



City of Rochester, New Hampshire

Department of Building, Zoning and Licensing Services

31 Wakefield Street * Rochester, NH 03867

(603) 332-3508

Variance Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2018-07 resubmitted

DATE FILED 6/20/18 - 7/18/18

Julia Libby
ZONING BOARD CLERK

Applicant: Hope on Haven Hill Inc

E-mail: Knorton@hopeonhavenhill.org Phone: 603-948-1230

Applicant Address: 326 Rochester Hill Road, Rochester NH 03867

Property Owner: Christopher and Teresa Mullen

Property Owner Address: 110 N Pembroke RD Pembroke Nh

Variance Address: 38 Charles St Rochester Nh 03867

Map Lot and Block No: Parcel 0125-0214-000

Description of Property: Residential Property

Proposed use or existing use affected: Supportive Recovery Housing for 8 HHH Graduates and their babies.

The undersigned hereby requests a variance to the terms of Article 42.22, Section (c) (a) and asks that said terms be waived to permit The residential Facility with more than 6 residents to use said property.

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: Kevin Lee Dorton

Date: 6/19/18

Variance Criteria

1) Granting the variance would not be contrary to the public interest because:

Currently this property; a 12,268 sq. foot property that consists of a 8 bedrooms and the possibility of a 9th on the first floor. Attached to the house is an empty church, The house has a huge kitchen, dinning room and three sitting rooms downstairs, so it easily can offer a ninth bedroom. It has been on the market for three years without a sale.

The sheer size of the church makes it expensive to maintain and thus has been a deterrent to a homeowner or builder to purchase. The layout of the house and the challenges inherent in renovating an church, has resulted in no interest by developers to turn the property into apartments or a duplex or for a business purpose. The church has been unused since 2002 and is showing wear and tear with peeling paint, broken window casings and overgrown landscaping. The vacant house and church are subject to vandalism and squatters.

Hope on Haven Hill had the property inspected and appraised by Paul Brown who deemed the "house in good condition and the attached church (an 8,343 sq. foot structure) highly problematic because it is in a state of deterioration and as it stands now is functionally obsolete.

The neighborhood consists of a number of multi-unit apartment houses, duplexes and an assisted congregate living facility for elders. Nearby are single-family homes, a Head Start pre-school and several duplexes. The enormous size of the property excludes the majority single families buyers.

However, for Hope on Haven Hill the property is highly suitable and our intent to maintain the property and provide congregate housing for sober young mothers who have committed to employment, sobriety and parenting will be in the public interest for multiple reasons. We have raised the funds needed to purchase the property and to either demolish the Church or renovate it- if after more study it is deemed appropriate.

As with all neighborhoods, homeowners and apartment landlords seek to maintain a safe environment with dwellings that are maintained, landscaped, traffic kept at a minimum and noise levels respectfully low.

It is in the public interest to have minimal traffic on a street such as Charles Street and most of our residents will not own cars, they will be pushing baby strollers to nearby stores and playgrounds, walking to work or to the Head Start Child Care site or library for story hour. We anticipate four cars using the spacious parking lot.

Hope on Haven Hill will be housing young mothers and babies who will be focused on healthy living and raising children. Our organization has a proven track record of improving the neighborhood in which we own property. Since purchasing 326 Rochester Hill Road, our organization has significantly improved the property (new fence, electrical and plumbing, fire sprinklers and landscaping) and we have had no noise complaints or neighbor complains about unruly behavior or any negative instances.

Hope on Haven Hill will not be altering the neighborhood through the purchase of this property because the neighborhood already consists of multi-unit apartment houses where a diversity of

people live, an assisted living facility where there is congregate living and because, Hope on Haven Hill will:

- Improve the property by repairing the windows, siding and roofing
- Making the property safer by installing a fire sprinkler system
- Maintaining the outside landscaping
- Addressing the future of the church's structure by either demolishing or renovating for additional sober housing and space for meetings.
- We will contract with a landscaping and snow plowing company to maintain the outside
- A house manager will be onsite 24/7

It is in the public's interest to have safe neighborhoods where children can grow up and residents are contributing to the community, not dealing drugs, squatting in empty buildings or doing other kind of illegal activities.

Hope on Haven Hill will use this property as a home for sober-living women and their babies. No one will be allowed on the premises that is using or selling drugs. The women will sign a contract and agree to drug testing periodically.

As city officials and police are aware, there is a documented problem of drug related crimes and issue happening around and near this property. Hope on Haven Hill will be a positive influence in this neighborhood, and play a role in turning that reality around as its prime purpose to support treatment and sobriety for those dealing with substance use abuse.

A Hope on Haven Hill trained staff member will oversee the house 24 hours a day and only the mothers and babies will be allowed to reside in the Support Home, no boyfriends, husbands or other relatives.

2) If the variance were granted, the spirit of the ordinance would be observed because:

The prospect of renovating the former church has been found to be a hardship for the majority of prospective buyers of this property. In addition the size and structural design of the house, its attachment to the Church and the configuration of the lot make it unsuitable for renovation as a multi-unit apartment house.

Because Hope on Haven Hill is a nonprofit corporation it is in the unique position to purchase this property and use it for a purpose that will only enhance the neighborhood as it will take excellent care of the buildings and its residents will be young mothers, committed to raising healthy kids, living a sober life and being productive members of the community.

Hope on Haven Hill has raised the resources to address all the unique attributes of this property while adding value to the property and thus a variance would be in keeping with the spirit of the ordinance.

We are proposing to use the property as a residence for 7-10 women and that does not conflict with the purpose of the ordinance and will not alter the neighborhood, threaten public health, safety or well fare of the public. On the contrary the women who will reside in the house will sign

a contract pledging to live a sober life, follow safety policies of the house, share in clean up and typical property maintenance and follow child care protocols.

The well being, health of the neighborhood safety of the public will be upheld as no drugs or alcohol will be allowed on this premise, there will be a 24/7 house manager ensuring compliance, sprinkler system will be installed on every floor and the driveway will be plowed and landscape maintained.

3) Granting the variance would do substantial justice because

The granting this variance will not alter the neighborhoods level of safety or be a threat to public safety, health or welfare. Rather, it will do the opposite.

Hope on Haven Hills mission is to address substance abuse through treatment and recovery housing and be an agent of positive change in the community. We will be housing 8-10 sober women whose top priority are to care for their newborn baby and begin to make a good living for their new family. They will be focused on getting a job, sharing childcare, going to classes and programs and being role models for their children.

Instead of adding to Rochester's problem, Hope on Have Hill will be contributing to the solution. Every woman living in the house will be working with a caseworker who will assist them in securing a job, child care, transportation etc. And all of the women will be attending support groups to help them succeed.

The reason people with substance use disorder relapse after attending treatment programs relapse is complex, but factors such as homelessness, lack of family and community support, inability to secure a job and respond to life's challenges after a brief time in treatment all contribute to a relapse.

Hope on Haven Hill's goal is to reduce the above factors that contribute to relapse by providing safe, supportive recovery housing where groups of young mothers can support each other, share child care, help each other problem solve and learn to be successful, sober parents.

4.) If the variance were granted, the values of the surrounding properties would not be diminished because:

Hope on Haven Hill had the house appraised by Paul Brown & Company and inspected by DBC Home Inspections in March. The reports from the experts indicate a need for: repairs to foundation, major repairs to the roof or replacement, window replacement and electrical wiring replaced in attic. HHH will address all the issues noted in the inspection and maintain the property to the standards of the neighborhood.

