



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. 2016-14

DATE FILED 4-11-16

Kymer
ZONING BOARD CLERK

Phone No 603-300-2631

Name of applicant Jane F. Kulakowski

Address 3 Summer St., Rochester, N.H. 03867

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

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

Location 3 Summer St., Rochester, N.H. 03867

Map No. 120 Lot No. 418 Zone DTC

Description of property 35' front 15' side 72'+/-

Proposed use or existing use affected Real Estate office with a sign larger than allowed.

The undersigned hereby requests a variance to the terms of Article 42.24 Section C.3. and asked that said terms be waived to permit a sign for a home occupation larger than 3 square feet per side.

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 Jane F. Kulakowski
(Applicant)

EMAIL: JFKulakowski@hotmail.com

CRITERIA FOR VARIANCE

Case # 2016-14

Date: 4/22/2016

A Variance is requested by Jane F. Kulakowski
from Section 42.24 Subsection (C) (3)
of the Zoning Ordinance to permit: Larger exterior sign attached to
building size 3' x 3' both sides
at 3 Summer St. Map 120 Lot 418 Zone DTC Zone

Facts supporting this request:

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

NO

2) Granting the variance is not contrary to the public interest because: NO

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

4.) Granting the variance would do substantial justice because: Exposure for
my real estate business

5.) The use is not contrary to the spirit of the ordinance because: NO

Name Jane F. Kulakowski Date: 4/22/2016

April 11, 2016

Board of Adjustment
City of Rochester, N.H.

To Whom It May Concern:

I am requesting that the City of Rochester grant a special exception to allow space in my 2 family at 3 Summer St. for a real estate office.

Also I am requesting permission to increase the size of a sign, attached to front of building from 4 sq. ft. to 9 sq. ft. (Variance)

Thank you,
June St. Kulakowski
3 Summer St.
Rochester, N.H. 03867
603-300-2631

RECEIVED

APR 11 2016

3' x 3' .75" PVC with double sided vinyl graphics
attached w/ sidestrips to bracket

Price installed- \$750

3' x 3' 1.5" HDU (High Density Urethane) Routed and painted

Price installed- \$1750



RECEIVED

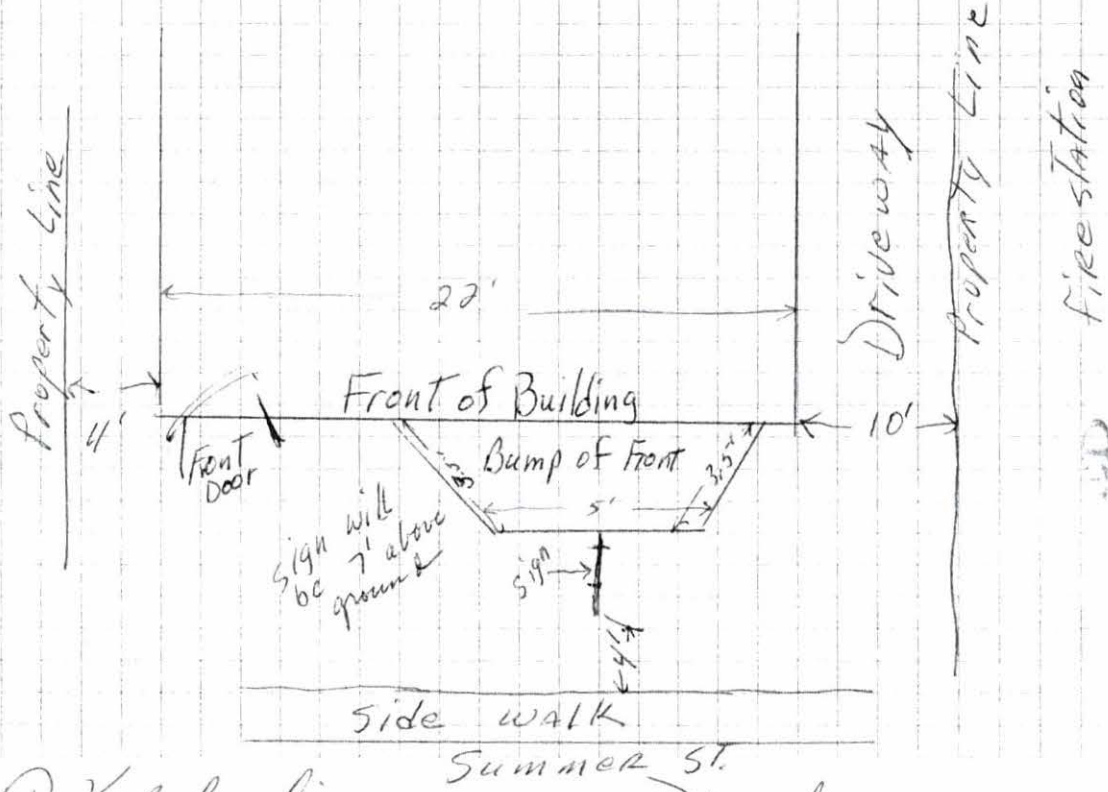
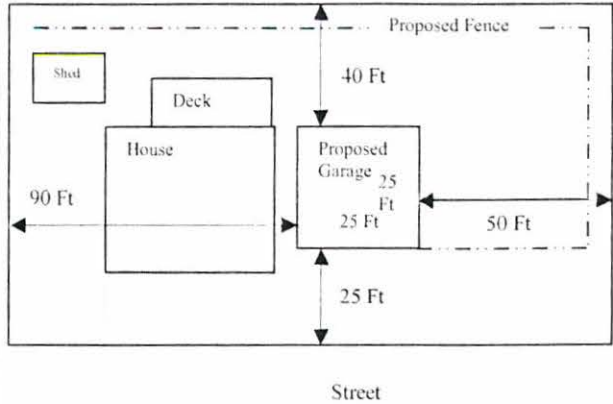
APR 11 2016

