

City of Rochester, New Hampshire
Department of Building, Zoning & Licensing Services
31 Wakefield Street * Rochester, NH 03867
(603) 332-3508 * Fax (603) 509-1912
Web Site: www.rochesternh.net

APPLICATION FOR SPECIAL EXCEPTION

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2016-13
DATE FILED 4-11-16
K. J. J. J.
ZONING BOARD CLERK

Phone No. 603-300-2631

Name of applicant JUNE F. KULAKOWSKI

Address 3 Summer St., Rochester, N.H. 03867
(if same as applicant, write "same")

Owner of Property Concerned Same
(if same as applicant, write "same")

Address Same
(if same as applicant, write "same")

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

Map No. 120 Lot No. 418 Zone DTC

The undersigned hereby requests a special exception as provided in Chapter 42

Article: Table 18A Section: _____ of the Zoning Ordinance

to allow a home occupation in the DTC Zone

Description of Property 35' 15' 72' +
(give length of the lot lines) Frontage Sides Rear

Proposed use or existing use affected Real Estate office and to
attach a 3'x3' sign to building. (9 sq. feet)

Signed JUNE F. KULAKOWSKI Date April 11, 2016
(Applicant)

42.22 Special Exceptions

(a) General Provisions

- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance to additional standards is required, may be permitted in their respective districts, subject to the satisfaction of the requirements and standards set forth in this Section 42.23, in addition to all other requirements of this ordinance. All such uses are hereby declared to possess such special characteristics that each shall be considered as an individual case.
- (2) The Board of Adjustment may require that a site plan for development for a proposed Special exception be submitted showing the location of all buildings, parking areas, traffic access, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed special exception is in harmony with the intent of this ordinance.

(b) Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

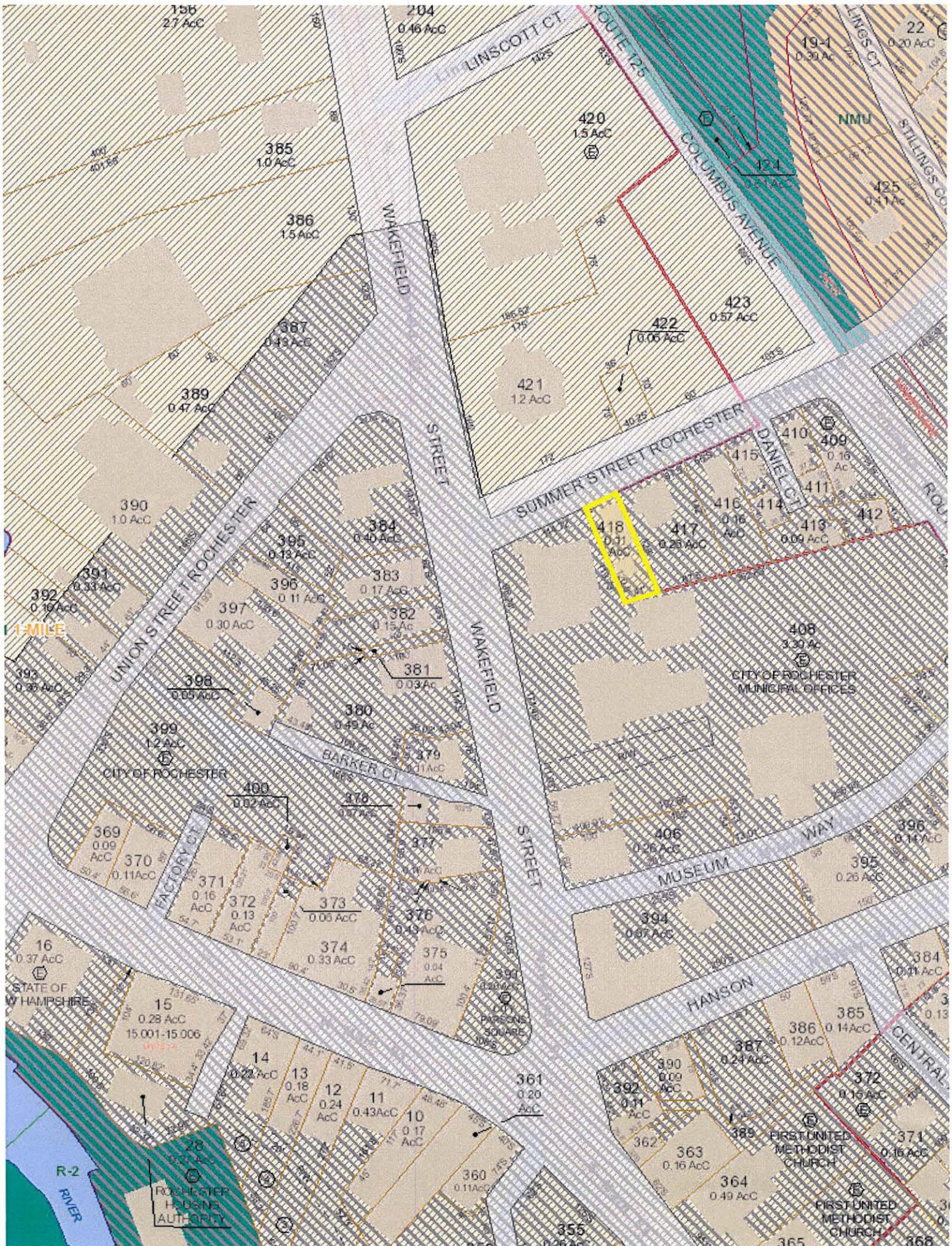
- (1) The specific site is an appropriate location for the proposed use or structure
YES ☒ NO ☐ Reasoning:
- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood
YES ☐ NO ☒ Reasoning:
- (3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking
YES ☐ NO ☒ Reasoning:
- (4) Adequate and appropriate facilities and utilities will be provided to insure the Proper operation of the proposed use or structure
YES ☒ NO ☐ Reasoning:
- (5) The proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan
YES ☒ NO ☐ Reasoning:

APR 11 2016

Please check Section 42.22 of the Rochester Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.



map: Auto ▾ 12/03/2012 Select Date ▾ < image 1 of 18 >



0120
MAP0418
BLOCK0000
LOT

LOT2

LOT3

1 of 1
CARD

MULTI FAMILY

TOTAL ASSESSED: 103,500
13374!

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: |
| LandReason: |
| BldReason: |
| |
| |
| |
| |

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 3 | | SUMMER ST, ROCHESTER |

OWNERSHIP

| Unit #: | Owner 1: | Owner 2: | Owner 3: | Street 1: | Street 2: | Twn/City: | St/Prov: | NH | Cntry | Own Occ: | Type: |
|---------|-------------------|----------|----------|-------------|-----------|-----------|----------|----|-------|----------|-------|
| | KULAKOWSKI JUNE F | | | P O BOX 641 | | EPPING | | | | Y | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

PREVIOUS OWNER

| Owner 1: | Owner 2: | Street 1: | Twn/City: | St/Prov: | NH | Cntry | Postal: |
|------------------------|----------|-------------|-----------|----------|----|-------|------------|
| SESSLER MARIE ELAINE - | - | 3 SUMMER ST | ROCHESTER | | | | 03867-1422 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

NARRATIVE DESCRIPTION

This Parcel contains .11 AC of land mainly classified as TWO FAMILY with a(n) DUPLEX Building Built about 1881, Having Primarily VINYL Exterior and ASPH SHINGLE Roof Cover, with 2 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms Total, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-----------|-----|---------|------|------------|
| Z | DTC | DOWNTOW | 100 | U | 2 | CITY SEWER |
| o | | | | t | 1 | CITY WATER |
| n | | | | I | 4 | NONE |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | RO | ROCHESTER | | Topo | 1 | LEVEL |
| s | | | | Street | 1 | PAVED |
| t | | | | Traffic | 5 | HEAVY |