If this house and church were left uninhabited with little maintenance it would diminish the value of the neighborhood dwellings, thus the variance would serve to secure the value of this area. The owners live in Pembroke NH and since it has been on the market, the lawn area has not been kept up and weeds are overgrown and spreading across the cement walkways,

To ensure the value of the surrounding properties will not be diminished we intend to:

- We will upgrade the house by repairing all windows, fixing the foundation problems
- We will add a new roof and complete fire prevention sprinkler system
- We will address the abandon church by either demolishing it or renovating it for program space for the women and a few more sleeping units. Most likely we will demolish
- We will remove or repairs the steeple (most like to be demolished)
- We will landscape and maintain the outside
- We provide a 24 hours staff person who monitors and ensures there is no excessive noise or unwanted traffic in and out of the house.
- The use of the property for a Sober House requires very strict adherence to safety codes and thus the building will be equipped with fire sprinklers, fire extinguishers and residents will be trained in safety precautions.
- We will be preventing the possibility of increasing the drug traffic on the street because the house is strictly used for sober living moms and babies.

As we have done with the house Hope on Haven Hill owns at the corner of Haven Hill and Rochester Hill, we will gain the support of many civic groups who will volunteer for numerous improvements to the house and property on annual Service Days.

We have allocated funds for maintenance and upkeep of the property and this budget includes repairs, snowplowing and landscaping. At the time of sale, after the property was leased by HHH for 1 year, the value had increased by 35%. Since HHH has taken over this house massive improvements have been made, including new sprinkler, new floors, plumbing and electrical upgrades and driveway improvements.

5.) Unnecessary Hardship: a. Owning to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in an unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the Ordinance provision and the specific application of that provision to the property because:

This property has a number of special conditions that distinguish it from other properties in the area because:

- This an exceptionally large property, 12, 680 square feet, offering 8-9 bedroom spaces, two living rooms, three bathrooms and kitchen and dining area and has the added burden of a vacant church attached to their buildings.
- The attached Church would cost the typical buyer an enormous amount of money to renovate or demolish.
- The house section of the property is not suitable to be turned into individual apartments because of the design and layout of the house.
- It is not suitable or desirable for a single family because of the burden of a finding an appropriate, affordable use for the church

ii. The proposed use is a reasonable one because:

Our intent is to use this property as a dwelling for 7-9 women with their babies which is reasonable considering the neighborhood is made up of multi-unit dwellings, another congregate living facility and its unique aspects lends to this use.

The unique aspects of this property creates a hardship for sale and future use that supports the public interest without a variance, and it will most likely remain vacant if this variance is not granted. Our proposed use is a reasonable one because we intend to carefully maintain this property and because;

- Hope on Haven Hill is requesting the variance to allow us to use the house for congregate living and the house offers 8-9 large bedrooms plus a kitchen, dining room and three sitting rooms downstairs, one of which could provide a bedroom.
- We have no plans to alter the interior of the house, it offers ample space and bedrooms
- Our residents will be young mothers and babies . All of the women will be committed to sober living and those eligible will be employed, and all will be paying rent.
- We will have a house manager onsite, 24/7
- We have the resources to repair the roof, install sprinklers and repair the foundation sills. We have already secured estimates and lined up contractors
- We have consulted with two experts in Church demolition and rehabilitation and will be developing a plan to either demolish the Church or renovate it. If we demolish it (most likely) that will happen within the year ahead, the renovation will be presented to the city for approval.
- Our mission is to support treatment and recovery, the women in our program will have gone through intensive treatment before residing in this house and all will be committed to recovery. Thus this house will be a source of positive change in the neighborhood, not adding to the Opioid Crisis or crime.
- We will strictly monitor and supervise the house and residents will be respectful, the property kept clean and maintained and quiet with a house manager onsite.



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

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: July 18, 2018

PROPERTY INFORMATION

TAX MAP #: 125 ; LOT #'S): 214 ; ZONE: R-2

PROPERTY ADDRESS/LOCATION: 38 CHARLES STREET, ROCHESTER NH, 03867

NAME OF PROJECT (IF APPLICABLE): HOPE ON HAVEN HILL HOME FOR MOMS AND BABIES

APPLICANT

NAME KERRY NORTON, RN, OPERATIONS DIRECTOR /FOUNDER, HOPE ON HAVEN HILL

MAILING ADDRESS: 326 ROCHESTER HILL ROAD, ROCHESTER NH, 03867

TELEPHONE #: 603-948-1230 EMAIL ADDRESS: KNORTON@HOPEONHAVENHILL.ORG

PROPERTY OWNER(IF DIFFERENT FROM APPLICANT)

NAME (INCLUDE NAME OF INDIVIDUAL): CHRISTOPHER MULLEN AND TERESA MULLEN

MAILING ADDRESS: 110 N PEMBROKE ROAD, PEMBROKE NH

TELEPHONE #: 603-817-8943 EMAIL ADDRESS: TERRY@CASTLEBERRYFAIRS.COM

Proposed activity

Hours of Operation: Eight women and their babies will live there 24/7

Number of employees One employee will manage the house and be there 24/7, Operations director, whose office is located at our other site, will oversee the success of the house.

Square footage to be used: 3,683 square feet

Is property now vacant ; YES

Is there off street parking: Yes and a large driveway

Will there be any outside storage, noise, vibration, light or smoke from the proposed use: NO

Proposed Site changes

New building/structure: None Addition onto existing building/structure: No

Alterations to existing building: No Demolition: NO Signage: NO

Site development (other structures, parking, utilities, etc.): None Change of use: It will still be used as a residence but for more than 6 unrelated women. 7-10 women and their babies will live there (one a house manager) and all must have completed treatment and be committed to sober living and continued coaching and engagement in recovery programs.

Proposed project description (use extra sheet if needed): Hope on Haven Hill (HHH) is seeking a variance for this 8-9 bedroom property because it wishes to use it as a residence for young mothers who have completed a multi-month intensive treatment program for substance use disorder and their babies and are living a sober life. Every resident will sign a contract agreeing to remain sober and attend recovery support programs. No men or relatives other than babies of the mothers will live there. The variance request meets the 5 criteria set forth because it will:

1. Hope on Haven Hill will use the property as a residence for a congregate group of women with babies. We will use the large house that offers 8-9 bedrooms as a home for a group of mothers caring or infants. We have a demonstrated track record for improving the value of the houses we purchase and our intent will be to increase the value of this property by installing a new roof, repairing the foundation, installing a sprinkler system and repairing windows. Our state and federal funding requires strict safety requirements so the safe environment of this neighborhood will not be altered
2. We are not altering the spirit of the neighborhood because the neighborhood consists of dwelling that are residence for large numbers of renters, multi-unit apartment buildings, single a congregate assisted living facility and housing for single families.
3. Granting this variance will result in no harm to the general public or pose any danger because residents will sign a contract agreeing to no drug or alcohol use, no boyfriends or males overnight, safety policies must be followed, house must be kept clean and quiet. The residents

and the focus will be on healthy drug free living and a 24/7 manager will be onsite to ensure compliance.

4. The property values of the surrounding dwellings will not be influenced or lowered by granting this variance. HHH will be installing a new roof, repairing all windows, repairing the foundation, landscaping the outside of the property and, most importantly, we will deal with the obsolete church building by most likely demolishing it and landscaping the vacant space or renovating it with appropriate approvals.
5. Literal enforcement of this ordinance will cause a hardship because it will be very difficult to sell this enormous, unique property that includes a church to anyone who is not allowed to house more than six residents and use the facility for congregate living. . Literal enforcement of the ordinance will eliminate the potential of an organization that provides a public benefit, such as Hope on Haven Hill to buy the house and will and thus the property risks being vacant for many years, deteriorating, and susceptible to squatters and vandals. HHH must accommodate the congregate living of seven-eight women and their babies to make this purchase feasible.