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:



June P. Kulakowski
Signature

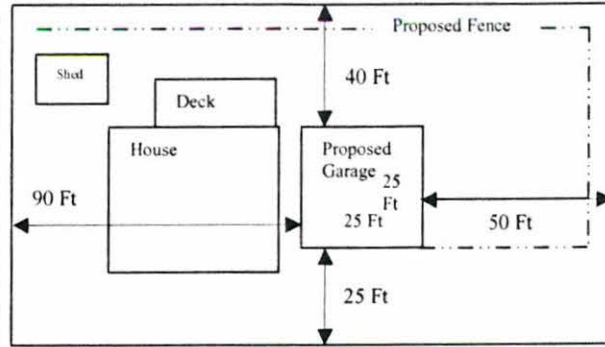
March 4, 2016
Date

Sketch Plan

Instructions:

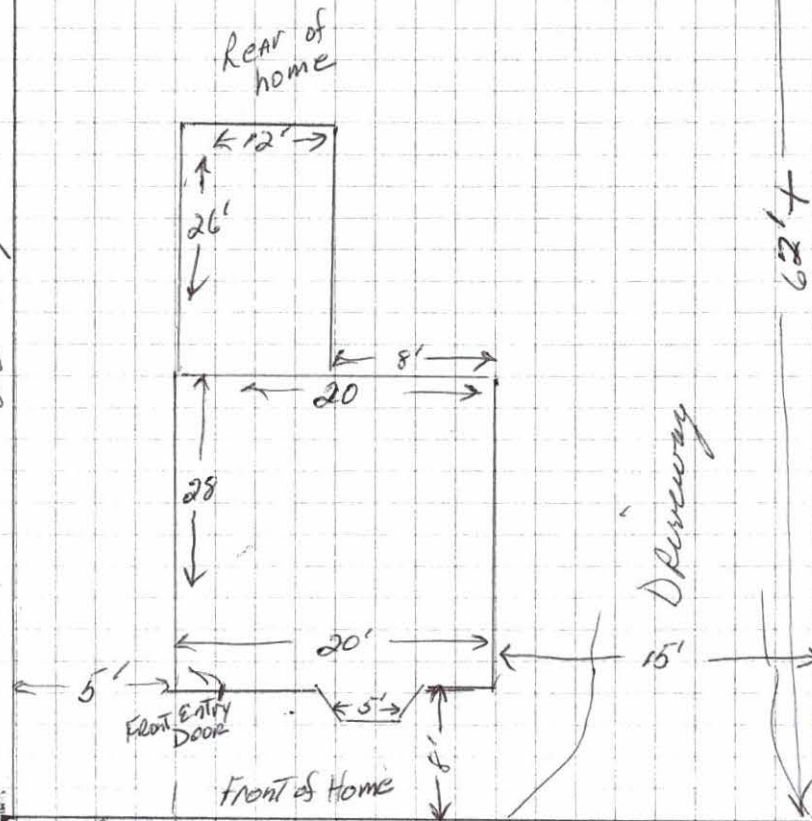
- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing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

