4		
SIXTEEN PINE ST	2120-192		6/30/1999	Val Lnd&Bldg	146,600	No	No	4		
BANK OF NEW HAM	2120-189		6/24/1999	Bank Sale	62,500	No	No	4		
SMITH DANA H &	2065-454		12/10/1998	Foreclosure	85,000	No	No	4		

BUILDING PERMITS

Date	Number	Desc	Amount	C/O	Last Visit	Fed Code	F. Desc	Comment
7/29/2016	E-16-267	ELECTRIC	2,000	O				
9/1/1997	860	H/C RAMP	700	C				
4/1/1997	269		500	C				FLOORS
2/1/1987	135	ADDITION	30,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2016	DEED CHANGE	LA	LEONA
3/3/2015	CORRECTION	NM	NANCY
5/25/2011	OWN ADD CHG	VB	VERNA
2/26/2009	OWN ADD CHG	VB	VERNA
1/6/2009	DEED CHANGE	VB	VERNA
11/20/2008	DEED CHANGE	VB	VERNA
10/18/2006	MEAS+INSPCTD	TM	TOM
2/6/2004	DEED CHANGE	VW	VIRGINIA
3/19/2003	OWN ADD CHG	VW	VIRGINIA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type: 23M - MULTIFAMILY
Sty Ht: 2 - 2
(Liv) Units: 16 Total: 16
Foundation: 3 - BRICK/STONE
Frame: 01 - WOOD
Prime Wall: 4 - VINYL
Sec Wall: %
Roof Struct: 1 - GABLE
Roof Cover: 1 - ASPH SHINGLE
Color: BLUE
View / Desir: A - AVERAGE

GENERAL INFORMATION

Grade: C - AVERAGE
Year Blt: 1881 Eff Yr Blt:
Alt LUC: Alt %:
Jurisdct: Fact:
Const Mod:
Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/Ft: STD
Prim Int Wall: 6 - AVERAGE
Sec Int Wall: %
Partition: T - TYPICAL
Prim Floors: 8 - AVERAGE
Sec Floors: %
Bsmnt Flr: 12 - CONCRETE
Bsmnt Gar:
Electric: 3 - TYPICAL
Insulation: 2 - TYPICAL
Int vs Ext: SAME
Heat Fuel: 1 - OIL
Heat Type: 3 - FORCED H/W
Heat Sys: 1
% Heated: 100 % AC:
Solar HW: NO Central Vac: NO
% Com Wal % Sprinkled: 100

BATH FEATURES

Full Bath: 3 Rating: SAME
A Bath: Rating:
3/4 Bath: 1 Rating: SAME
A 3QBth Rating:
1/2 Bath: 1 Rating: SAME
A HBth: Rating:
Othr Fuc: Rating:

OTHER FEATURES

Kits: 1 Rating: SAME
A Kits: Rating:
Frpt: Rating:
WSFlue: Rating:

CONDO INFORMATION

Location:
Total Units:
Floor:
% Own:
Name:

DEPRECIATION

Phys Cond: AV - Average 50 %
Functional: %
Economic: %
Special: %
Override: %
Total: 50 %

CALC SUMMARY

Basic \$ / SQ: 68.46
Size Adj: 0.96376657
Const Adj: 0.99000001
Adj \$ / SQ: 65.320
Other Features: 42187
Grade Factor: 1.00
Neighborhood Int: 1.00000000
LUC Factor: 1.00
Adj Total: 375361
Depreciation: 187681
Depreciated Total: 187681

COMMENTS

BOARDING HOUSE WITH 16 RENTAL ROOMS THAT SHARE COMMON BATHS AND A KITCHEN.

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 1
Level FY LR DR D K FR RR BR FB HB L O
Other
Upper
Lvl 2
Lvl 1
Lower
Totals RMs: 21 BRs: 16 Baths: 3 HB: 1