Brief description of previous use (if known): The pervious owners used the house for their residence and the church was left vacant.

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: _____

7/18/18

Signature of property owner: _____

Date: _____

Teresa F. Mullen
110 North Pembroke Road
Pembroke, NH 03275
terry@castleberryfairs.com / Phone: 603-817-8943

To the City of Rochester
Zoning Board of Adjustment
31 Wakefield Street, Rochester NH 03867

Sent via email to julia.libby@rochesternh.net

April 18, 2018

Re: Application for a Variance by Hope on Haven Hill

Hello,

This letter is to inform you that we are aware of the application for a variance being submitted to the Rochester Zoning Board of Adjustment regarding our property located at 38 Charles Street, Rochester NH (Map Number 125, Lot Number 214) by Hope on Haven Hill.

Please feel free to contact us if you need more information.

Thank you for your consideration,

X Teresa Mullen 4/18/2018
Teresa Mullen Date

X Christopher P Mullen 4/18/2018
Christopher Mullen Date

6/19/2018

Unofficial Property Record Card

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0125-0214-0000
Prior Parcel ID -
Property Owner MULLEN CHRISTOPHER & TERESA

Account Number 27415

Mailing Address 110 N PEMBROKE RD

Property Location 38 CHARLES ST
Property Use MIX RES/COMM
Most Recent Sale Date 12/19/2002
Legal Reference 2655-250
Grantor ST MARYS CATHOLIC CHURCH,
Sale Price 175,000
Land Area 0.000 acres

City PEMBROKE
Mailing State NH Zip 03275-3034
Parcel Zoning R2

Current Property Assessment

Card 2 Value	Building Value 6,300	Yard Items Value 0	Land Value 0	Total Value 6,300
Total Parcel Value	Building Value 201,100	Xtra Features Value 3,300	Land Value 34,500	Total Value 238,900

Building Description

Building Style INDUST-SM
of Living Units 1
Year Built 1885
Building Grade FAIR
Building Condition Poor
Finished Area (SF) 8585
Number Rooms 0
of 3/4 Baths 0

Foundation Type BRICK/STONE
Frame Type WOOD
Roof Structure GABLE
Roof Cover ASPH SHINGLE
Siding ALUM/VINYL
Interior Walls AVERAGE
of Bedrooms 0
of 1/2 Baths 0

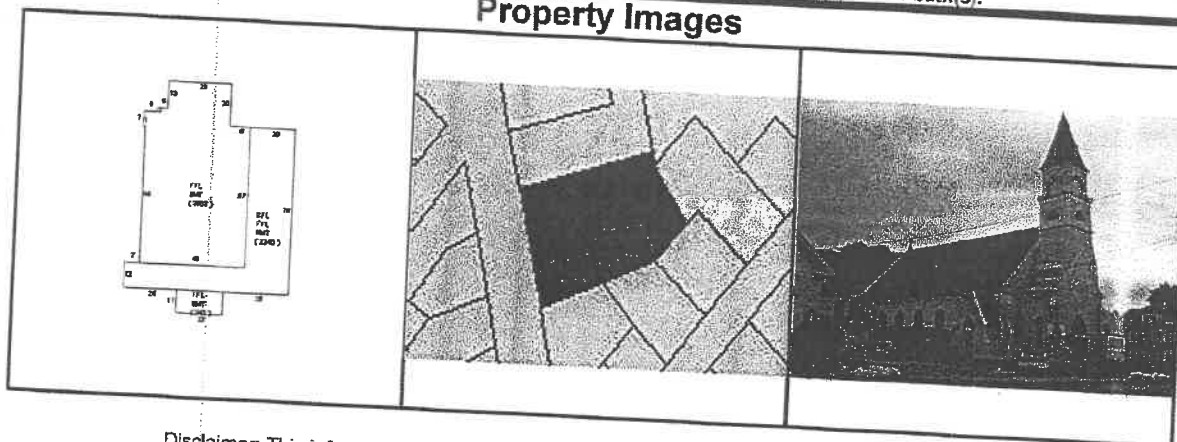
Flooring Type AVERAGE
Basement Floor DIRT
Heating Type STEAM
Heating Fuel GAS
Air Conditioning 0%
of Bsmt Garages 0
of Full Baths 0
of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as MIX RES/COMM with a(n) INDUST-SM style building, built about 1885, having ALUM/VINYL exterior and ASPH SHINGLE roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



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

6/19/2018

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Property Use MIX RES/COMM

Most Recent Sale Date 12/19/2002

Legal Reference 2655-250

Grantor ST MARYS CATHOLIC CHURCH,

Sale Price 175,000

Land Area 0.450 acres

City PEMBROKE

Mailing State NH

Zip 03275-3034

ParcelZoning R2

Current Property Assessment

Card 1 Value Building Value 194,800

Yard Items Value 3,300

Land Value 34,500

Total Value 232,600

Total Parcel Value Building Value 201,100

Xtra Features Value 3,300

Land Value 34,500

Total Value 238,900

Building Description

Building Style OLD STYLE
of Living Units 1
Year Built 1885
Building Grade GOOD (-)
Building Condition Average
Finished Area (SF) 3683
Number Rooms 12
of 3/4 Baths 2

Foundation Type BRICK/STONE
Frame Type WOOD
Roof Structure HIP
Roof Cover ASPH SHINGLE
Siding ALUMINUM
Interior Walls PLASTER
of Bedrooms 6
of 1/2 Baths 0

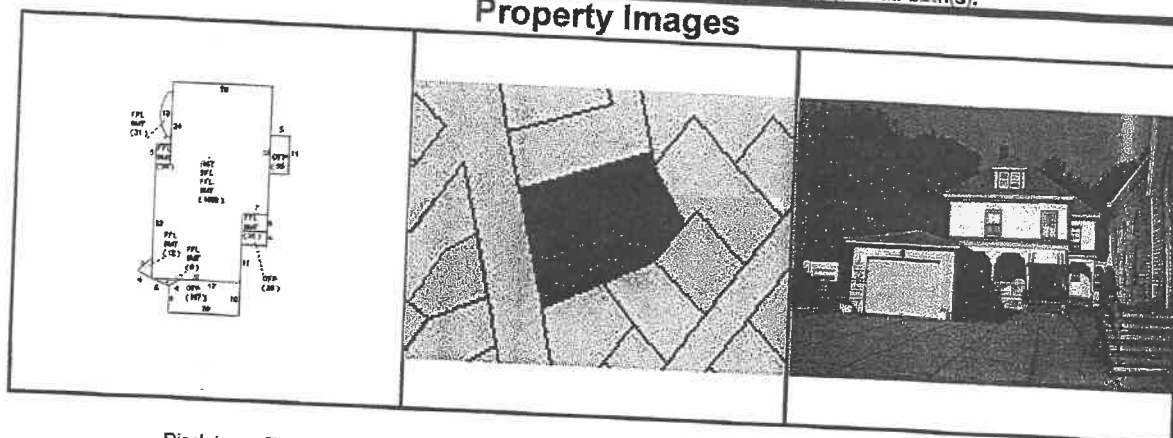
Flooring Type AVERAGE
Basement Floor CONCRETE
Heating Type STEAM
Heating Fuel GAS
Air Conditioning 0%
of Bsmt Garages 0
of Full Baths 1
of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.450 acres of land mainly classified as MIX RES/COMM with a(n) OLD STYLE style building, built about 1885 , having ALUMINUM exterior and ASPH SHINGLE roof cover, with 1 unit(s), 12 room(s), 6 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