Sample Plan:



Street

7 Summer St. Residence
2 family



June A. Kulakowski
Signature

April 11, 2016
Date

APR 11 2016

EXTERIOR INFORMATION

Type:	20M - DUPLEX
Sty Ht:	2 - 2
(Liv) Units:	2 Total: 2
Foundation:	3 - BRICK/STONE
Frame:	01 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPH SHINGLE
Color:	WHITE
View / Desir:	A - AVERAGE

GENERAL INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	6 - AVERAGE
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	8 - AVERAGE
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Gar:	
Electric:	7 - SEPARATE
Insulation:	2 - TYPICAL
Int vs Ext:	INF
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac:
% Com Wal:	% Sprinkled

BATH FEATURES

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

OTHER FEATURES

Kits:	2 Rating: SAME
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AG - Avg-Good	44 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		44 %

CALC SUMMARY

Basic \$ / SQ:	56.49
Size Adj.:	1.25000000
Const Adj.:	0.99000001
Adj \$ / SQ:	69.906
Other Features:	26000
Grade Factor:	1.00
Neighborhood Inf:	0.80000001
LUC Factor:	1.00
Adj Total:	111821
Depreciation:	49201
Depreciated Total:	62620

COMMENTS

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:	5 BRs:	2 Baths:	2 HB

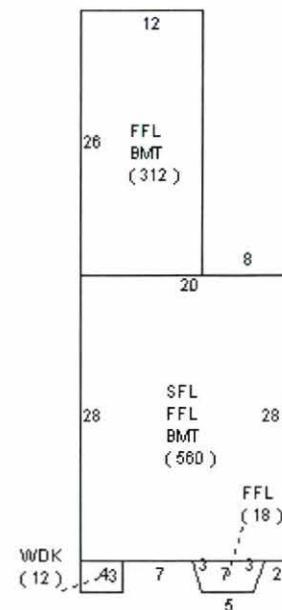
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	2005
Heating:	2007
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	1
1	2	1	2
Totals			
2	5	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	890	69.910	62,217
BMT	BASEMENT	872	13.980	12,192
SFL	2ND FLOOR	560	69.910	39,148
W/DK	WOOD DECK	12	18.400	221

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
----------	--------	---------	--------	----	-------

Net Sketched Area:	2,334	Total:	113,778
Size Ad	1450 Gross Area	2334 FinArea	1450

IMAGE

AssessPro Patriot Properties, Inc



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
04	GARAGE FR	D Y	1	12X21	C	FR	1930	28.70	T	45	102			4,000		4,000
09	CARPORT	A Y	1	10X20	C	AV	1960	15.81	T	30	102			2,200		2,200