REMODELING

Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

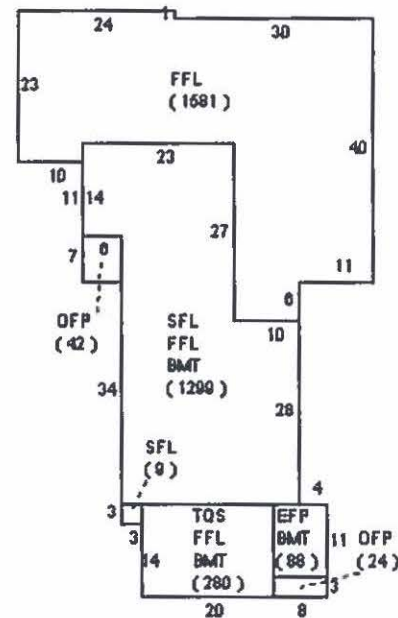
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	21	16	1&2
Totals			
1	21	16	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WAv\$/SQ: AvRate: Ind.Val:				
Juris. Factor:		Before Depr: 65.32		
Special Features: 0		Val/Su Net: 28.88		
Final Total: 187700		Val/Su SzAd: 40.12		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,160	65.320	206,410
BMT	BASEMENT	1,667	13.060	21,778
SFL	2ND FLOOR	1,308	65.320	85,438
TQS	3/4 STORY	210	65.320	13,717
EFP	ENCL PORCH	88	42.870	3,772
OFF	OPEN PORCH	66	31.210	2,060
Net Sketched Area: 6,499		Total:		333,175
Size Adj	4678	Gross Area	6569	FinArea: 4678

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu	# Ten

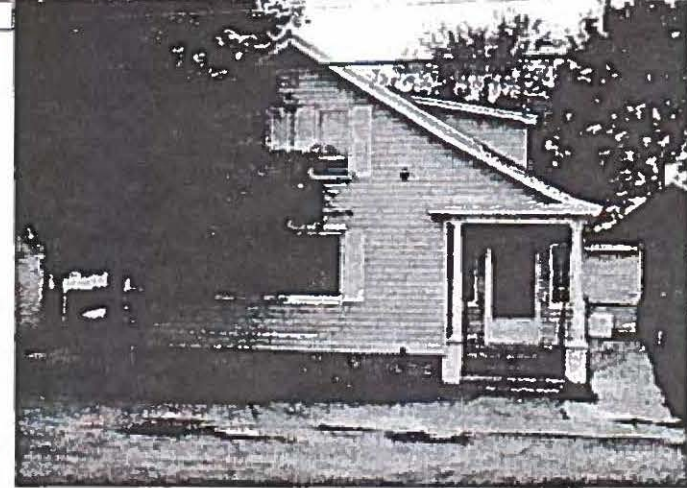
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 0121-0119-0000