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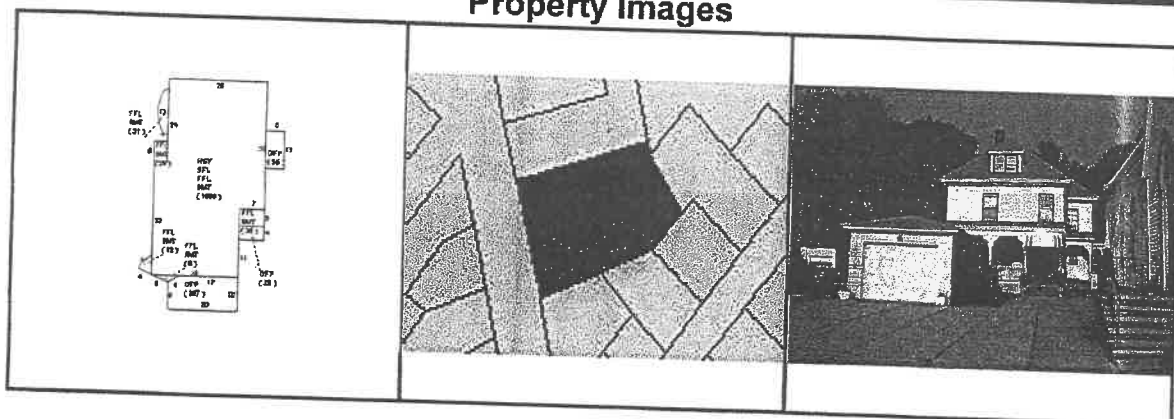
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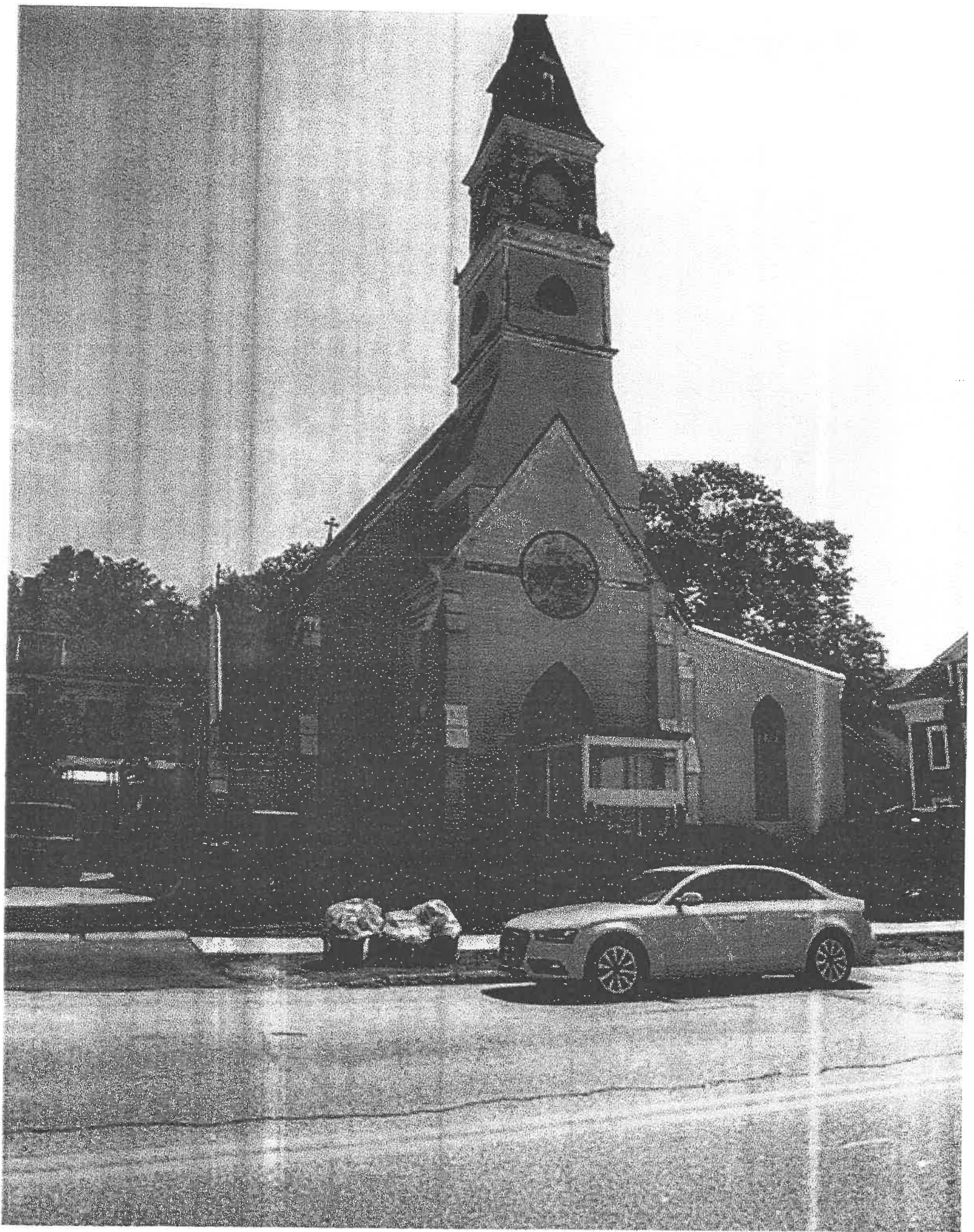
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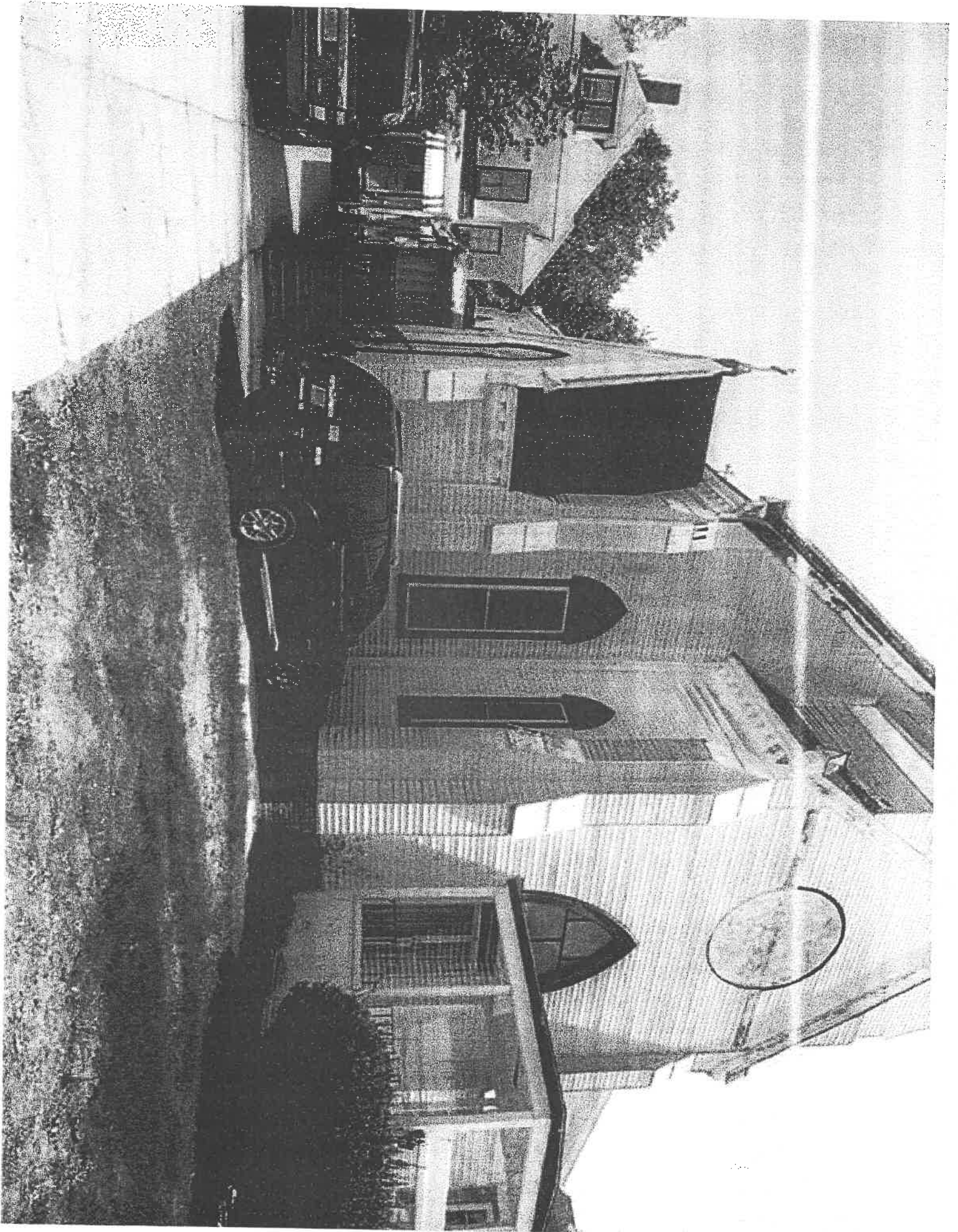
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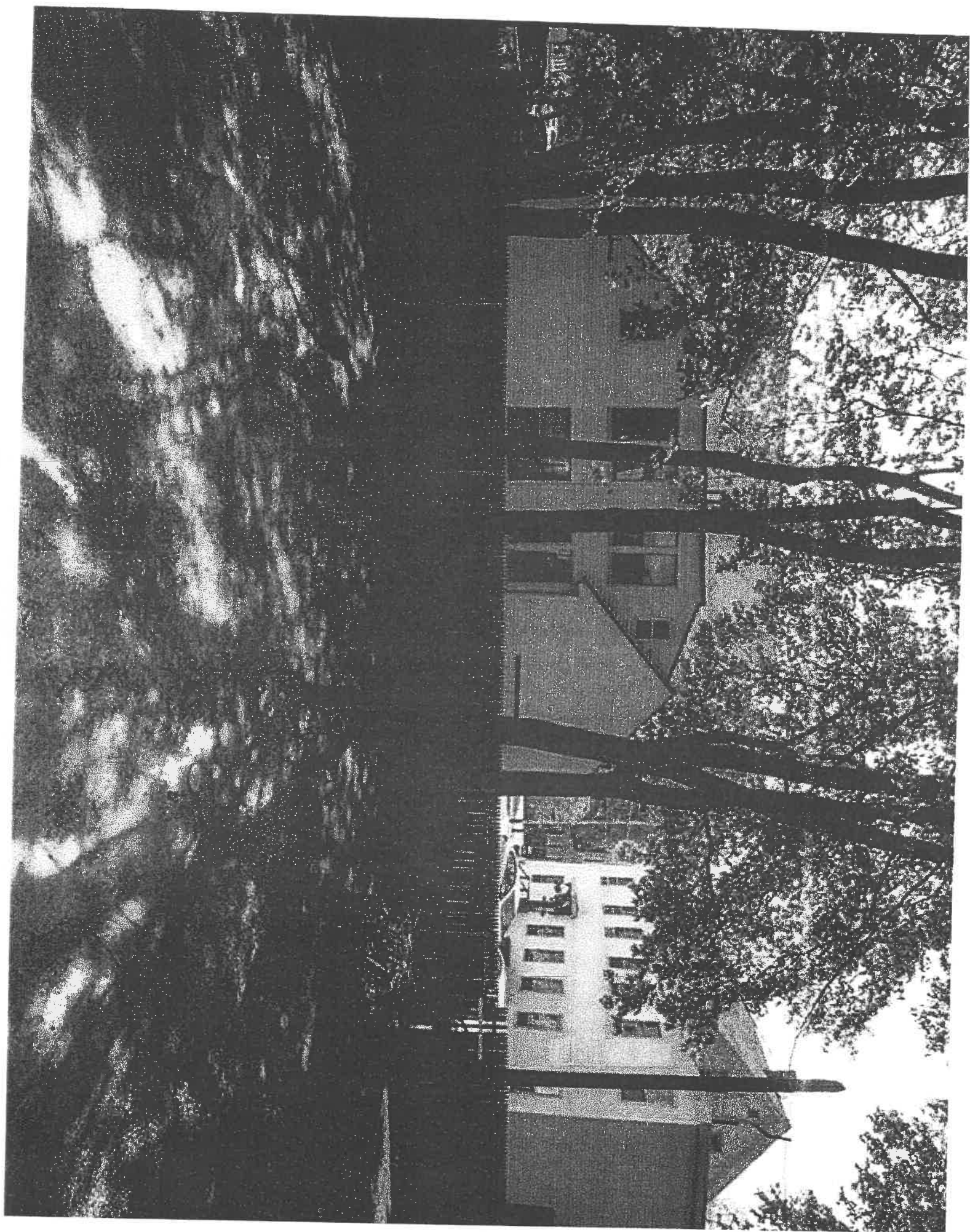
Property Images