PARCEL ID

0120-0418-0000

More: N

Total Yard Items: 6,200

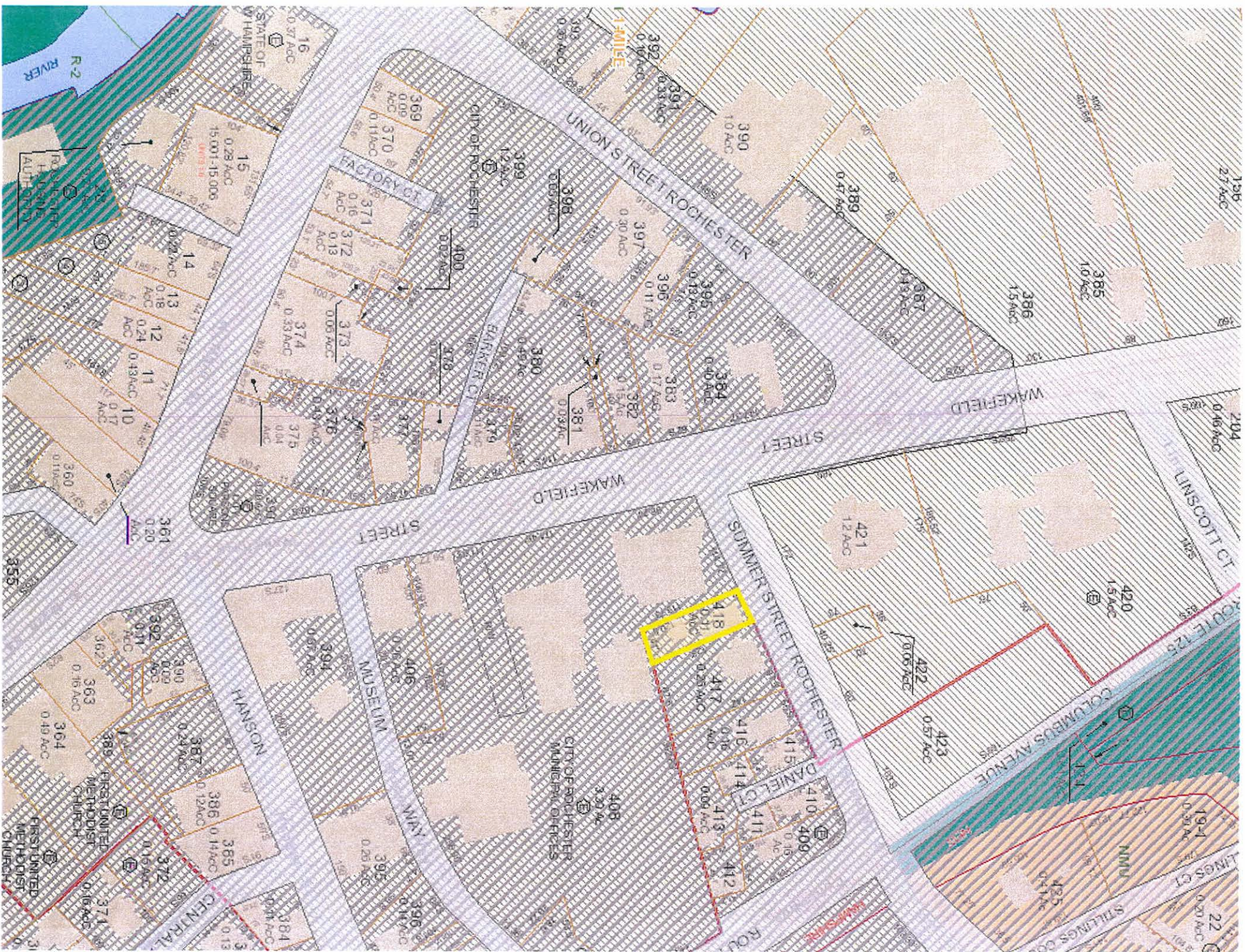
Total Special Features:

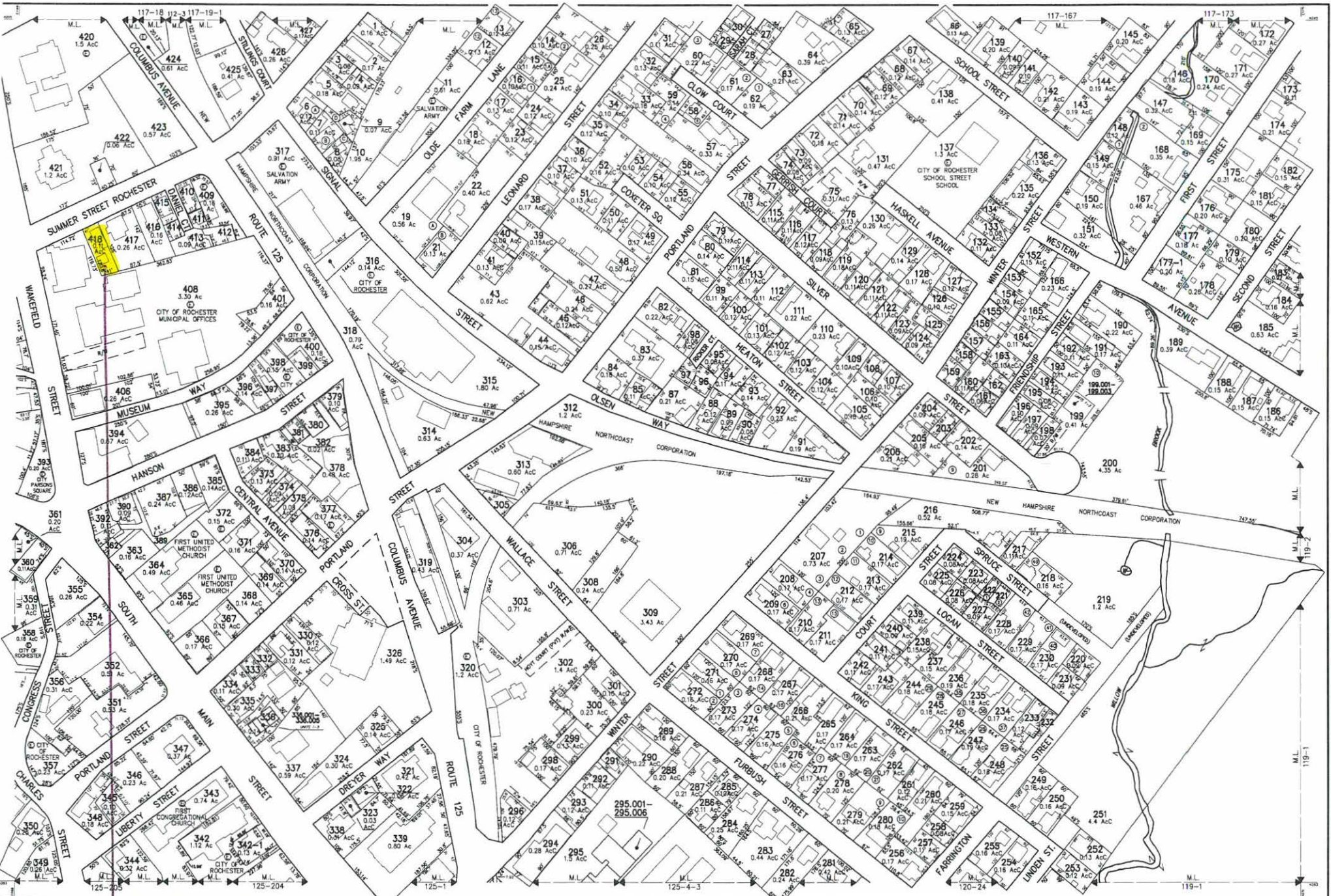
Total: 6,200



2016 Pictometry

map: Auto ▾ 12/03/2012 Select Date ▾ ◀ image 1 of 18 ▶





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

PRODUCED IN 1992 BY

CAI Technologies

11 PLEASANT STREET, LITTLETON, NH 03581
800.322.4340 • WWW.CAI-TECH.COM

LEGEND

AREA SURVEYED
AC
AC
100'
1000'

EXEMPT PROPERTY
SUBDIVISION LOT NO.
BUILDING
RIGHT OF WAY
COMMON OWNERSHIP
WETLANDS

M.L.

WATER

FEET
0 100 200 300

METERS
0 25 50 75

SCALE 1" = 100'

REVISED TO: APRIL 1, 2015

PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE

INDEX DIAGRAM

116 117 118
121 122 119
124 125 126

MAP NO.

120



0 Abutters List Report

Rochester, NH
April 06, 2016

Parcel Number: 0120-0408-0000
CAMA Number: 0120-0408-0000
Property Address: 31 WAKEFIELD ST

Mailing Address: CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH

Parcel Number: 0120-0417-0000
CAMA Number: 0120-0417-0000
Property Address: 7 SUMMER ST

Mailing Address: FISHER JOHN T & JENNIFER L
P O BOX 461
ALTON, NH 03809-0461

Parcel Number: 0120-0421-0000
CAMA Number: 0120-0421-0000
Property Address: 45 WAKEFIELD ST

Mailing Address: PROFILE BANK FSB
P O BOX 1808
ROCHESTER, NH 03866-1808

CK147 - Variance 175.0
6X3.94 - 23.64
Self

2 Tenants

Jeffrey L. Beaulieu
7 Summer St.
Rochester, N.H. 03867

Michael Putnam
7A Summer St.
Rochester, N.H. 03867

Stephanie Mahar
3A Summer St.
Rochester, N.H. 03867

RECEIVED

APR 11 2016



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.