IMAGE

AssessPro Patriot Properties, Inc



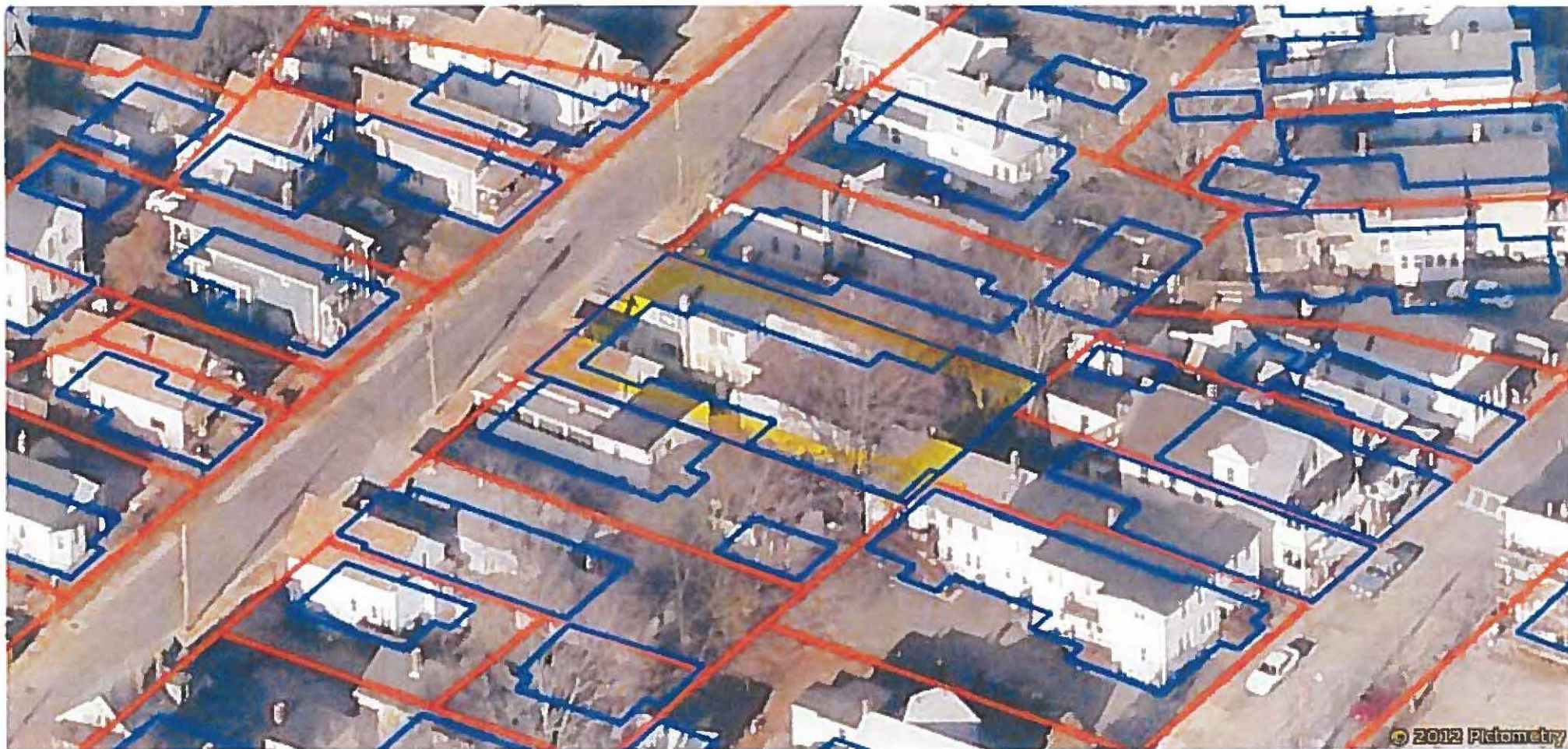
More: N

Total Yard Items:

Total Special Features:

Total:

16 PINE ST



11/30/2012



Find Results Report

Rochester, NH
September 20, 2016

Benjamin C Locke dba
Mountain Atlantic Property Mgmt
589 Muchacho Hill Rd
Alton, NH 03809

Parcel Number: 0121-0106-0000
CAMA Number: 0121-0106-0000
Property Address: 3 CHESTNUT ST

Mailing Address: FULLER LANE REALTY LLC
9 FULLER LN
EXETER, NH 03833

Parcel Number: 0121-0107-0000
CAMA Number: 0121-0107-0000
Property Address: 1 CHESTNUT ST

Mailing Address: ~~MJC SEACOAST VENTURES 24 LLC
P O BOX 475
HAMPTON, NH 03843-0475~~

Parcel Number: 0121-0108-0000
CAMA Number: 0121-0108-0000
Property Address: 1 CHESTNUT ST

Mailing Address: LACASSE GERALDINE G REVOCABLE
TRUST % G G LACASSE TRUSTEE
1 CHESTNUT ST
ROCHESTER, NH 03867-2609

Parcel Number: 0121-0118-0000
CAMA Number: 0121-0118-0000
Property Address: 14 PINE ST

Mailing Address: LEMELIN PRISCILLA
14 PINE ST
ROCHESTER, NH 03867-2219

Parcel Number: 0121-0119-0000
CAMA Number: 0121-0119-0000
Property Address: 16 PINE ST

Mailing Address: MJC SEACOAST VENTURES 19 LLC
P O BOX 475
HAMPTON, NH 03843-0475

Parcel Number: 0121-0120-0000
CAMA Number: 0121-0120-0000
Property Address: 18 PINE ST

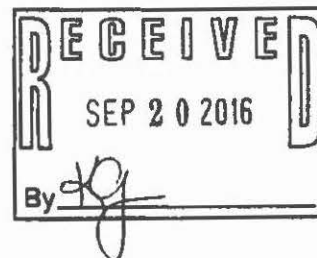
Mailing Address: MAJOR SUSAN M
18 PINE ST
ROCHESTER, NH 03867-2219

Parcel Number: 0121-0159-0000
CAMA Number: 0121-0159-0000
Property Address: 17 PINE ST

Mailing Address: LEMIRE GAIL A
17 PINE ST
ROCHESTER, NH 03867-2220

Parcel Number: 0121-0160-0000
CAMA Number: 0121-0160-0000
Property Address: 15 PINE ST

Mailing Address: FULLER LANE REALTY LLC
9 FULLER LANE
EXETER, NH 03833



www.cai-tech.com

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9/20/2016

Page 1 of 1

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