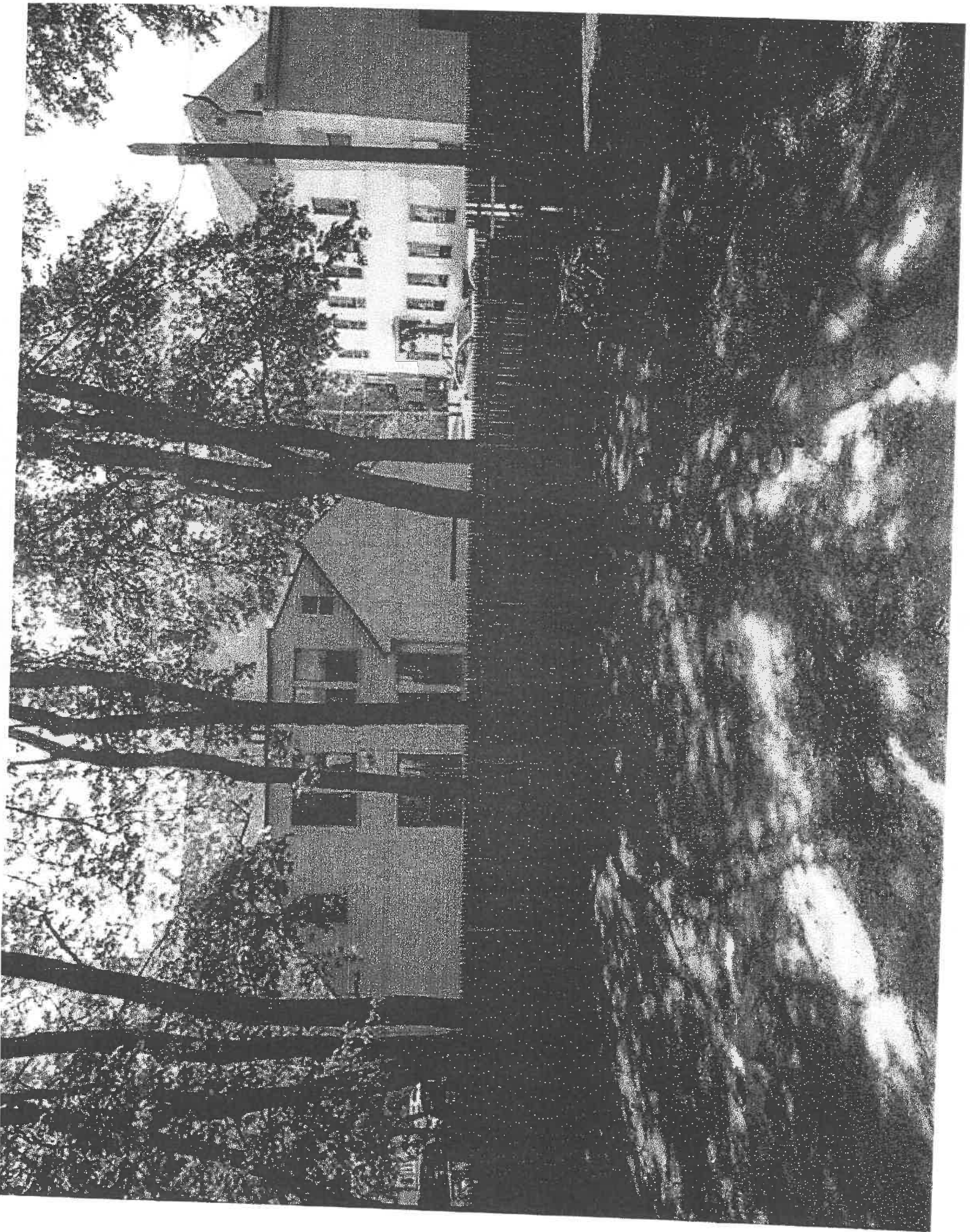
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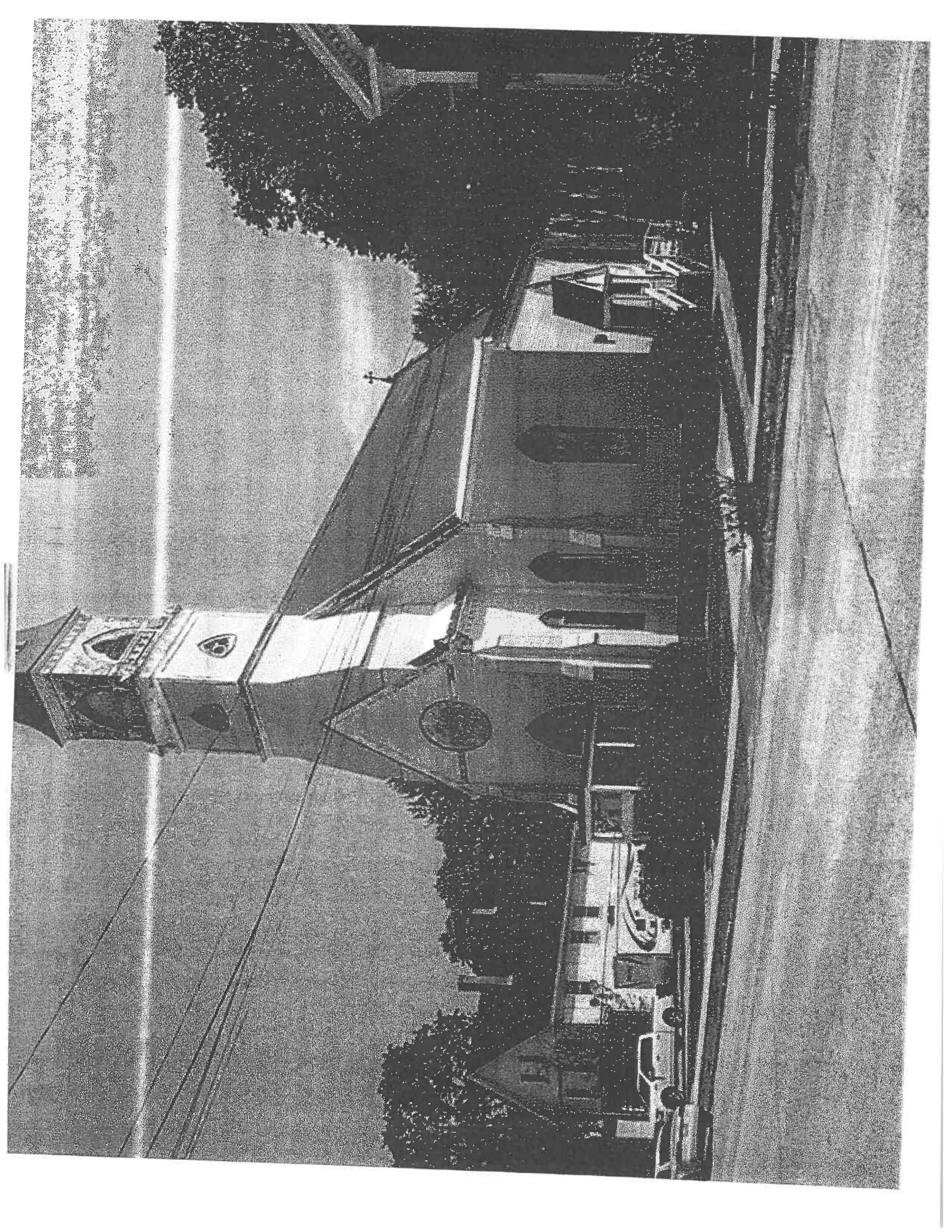