AND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|----------------|-----------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | TWO FAMILY | | 0.11 | | PRIMARY A SITE | | 1.0 | 0 | 40,000. | 7.877 | 2004 | | | | | | | | | 34,660 | | | | | | 34,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---|----------------|------------|-----------|------------|-------------|-------------------|--------------------|
| 102 | 62,600 | 6,200 | 0.110 | 34,700 | 103,500 | | 30427 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| Total Card 62,600 6,200 0.110 34,700 103,500 | | | | | | | Entered Lot Size |
| Total Parcel 62,600 6,200 0.110 34,700 103,500 | | | | | | | Total Land: 0.11 |
| Source: Market Adj Cost Total Value per SQ unit /Card: 71.38 /Parcel: 71.38 | | | | | | | 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 |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-----------|
| 2015 | 102 | FV | 62,600 | 6200 | .11 | 34,700 | 103,500 | 103,500 | Year-end | 10/1/2015 |
| 2014 | 102 | FV | 62,600 | 6200 | .11 | 34,700 | 103,500 | 103,500 | Year End Roll | 9/29/2014 |
| 2013 | 102 | FV | 67,900 | 6200 | .11 | 47,700 | 121,800 | 121,800 | Year End Roll | 9/4/2013 |
| 2012 | 102 | FV | 60,600 | 6200 | .11 | 47,700 | 114,500 | 114,500 | Year End Roll | 9/20/2012 |
| 2011 | 102 | FV | 60,600 | 6200 | .11 | 47,700 | 114,500 | 114,500 | Year End Roll | 9/27/2011 |
| 2010 | 102 | FV | 63,800 | 6200 | .11 | 47,700 | 117,700 | 117,700 | roll | 8/26/2010 |
| 2009 | 102 | FV | 63,800 | 6200 | .11 | 47,700 | 117,700 | 117,700 | Year End Roll | 9/24/2009 |
| 2008 | 102 | FV | 98,600 | 6200 | .11 | 50,500 | 155,300 | 155,300 | | 8/25/2008 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-----------------|-------|
| SESSLER MARIE E | 3237-4 | 1 | 8/5/2005 | Val Lnd&Bldg | 189,000 | No | No | 4 | | |
| SMITH MERRILEE | 1619-49 | | 5/22/1992 | | | No | No | | | |
| ALLAIN ROY J & | 1156-627 | | 1/18/1985 | | | No | No | | | |
| MOREY LEO | 844-17 | | 4/1/1968 | | | No | No | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|-----------|---------|
| 5/13/2008 | 08-478 | ROOFING | 2,500 | CE | 12/2/2008 | | | |
| 6/14/2005 | 735 | ELECTRIC | 2,200 | C | 1/20/2006 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|----|----------|
| 2/4/2013 | INTER ONLY | NM | NANCY |
| 10/12/2006 | OWN ADD CHG | VW | VIRGINIA |
| 1/20/2006 | MEAS+INSPCTD | TM | TOM |
| 8/22/2005 | DEED CHANGE | VW | VIRGINIA |

Sign: _____

Total AC/HA: 0.11000 Total SF/SM: 4791.60 Parcel LUC: 102 TWO FAMILY Prime NB Desc: 2 TO 4 UNITS

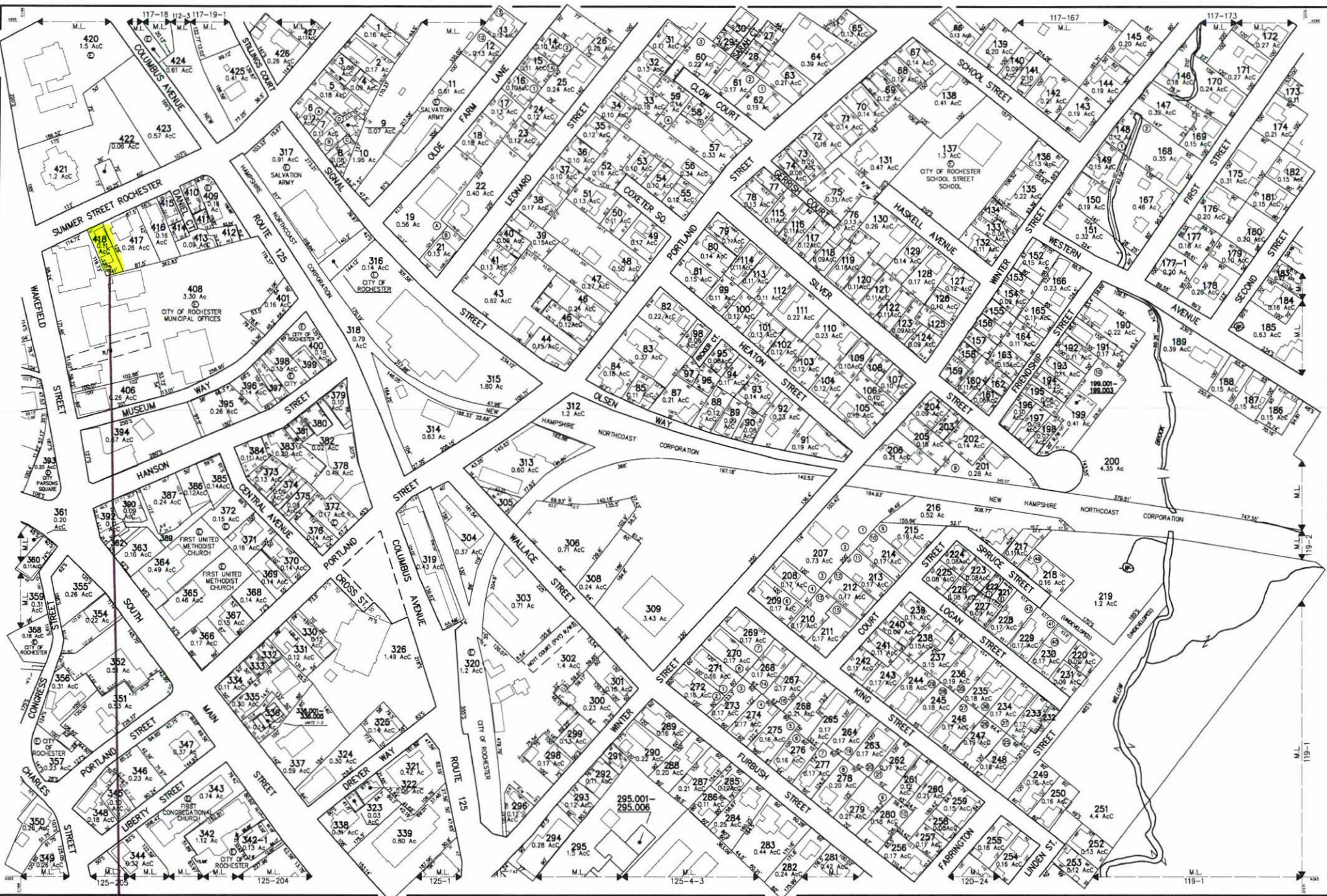
Total: 34,660 Spl Credit: Total: 34,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro

kareng

2016



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 3, 1992

PRODUCED IN 1992 BY

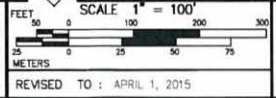
CAI Technologies

11 PLEASANT STREET, LITTLETON, NH 03041
603-883-4441 FAX 603-883-4442 WWW.CAI-TECH.COM

AREA SURVEYED Ac
AREA CALCULATED Ac
RECORD DIMENSION 100'
SCALED DIMENSION 1000'
MATCH LINE M.L.
WATER W

LEGEND

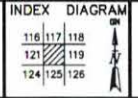
DEEMPT PROPERTY
SUBDIVISION LOT NO.
BUILDING
RIGHT OF WAY
COMMON OWNERSHIP
WETLANDS
M.L. - MATCH LINE



PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE



MAP NO.

120



0 Abutters List Report

Rochester, NH
April 06, 2016

CK147 - Variance 175.00
6X3.94 - 23.64
Self

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

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

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www.cai-tech.com

4/6/2016

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