PROPERTY LOCATION MAP 0125 BLOCK 0214 LOT 0000 LOT2 LOT3 13791

No 38 Alt No CHARLES ST. ROCHESTER

Direction/Street/City

Unit #:

Owner 1: MULLEN CHRISTOPHER & TERESA

Street 1: 110 N PEMBROKE RD

Twn/City: PEMBROKE

S/P: Prov: NH Cntry Own Occ: N

Postal: 03275-3034 Type:

EXTERIOR INFORMATION

Type: OLD STYLE

Sly Ht: 2.5 - 2.5

(Liv) Units: 1 Total: 2

Foundation: BRICK/STONE

Frame: WOOD

Prime Wall: ALUMINUM

Sec Wall:

Roof Struct: HIP

Roof Cover: ASPH SHINGLE

Color: WHITE

View / Desir: AVERAGE

GENERAL INFORMATION

Grade: (GOOD -)

Year Bld: 1985 Eff Yr Bld:

Alt LUC: Alt %:

Jurisdct: Const Mod:

Lump Sum Adj:

BATH FEATURES

Full Bath 1: Rating: SAME

A Bath: Rating: SAME

3/4 Bath: 2: Rating: SAME

A 3QBth: Rating: SAME

1/2 Bath: Rating: SAME

A Hbth: Rating: SAME

Other Fk: Rating: SAME

INTERIOR INFORMATION

Avg Ht/L: STD

Prim Int Wall: PLASTER

Sec Int Wall:

Partition: TYPICAL

Prim Floors: AVERAGE

Sec Floors:

Bsmnt Fir: CONCRETE

Bsmnt Gar:

Electric: GOOD

Insulation: TYPICAL

Int vs Ext: SAME

Heat Fuel: GAS

Heat Type: STEAM

Heat Sys: 1

% Heated: 90

Solar HW: NO

% Com Wal

% Sprinkled

% AC:

Central Vac: NO

PROPERTY FACTORS

Item Code Descip % Item Code Descip

Z R2 RESIDENCE 100 U 2 CITY SEW

0 1 CITY WAT

1 5 GAS

Exmpt:

COMO INFORMATION

Location: Phys Cond: Average

Ttl Units: Functional: SIZE

Floor: Economic: %

% Own: Special: %

Name: Override: %

IN PROCESS APPRAISAL SUMMARY

Use Code Building Value Yard Items Land Size Land Value Total Value

101 194,800 3,300 0.450 34,500 232,600

DEPRECIATION

Rocheater

A Bath: Rating: SAME

3/4 Bath: 2: Rating: SAME

A 3QBth: Rating: SAME

1/2 Bath: Rating: SAME

A Hbth: Rating: SAME

Other Fk: Rating: SAME

OTHER FEATURES

Kits: 1 Rating: SAME

A Kits: Rating: SAME

Frp: 1 Rating: INFERIOR

WSFlue: Rating: SAME

Print Date/Time

06/25/18 14:06:28

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

SALES INFORMATION

Granitor Legal Ref Type Date Na Desc Sale Price V Tst Verif Assoc PCL Value

ST MARYS CATHOL 2655-250 1 12/19/2002 RelCharEdu 175,000 No No 5

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 UFact Assd Value

04 GARAGE FR Y 1 112X24 C AV 1960 27.27 B 57.5 101 1,250 3,300

29 A/G RD POOL Y 1 27 C AV 2009 0.00 T 25 101 1,250

More: N Total Yard Items: 3,300 Total Special Features:

LAND SECTION

Code Description Fact Units Depth/Pt/Unit Unit Type Land Type Factor Base Price Adj NBC N/LINE N/Mod Int 1 % Int 2 % Int 3 % Appraised Alt Clas % Spec J Fact Use Value Notes

101 SINGLE FAM 0.45 PRIMARY A SITE 1.0 0 40,000. 1,917 1250

Total: 34,500 Spt Credit Total: 34,500 More: N

COMMENTS

FORMER ST MARY'S CHURCH RECTORY.

Legal Description

Final Total: 194,800

CALC SUMMARY

Basic \$ / SQ: 76.03

Size Adj.: 0.79333329

Const Adj.: 0.99000001

Adj \$ / SQ: 59.714

Grade Factor: 1.20

Other Features: 36334

Neighborhood Inf: 1.28999996

LUC Factor: 1.00

Adj Total: 458432

Depreciation: 263598

Depreciated Total: 194834

Jur. Factor

Special Features: 0

Final Total: 194,800

BUILDING PERMITS CARD 1 of 2 TOTAL ASSESSED: 238,900

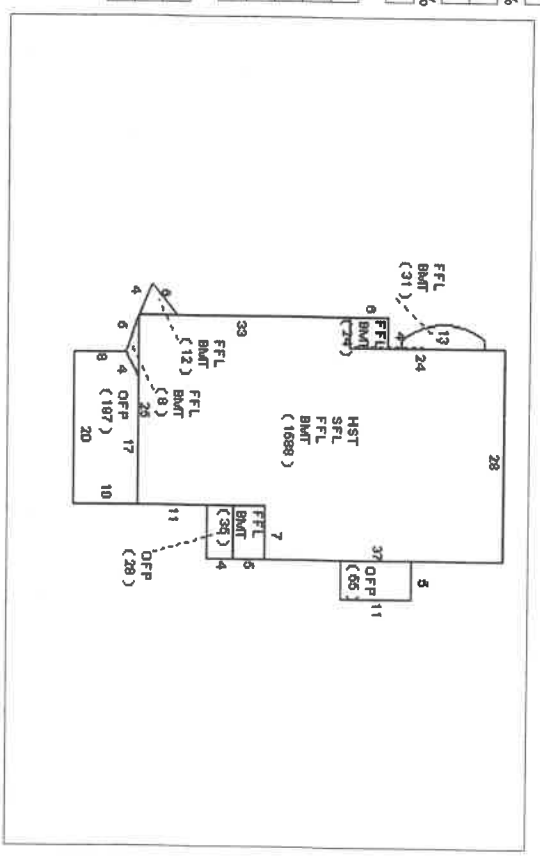
Date Number Descip Amount C/O Last Visit Fed Code F. Descip Comment

5/11/2012 2358 INT REMO 13,487 CI 12/11/2012

6/12/2009 09-592 FENCE 5,000 CE 12/11/2009

TAX DISTRICT

13791



OWNERSHIP
Owner 1: MULLEN CHRISTOPHER & TERESA
Street 1: 1110 N PEMBROKE RD
Town/City: PEMBROKE
St/Prov: NH Cntry Own Occ: Y
Postal: 03275-3034 Type:

ACTIVITY INFORMATION
Date Result By Name
7/26/2017 CORRECTION NM NANCY
2/17/2010 CORRECTION TM TOM

EXTERIOR INFORMATION
Sly Ht: 1 - 1
(L/v) Units: 1 Total: 12
Foundation: BRICK/STONE
Frame: WOOD
Prime Wall: ALUM/VINYL
Sec Wall:
Roof Struct: GABLE
Roof Cover: ASPH SHINGLE
Color: WHITE
View /Desir: AVERAGE

INTERIOR INFORMATION
Prim Int Wall: AVERAGE
Sec Int Wall:
Partition: TYPICAL
Prim Floors: AVERAGE
Sec Floors:
Bsmt Flr: DIRT
Bsmt Gar:
Electric: TYPICAL
Insulation: TYPICAL
Int vs Ext: SAME
Heat Fuel: GAS
Heat Type: STEAM
Heat Sys: 1
% Heated: 100
Solar HW: NO
% Com Wal
% Sprinkled

PROPERTY FACTORS		GENERAL INFORMATION	
Item	Code	Descr	Grade: FAIR
Z	R2	RESIDENCE 100	Year Blt: 1885 Eff Yr Blt:
0			Alt LUC:
n			Jurisdic:
			Const Mod:
Exmpt:			Lump Sum Adj:

CONDO INFORMATION		DEPRECIATION	
Location:		Phys Cond: Poor	66.00%
Ttl Units:		Functional: DESIGN	95.00%
Floor:		Economic:	%
% Own:		Special:	0125-0214-0000
Name:		Override:	%
IN PROCESS APPRAISAL SUMMARY		Total:	98.3%
Use Code	Building Value	Yard Items	Land Size
316	6,300		0.000
		Land Value	Total Value
			6,300

BATH FEATURES		OTHER FEATURES	
Full Bath	Rating:	Kits:	Rating:
A Bath:	Rating:	A Kits:	Rating:
3/4 Bath:	Rating:	Fprl:	Rating:
A 3QBth	Rating:	WSFlue:	Rating:
1/2 Bath:	Rating:		
A Hbth:	Rating:		
OtherFik:	Rating:		

SUB AREA		REMODELING	
Code	Description	Area - SQ	Rate - AV
BMT	BASEMENT	6,345	6,610
FFL	1ST FLOOR	6,345	33,060
SFL	2ND FLOOR	2,240	33,060
			74,053

PREVIOUS ASSESSMENT		Print Date/Time	
Total Card	6,300	06/25/18	14:06:32
Total Parcel	201,100		
Source: Market Adj Cost	3,300		
	0.000		
	0.450		
	34,500		
	238,900		
	Parcel: 19.47		

SALES INFORMATION		REMODELING	
Grantor	Legal Ref	Type	Date
		Nat Desc	Sal Price
		V	Tst Verif
		Assoc PCL Value	

SPEC FEATURES/YARD ITEMS		REMODELING	
Code	Description	A	YIS
	Qiy	Size/Dim	Qual
	Con	Year	Unit Price
	D/S	Dep	LUC
	Fact	NB Fa	Appt Value
	JCod	JFAct	Ass'd Value

LAND SECTION		REMODELING	
Code	Description	Fact	NBC
	NINE	N/Mod	Intf 1
	%	Intf 2	%
	Intf 3	%	Appraised
	Alt Clas	%	Spec
	J	Fact	Use Value
	Notes		

Comments		Legal Description	
FORMER ST MARY'S CHURCH.			

CALC SUMMARY		Legal Description	
Basic \$ / SQ:	36.29		
Size Adj:	10,910,693,005		
Const Adj:	1,000,315,179		
Adj \$ / SQ:	33,059		
Grade Factor:	0.88		
Other Features:	0		
Neighborhood Inf:	1,289,999,996		
LUC Factor:	1.00		
Adj Total:	36,981,12		
Depreciation:	36,352,5		
Depreciated Total:	62,87		
Jurfs. Factor			
Special Features:	0		
Final Total:	63,00		

BUILDING PERMITS CARD		TOTAL ASSESSED:	
Date	Number	Descr	Amount
		C/O	Last Visit
		Fed Code	F. Descr
		Comment	

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		C/O	Last Visit
		Fed Code	F. Descr
		Comment	

BUILDING PERMITS CARD		TOTAL ASSESSED:	
Date	Number	Descr	Amount
		C/O	Last Visit

CONNECTEXPLORER



map: Auto (Ortho) Dates: Latest image 1 of 8 04/29/2017



Abutters List Report

Rochester, NH
July 19, 2018

Subject Property:

Parcel Number: 0125-0214-0000
CAMA Number: 0125-0214-0000
Property Address: 38 CHARLES ST

Mailing Address: MULLEN CHRISTOPHER & TERESA
110 N PEMBROKE RD
PEMBROKE, NH 03275-3034

Abutters:

Parcel Number: 0125-0194-0000
CAMA Number: 0125-0194-0000
Property Address: 23 ACADEMY ST

Mailing Address: WILKINSON MELBOURNE A JR &
WILKINSON BETTY L
6 VINEWOOD LN
ROCHESTER, NH 03867-5043

Parcel Number: 0125-0195-0000
CAMA Number: 0125-0195-0000
Property Address: 19 ACADEMY ST

Mailing Address: WILKINSON MELBOURNE A JR &
WILKINSON BETTY L
6 VINEWOOD LN
ROCHESTER, NH 03867-5043

Parcel Number: 0125-0196-0000
CAMA Number: 0125-0196-0000
Property Address: 17 ACADEMY ST

Mailing Address: CONROY MICHAEL & CHAMBERLAIN
CAROL
96 SCRUTON RD
FARMINGTON, NH 03835-4202

Parcel Number: 0125-0198-0000
CAMA Number: 0125-0198-0000
Property Address: 9 ACADEMY ST

Mailing Address: KOZLOWSKI KRZYSZTOF S & RENATA
9 ACADEMY ST
ROCHESTER, NH 03867-3015

Parcel Number: 0125-0198-0000
CAMA Number: 0125-0198-000A
Property Address: 0 ACADEMY ST

Mailing Address: KOZLOWSKI KRZYSZTOF S & RENATA
% CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH

Parcel Number: 0125-0213-0000
CAMA Number: 0125-0213-0000
Property Address: 36 CHARLES ST

Mailing Address: HUTCHINS ALEXANDER J
36 CHARLES ST
ROCHESTER, NH 03867-2925

Parcel Number: 0125-0214-0000
CAMA Number: 0125-0214-0000
Property Address: 38 CHARLES ST

Mailing Address: MULLEN CHRISTOPHER & TERESA
110 N PEMBROKE RD
PEMBROKE, NH 03275-3034

Parcel Number: 0125-0215-0000
CAMA Number: 0125-0215-0000
Property Address: 44 CHARLES ST

Mailing Address: FRENCH TIMOTHY L & AECHA
44 CHARLES ST # A
ROCHESTER, NH 03867-2925

Parcel Number: 0125-0265-0000
CAMA Number: 0125-0265-0000
Property Address: 43 CHARLES ST

Mailing Address: H S DUTKOWSKI REALTY LLC
P O BOX 2288
DOVER, NH 03821-2288

Parcel Number: 0125-0266-0000
CAMA Number: 0125-0266-0000
Property Address: 39 CHARLES ST

Mailing Address: U S BANK N A AS TRUSTEE % OCWEN
LOAN SERVICING LLC
1661 WORTHINGTON RD STE 100
WEST PALM BEACH, FL 33409-6493



www.cai-tech.com

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7/19/2018

Page 1 of 2

Variance Application Checklist

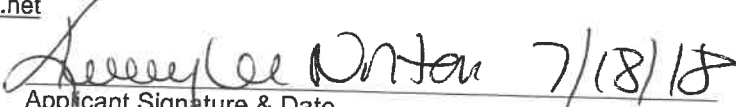
- ☒ Complete the application form.
- ☒ You must complete the "Criteria for a Variance" sheet, addressing the 5 items set forth by the NH Supreme Court governing the granting of Variances.
- ☒ A narrative explaining what you are requesting the variance for.
- ☒ If the applicant is not the property owner, he/she must supply a note signed by the property owner stating his/her knowledge of the application being submitted to the Zoning Board of Adjustment. The property owner will receive a copy of the public hearing notice by certified mail along with the abutters.
- ☒ A sketch (see attached example) including the following.
 - ☐ Measurements of the distances from any existing structure to the lot lines. If the proposed structure is not attached to the building you will need the distance between buildings.
 - ☐ Dimensions of the lot. *(If the variance is requesting relief from a setback regulation – The Zoning Board of Adjustment requires a certified plot plan of the property, if that is not available, you can ask for a waiver – see the secretary for details)*
- ☒ Photographs, if you have them.
- ☒ Abutter's list. **This information must be obtained from the Zoning Clerk in the Building, Zoning and Licensing Office from their computer.** The applicant must pay the cost of the certified fee for each abutter, applicant and any other applicable person on the abutter list, including applicant (at this time the fee is \$_____ each)(See Zoning Secretary for Current Fee)
- ☐ If there are wetlands on the parcel, refer to the City's Ordinance Chapter 42.12 (c) for wetland buffers of 50' and 75'
- ☐ Prior to applying for a variance regarding wetlands, the applicant must receive all necessary State permits.
- ☒ Application fee \$175.00 (make check payable to City of Rochester). A check for the certified mail amount is also due when the application is submitted. One check is sufficient for both fees. One Electronic (PDF) and ten (10) copies are required.

All of the above information must be completed and submitted to the Building, Zoning Department on or before the deadline date, or the application will be considered incomplete and will be postponed until the next scheduled meeting, or until all the requirements have been met.

NOTE: All applications will be allowed **one (1) postponement of the hearing on their application**, and shall notify the Building & Zoning Office in writing of their intent to postpone such hearing at **least two (2) days prior to the meeting** at which their application is to be considered. **If the applicant requests a second (2nd) postponement of the hearing, the application will be considered to have been withdrawn and the applicant must file a new application with the Board in order to receive a hearing.** The provisions of this paragraph shall not apply to any postponement requested by an applicant as a result of the inability of the Zoning Board of Adjustment to provide the applicant with a five-member board for the hearing on the application.

The applicant or their representative MUST attend the Zoning Board of Adjustment meeting to present their case, or no action will be taken.

If you have any questions with any of these requirements, please call **Karen Grenier** 603-332-3976 or e-mail at karen.grenier@rochesternh.net


Applicant Signature & Date

EMAIL:

