



City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2-21-17

DATE FILED 6/22/21

C. G.

ZONING BOARD CLERK

Applicant:

Hope on Haven Hill, Inc.

E-mail: c/o ekilchenstein@devinemillmet.com

Phone: 603-695-8565

Applicant Address: c/o Devine Millmet & Branch, P.A., 30 Penhallow Street, Suite, 300 Portsmouth, NH

Property Owner (if different): NA

Property Owner Address: 258 US Route 108, Somersworth, NH 03878

Variance Address: 38 Charles Street, Rochester, NH 03867

Map Lot and Block No: 0125-0214-0000

Description of Property: Previous site of church and rectory.

Proposed use or existing use affected: The variance requests that office and meeting space be permitted.

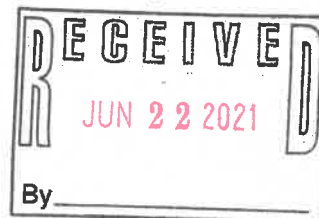
The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section 22

and asks that said terms be waived to permit Office and meeting room 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. **I understand that while presenting my case the testimony should be confined to the 5 criteria and how they pertain to my case.**

Signed: [Signature]

Date: 6/22/21





City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Criteria

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

As the Board already recognized in granting a variance for the same property, there are only positive changes and improvements to the property. This second variance is merely to allow for office and meeting space.

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

As noted in the previous variance granting, the property will only be improved and this particular variance allows for staff to use the property for office space.

3) Granting the variance would do substantial justice because:

There is no benefit to the public that outweighs the hardship of the Applicant.

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

This property was for sale for a long time and diminishing. The applicant's use brings revitalized space complete with professionals on staff and on site 24/7.

5.) Unnecessary Hardship:

a. Owing 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:

As noted in the previous variance granting, the structures on the property as sold do not allow for the density to make apartments.

And:

ii. The proposed use is a reasonable one because:

The request before the Board, along with the granting of the previous variance allows for the applicant to complete their planned use.

b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.

The property as purchased was not conducive to apartments to be created. Deteriorating building took up most of the land. The variance, together with the previously granted variance allows for the applicant to complete their planned use.

**ATTACHMENT TO
APPLICATION FOR VARIANCE
NARRATIVE OF APPLICANT**

INTRODUCTION

Hope on Haven Hill Inc. (the "Applicant") is the owner of real property located at 38 Charles Street, Rochester, New Hampshire and shown in the tax records for the City of Rochester as 0125-0214-000 (the "Property"). The Property is described in more detail in the plan attached hereto as Exhibit A. The Applicant's Property is located in the R2 Zone pursuant to the City of Rochester Zoning Ordinances (the "Ordinances").

As the Zoning Board of Adjustment (the "ZBA") will recall and as the record will reflect, the Applicant sought and obtained a variance for the same Property on August 9th, 2018 (See Case No. 2018-7). The previous variance sought permission for a limited residential facility at the Property. The applicant now come before the ZBA to request a variance to also permit office and general meeting space on the Property.

FACTS SUPPORTING THE REQUEST

Variance from use in the R2 Zone according to Article 22, Table 18-a (Section 275-5.3 of the Ordinances) to allow for office and meeting space on the Property.

1. Granting the requested variance would not be contrary to the public interest.

Much like the Applicant's previous variance request for the Property, this variance request is not contrary to the public interest. To the contrary, the variance request is in line with the Ordinance's basic objectives. More specifically, the Ordinance states in 175-3 that the purpose is:

- (1) "To enhance these older residential areas through sensitive, small-scale infill construction, building renovation and redevelopment, and
- (2) "To foster new development in remaining open areas."

Moreover, 175-3 states that the "R2 District allows for a mix of residential and limited nonresidential uses."

It is therefore submitted that granting this variance will not be contrary to such objectives because the Applicant requests the variance so that it can use a portion of the property for office and meeting space in connection with the previous variance granting of limited residential use to further the mission of the Applicant which in so doing includes significant improvement to the Property.

A. The proposal will not alter the essential character of the neighborhood:

As noted by the ZBA in its previous granting of a variance for the Applicant, the Applicant's use will only enhance the property and neighborhood.

B. The proposal will not threaten the public's health, safety or welfare:

The Applicant seeks this variance in order to complete their plans for the property and allow for office and limited meeting space. Professional staff will be onsite 24/7 as well as during the day in the office space. This insures an upgrade in care to the property and attentiveness that was not previously the case.

2. If the variance is granted, the spirit of the Ordinance would be observed.

The Applicant submits that the spirit of the ordinance would be observed if the variance is granted. As stated with more detail above, the use is enhancing the property and in line with the written objectives of 175-3 of the Ordinances.

3. Substantial justice would be done by granting the variance.

Whether or not substantial justice will be done by granting a variance requires the Board to conduct a balancing test. If the hardship upon the owner/applicant outweighs any benefits to the general public in denying the variance, then substantial justice would be done by granting the variance. Any loss to the owner/applicant which is not outweighed by a gain to the general public is an injustice.

Substantially, the request is to allow a property owner the reasonable use of the property. Here, if the variance is not granted the Applicant will be prohibited from fully using the property as planned and as noted by the ZBA in their Decision granting the previous variance for the Applicant (Case No. 2018-07), the property does not lend itself to apartments and the Applicant's uses insure a upgrade in the status of long-vacant structures and to the Property in general. Therefore, it would be an injustice to the Applicant to deny the variance requested.

4. The values of the surrounding properties will not be diminished by granting the variance.

The Applicant submits that surrounding properties will not be negatively impacted in any way by this relief. If granted, the variance will permit the Applicant to continue its improvements to the property, enhancing property values.

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area:

As noted by the ZBA in their Decision granting the previous variance for the Applicant (Case No. 2018-07), the uses of the property "are limited because the current building is creating a burden on current zoning that will not allow the density to make units or apartments out of the building." Whereas to the contrary, the Applicant's previous and current request for variances allow for a viable use and substantial improvements to the Property.

B. Denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision on the property:

As already discussed herein, no fair and substantial relationship exists between the stated general purpose of the Ordinance and the denial of the Applicant's request. As stated, the Applicant's previous and current request for variances allow for a viable use and resulting substantial improvements to the Property.

ii. The proposed use is a reasonable one:

The Property will continue to be used as a residential use (as allowed by the ZBA in (Case No. 2018-07) but also allow for office space with limited meeting areas.

Therefore, for all the reasons stated herein, the Applicant respectfully requests that the Rochester Zoning Board of Adjustment grant a variance from Ordinance Article 175-3 permitting the Applicant to include office space and limited meeting rooms on the Property.

Chapter 275. Zoning

Article 22. Special Exceptions

§ 275-22.1. General provisions.

- A. Granting authority. Wherever a special exception is authorized under this chapter, the authority to administer or grant special exception approval is vested in the Zoning Board of Adjustment.
- B. Purpose. Certain uses, structures, or conditions possess special characteristics such that if developed in certain locations or in certain ways may have significant adverse impacts. In order to safeguard the public interest and the interest of neighboring property owners, these uses, structures, and conditions are designated as uses allowed by special exception.
- C. Types of special exceptions.
 - (1) There are two types of special exceptions included in this chapter:
 - (a) Uses. Special exceptions for actual "uses" as defined in this chapter and as listed in the Uses Tables (e.g., contractor's storage yard).
 - (b) Departures from standards. Special exceptions to allow for certain departures from standards otherwise applicable, articulated throughout this chapter (e.g., allowing for reduced setbacks for garages).
 - (2) The process is the same for both types of special exceptions. The term "special exception" is used throughout this chapter for both situations.
- D. Criteria and conditions. The base criteria in § 275-22.2 apply to all special exceptions. In addition, certain particular uses have specific criteria and/or conditions which must also be met in order for those uses to be approved as listed below in § 275-22.3, Conditions for particular uses. For those uses which are not specifically discussed below, it is necessary only that the base criteria be satisfied.
- E. Burden of persuasion. The applicant shall bear the burden of persuasion, through the introduction of sufficient evidence as may be required by this chapter or by the Zoning Board of Adjustment in its reasonable discretion, that the proposal will comply with this chapter.
- F. Pertinent information. In reviewing an application for a special exception, the ZBA shall consider the following information, as applicable to the case:
 - (1) Compliance with the applicable requirements contained in this chapter;
 - (2) The results of any special investigative or scientific studies prepared in association with the proposed development;
 - (3) Special reports or analysis of the project or its impacts, prepared by the City or consultants;
 - (4) The findings, goals and objectives of the City's Master Plan;
 - (5) The relationship of the development to the timing, location and cost of public improvements scheduled in the Capital Improvements Program;
 - (6) Testimony and evidence introduced at the public hearing on the application; and
 - (7) Any other appropriate information or documentation.

- G. Terms of approval. The ZBA may also impose, in addition to any applicable conditions specified in this chapter, such additional conditions as it finds reasonably appropriate to safeguard the neighborhood or otherwise serve the purposes of this chapter, including, but not limited to, the following:
- (1) Increasing front, side, and rear setbacks in excess of the minimum requirements of this chapter;
 - (2) Screening of the premises from the street or adjacent property in excess of any minimum requirements of this chapter;
 - (3) Landscaping in excess of any minimum requirements of this chapter or the Site Plan Regulations;
 - (4) Modification of the exterior features of buildings or other structures;
 - (5) Limitations on the size of buildings and other structures more stringent than the requirements of this chapter;
 - (6) Footprint or lot coverage less than the allowed maximum of this chapter;
 - (7) Limitations on the number of occupants and methods and times of operation;
 - (8) Regulation of design of access drives, sidewalks, crosswalks, and other traffic features;
 - (9) Off-street parking and loading spaces in excess of, or less than, the minimum requirements of this chapter or the Site Plan Regulations; and
 - (10) Other performance standards as appropriate.
- H. Existing uses and structures. Any use that was lawfully established prior to the adoption of this chapter and which now may require a special exception is now permitted and may continue in the same manner and to the same extent as conducted prior to the adoption of this chapter. However, special exception approval shall be secured from the ZBA before the use or structure or building in which the use is conducted may be intensified, enlarged, expanded, moved, or significantly altered.
- I. Expiration. A special exception shall become null and void after three years from the date of approval unless a building permit is issued, a plat is recorded, or other appropriate action is taken pursuant to the special exception within that time frame.
- J. Procedures. See Article 4, Zoning Board of Adjustment and Building Code Board of Appeals.

§ 275-22.2. Base criteria.

The Zoning Board of Adjustment shall approve a special exception if, and only if, it reasonably determines that all of the following criteria are met (in addition to those criteria/conditions articulated for specific uses in § 275-22.3 below, or in addition to those articulated elsewhere in this chapter for departures from standards):

- A. Location. The specific site is an appropriate location for the proposed use or structure;
- B. Neighborhood. The proposed use would not be detrimental, injurious, obnoxious, or offensive to the neighborhood;
- C. Traffic. The proposed use would not create an undue hazard or nuisance to vehicular or pedestrian traffic;
- D. Public facilities. Adequate and appropriate facilities and utilities would be provided to ensure the proper operation of the proposed use or structure; and
- E. Master Plan. The proposed use or structure is consistent with the spirit of this chapter and the intent of the Master Plan.

§ 275-22.3. Conditions for particular uses.

For each individual use or departure from standards listed below, all of the specific conditions attached to that use must be met along with the base criteria articulated in § 275-22.2 above.

A. Adult-oriented establishments. Adult-oriented uses shall exist and be operated in accordance with the following requirements:

(1) Purpose. In the development and execution of this subsection, it is recognized that there are some uses which, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances thereby having a deleterious effect upon the use and enjoyment of adjacent areas. Special regulation of these uses is necessary to ensure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. These special regulations are itemized in this subsection. The primary control or regulation is for the purpose of preventing a concentration of these uses in any one area. Uses subject to these controls are as follows:

- (a) Adult bookstore.
- (b) Adult cabaret.
- (c) Adult motion-picture theater.
- (d) Adult mini-motion-picture theater.
- (e) Massage parlor.

(2) Location restrictions. No adult-oriented establishment shall be operated or maintained within 500 feet of a residentially zoned district, or within 500 feet of a church, a state-licensed day-care facility, a public library, a public park or playground, public or private educational facilities which serve persons age 17 or younger, an elementary school, or a high school. Only one of the above-regulated uses shall be allowed per block frontage on any street. No adult-oriented establishment shall be operated or maintained within 1,000 feet of another such establishment.

(3) Measurement. The distance limitations in Subsection A(2) shall be measured in a straight line from the main public entrances of said premises, or from the closest portion of any lot line of properties in residentially zoned districts.

(4) Sign requirements for adult-oriented establishments. Notwithstanding the sign provisions of this chapter, all adult-oriented establishments shall comply with the following sign requirements:

- (a) All signs shall be flat wall signs.
- (b) The amount of allowable sign area shall be one square foot of sign area per foot of lot frontage on a street; provided, however, that in no event shall such sign exceed 32 square feet in total area.
- (c) No merchandise or pictures of the products or entertainment on the premises shall be displayed in window areas or any area where they can be viewed from the sidewalk in front of the building.
- (d) Window areas shall not be covered or made opaque in any way. No signs shall be placed in any window. A one-square-foot sign may be placed on the door to state hours of operation and admittance to adults only.

B. Agricultural building, reuse of existing. An agricultural building that is more than 50 years old, no longer proposed for agricultural use, and not situated in an R1 or R2 District may be converted to a nonresidential use subject to the following standards:

- (1) The nonresidential activity shall occur completely within the agricultural building and there shall be no outside storage of material, equipment, or products.
- (2) The essential exterior architectural character of the building shall be maintained.

C. Contractor's storage yard. Minimum setbacks from all property lines shall be 25 feet or as specified in Table 19-C, Dimensional Standards - Industrial Districts, whichever is greater. No structures or stockpiled materials related to the storage yard operation shall be situated within these setbacks. Heavy vehicles or equipment in working order may be parked within the setbacks provided that none is parked within 15 feet of a property line (see the corresponding section on contractor's storage yards in the Site Plan Regulations). A contractor's storage yard shall not be established in a floodplain as defined in Article 13, Flood Hazard Overlay District (FHOD).

D. Earth excavation. New earth excavation projects shall be permitted only subject to meeting the following criteria/conditions, insofar as these additional standards are not superseded by RSA 155-E:

- (1) Additional criteria to be met, beyond those stated in RSA 155-E:
 - (a) It will not cause unreasonable soil erosion or a reduction in the capacity of land to hold water during the operation.
 - (b) It will not adversely impact the quality of the groundwater or of any underlying aquifer.
 - (c) It will not cause unsafe conditions on or excessive use of nearby roads.
 - (d) It will not have an undue adverse effect on the scenic or natural beauty of the area, other aesthetic values, historic sites, or rare and irreplaceable natural areas.
 - (e) Appropriate bonding for the reclamation of an excavation site shall be required prior to the start of any permitted earth excavation operation.
- (2) Regulations. No person shall perform earth excavation except in compliance with the provisions of RSA 155-E as amended, this chapter, and the Site Plan Regulations applicable to earth excavation.
- (3) Existing operation. Any existing excavation activity operating under a permit issued prior to the date of adoption of this chapter may continue until the expiration of the permit, except that any expansion or change in operation not covered by that permit shall be in compliance with the provisions of this subsection.
- (4) Buffers. The following buffers/setbacks are established. No excavation, processing, or removal of vegetation may occur within the buffer. Where the buffer has been removed or is not adequate, the Planning Board may stipulate reestablishment of the buffer, as appropriate.
 - (a) A fifty-foot buffer along every lot line.
 - (b) A seventy-five-foot buffer from any perennial stream or wetland.
 - (c) Buffers specified in Article 12, Conservation Overlay District.
 - (d) A one-hundred-foot setback shall be established for excavation and processing from any existing dwelling located on an adjacent lot to the side or rear.
- (5) Water table. The seasonal high water table must be determined prior to Zoning Board of Adjustment approval and, if excavation is proposed within four feet within the Aquifer Protection Overlay District or within two feet outside of the Aquifer Protection Overlay District, the following additional criteria must be met:
 - (a) The applicant must clearly demonstrate that the excavation activity will not adversely affect groundwater quality.
 - (b) The applicant must clearly demonstrate that such excavation will not create a health or safety hazard or provide a plan outlining measures to mitigate those hazards.
 - (c) The applicant must clearly demonstrate that such excavation will not create a groundwater pollution hazard or provide a plan outlining measures to mitigate that hazard.
 - (d) The applicant must include a section in the reclamation plan that adequately addresses health, safety, and pollution concerns in this area after the excavation activities are complete.
 - (e) See Article 10, Aquifer Protection Overlay District, for other provisions within that district.
- (6) Abandoned sites. In the event the Director of Building, Zoning, and Licensing Services/Zoning Administrator determines that any abandoned excavation presents a hazard to the public health, safety or welfare, the owner may be required, following a public hearing before the Planning Board, to comply with any timetable and bonding requirements to be established by the Planning Board to complete reclamation. Should reclamation not be completed, the Board may request the City to authorize reclamation at the City's expense. The City's costs shall then constitute an assessment against the owner and shall create a lien against the property on which the excavation is located. Such assessment and lien may be enforced and collected in the same manner as provided for real estate taxes.

E. Farm; farm, crop.

- (1) Lot size. The minimum lot size is five gross acres for a farm and five gross acres for a crop farm.
- (2) Housing. The Planning Board is empowered to consider and approve special on-site housing arrangements to accommodate farm workers, such as cluster housing or temporary/seasonal housing, under site plan review.
- (3) Retail sales. Any farm goods produced on site along with limited related products may be sold on site.
- (4) Livestock. Housing for any livestock for a farm shall be set back at least 100 feet from any side or rear lot lines. Housing for fowl, fur-bearing animals, and swine shall be set back at least 150 feet from any side or rear lot lines. The ZBA may reduce or waive this requirement by special exception. There is no setback for open pens and fencing provided animals are not left in such pens overnight.
- (5) Manure. Any storage areas for manure shall be set back at least 200 feet from any lot lines. Best management practices shall be followed in the handling of manure.
- (6) Performance standards. The general provisions of Article 28 of this chapter and RSA 432:33 and 21:34-a shall apply.

F. Garage setbacks. A special exception may be granted to reduce side and/or rear setback requirements for garages (only applicable for residential use) in the residential districts subject to all of the following conditions/findings:

- (1) The lot must not have been created by a subdivision that occurred after January 1, 2006;
- (2) A finding by the Zoning Board of Adjustment that there is some existing pattern in the area for garage setbacks smaller than those required;
- (3) Locating the garage in conformance with the side and/or rear setback requirements would significantly impact existing vegetation, views from the residence, use of the setback, or site circulation, or is impractical due to lot dimensions or other constraints;
- (4) If a new driveway serves the garage, it must be endorsed by the City Engineer, prior to the public hearing;
- (5) Any reduction in setback shall not be greater than 50% of the required setback;
- (6) The proposed garage must be set back at least 10 feet from any existing building located on an adjacent lot;
- (7) The proposed garage must be designed to blend with the architectural character of the neighborhood (siding, the arrangement of windows in a building, roof pitch, etc.); elevation drawings must be submitted to and approved by the ZBA;
- (8) The garage does not exceed 24 feet in either length or width; and
- (9) The garage walls do not exceed 10 feet in height (the roof may exceed this ten-foot limit).

G. Junkyard. All materials shall be fully screened from the street and from all abutting property by a solid wall or fence at least six feet in height. The Planning Board may stipulate a taller wall or fence, as appropriate.

H. Kennel (commercial).

- (1) The minimum lot size shall be three acres.
- (2) Minimum setbacks for structures and pens housing dogs shall be:
 - (a) Front: 150.
 - (b) Side and rear: 100.
- (3) The Planning Board may stipulate that appropriate sound mitigation devices be installed and that fences, walls, and/or vegetation be installed to screen the site.

I. Residential facility. The minimum lot size shall be increased by 2,000 square feet per resident.

J. Roadside farm stand.

- (1) The roadside structure shall be set back from the front lot line at least 20 feet.
- (2) There shall be adequate off-street parking which shall have safe access to and from the road. A driveway permit shall be required in all cases.

K. Solid waste facility. Subject to the same provisions stated in Article 20.

L. Stable, commercial.

- (1) The minimum lot size required shall be three acres.
- (2) The side and rear setbacks for structures housing horses shall be 100 feet from any lot lines.
- (3) Any storage areas for manure shall be set back at least 200 feet from any lot lines. Manure must be handled according to best management practices.

M. Veterinary clinic.

- (1) Veterinary clinics shall set back 100 feet from any residential property, restaurant or lodging establishment.
- (2) All animals must be housed overnight in completely enclosed buildings.
- (3) The Planning Board may stipulate that appropriate sound mitigation devices be installed and that fences, walls, and/or vegetation be installed to screen the site where animals will be maintained out of doors.

N. Wireless communications facility.

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

- (1) Co-location/zoning district. Subject to a determination by the Zoning Board of Adjustment that the telecommunications equipment planned for the proposed site cannot be accommodated:
 - (a) Within a zoning district where these facilities are permitted by right; nor
 - (b) On any existing or approved antenna support structure in the City of Rochester; nor
 - (c) On any prospective alternative tower structure in the City of Rochester for one of the following reasons:
 - [1] Structural capacity. The planned equipment would exceed the structural capacity of the existing or approved antenna support structures, as documented by a qualified professional engineer, and the existing or approved tower cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.
 - [2] Interference. The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the antenna support structure as documented by a qualified professional engineer and the interference cannot be prevented at a reasonable cost.
 - [3] Height constraints. Existing or approved antenna support structure within the required radius cannot accommodate the planned equipment at the necessary height as documented by a qualified professional engineer.
 - [4] Other reasons. Any other substantial reason that precludes the co-location. The burden of proof is upon the applicant to demonstrate that all reasonable alternatives to the erection of a new structure have been fully explored.

(2) Buffers.

- (a) In addition, for the purpose of buffering the proposed structure from neighboring properties and roads, the site proposed for the facility shall be surrounded by an area of dense tree growth, including a sufficient percentage of evergreen trees to partially screen the site in the winter, that extends continuously for a minimum distance equal to 1/2 the height of the proposed support structure.
- (b) In locations where this dense tree growth is not presently in place the Zoning Board of Adjustment may, at its option, where it determines that the intent of this requirement can otherwise be met, waive or reduce this requirement due to other mitigating conditions on or off the site and/or approve a tree

planting and landscaping plan for the site (alternatively, the Board may defer review and approval of this plan to the Planning Board as part of site plan review). An appropriate method, such as a deed restriction, shall be employed to ensure that the buffer remains in place as long as the support structure is in place.



38 Charles Street

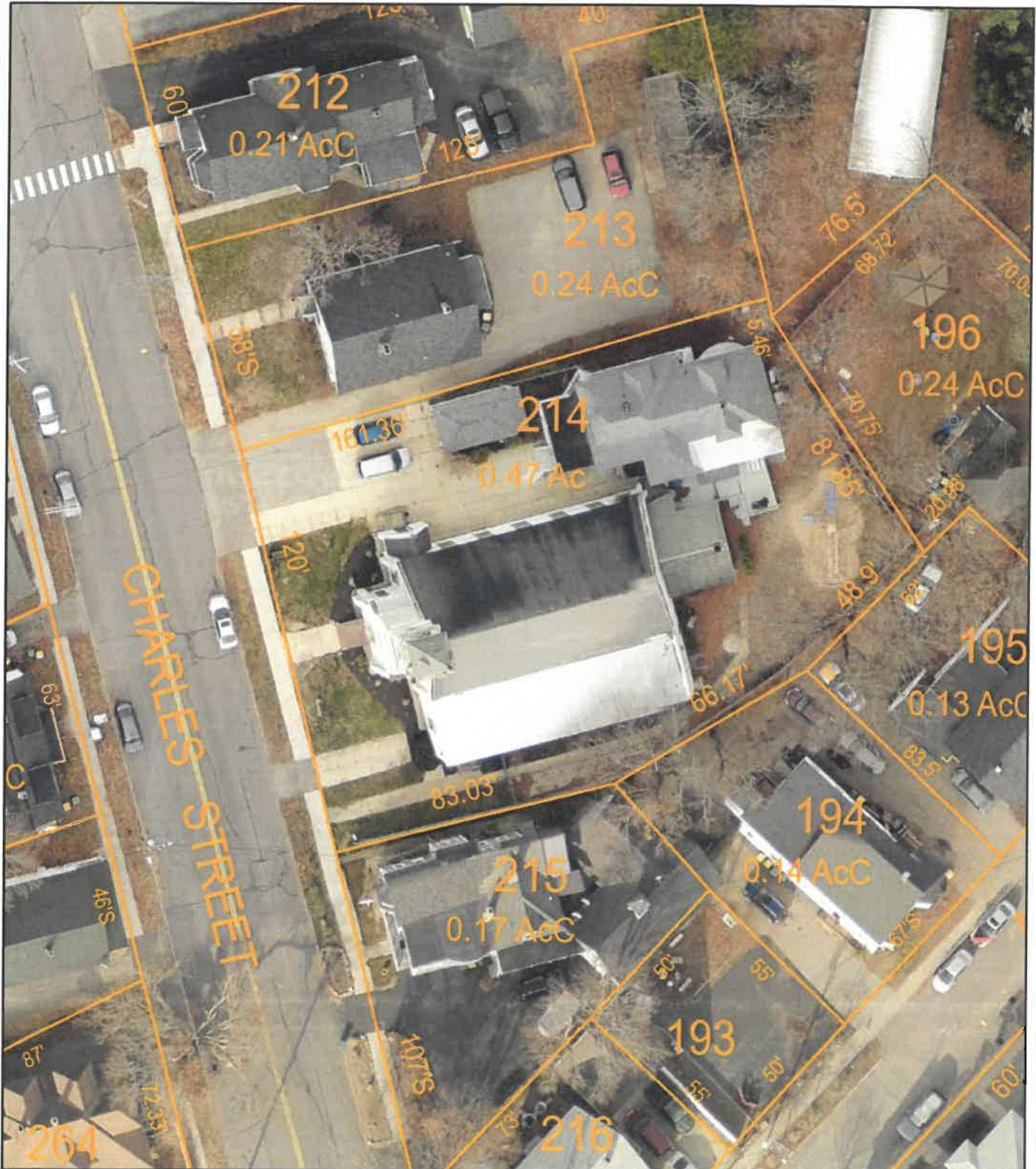
Rochester, NH

1 inch = 40 Feet



June 22, 2021

www.cai-tech.com



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Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0125-0214-0000
Prior Parcel ID
Property Owner HOPE ON HAVEN HILL INC
Mailing Address P O BOX 1272

Account Number 379
Property Location 38 CHARLES ST
Property Use SINGLE FAM
Most Recent Sale Date 8/15/2018
Legal Reference 4593-443
Grantor MULLEN CHRISTOPHER & TERESA
Sale Price 280,000
Land Area 0.450 acres

City ROCHESTER
Mailing State NH
Parcel/Zoning R2

Zip 03866-1272

Current Property Assessment

Card 1 Value	Building Value 0	Land Value 26,800	Total Value 26,800
Total Parcel Value	Building Value 39,600	Land Value 26,800	Total Value 66,400

Building Description

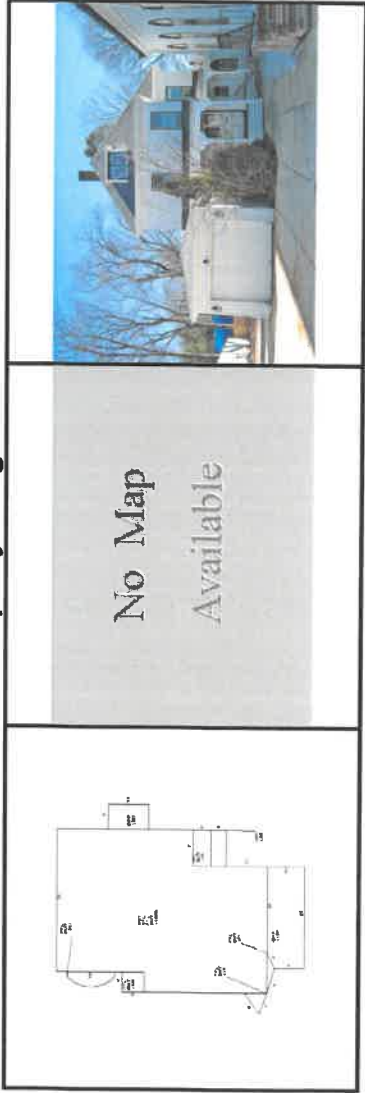
Building Style OLD STYLE	Foundation Type BRICK/STONE	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1885	Roof Structure HIP	Heating Type STEAM
Building Grade GOOD (-)	Roof Cover ASPH SHINGLE	Heating Fuel GAS
Building Condition Avg-Good	Siding ALUMINUM	Air Conditioning 0%
Finished Area (SF) 3683	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 12	# of Bedrooms 6	# of Full Baths 1
# of 3/4 Baths 2	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

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



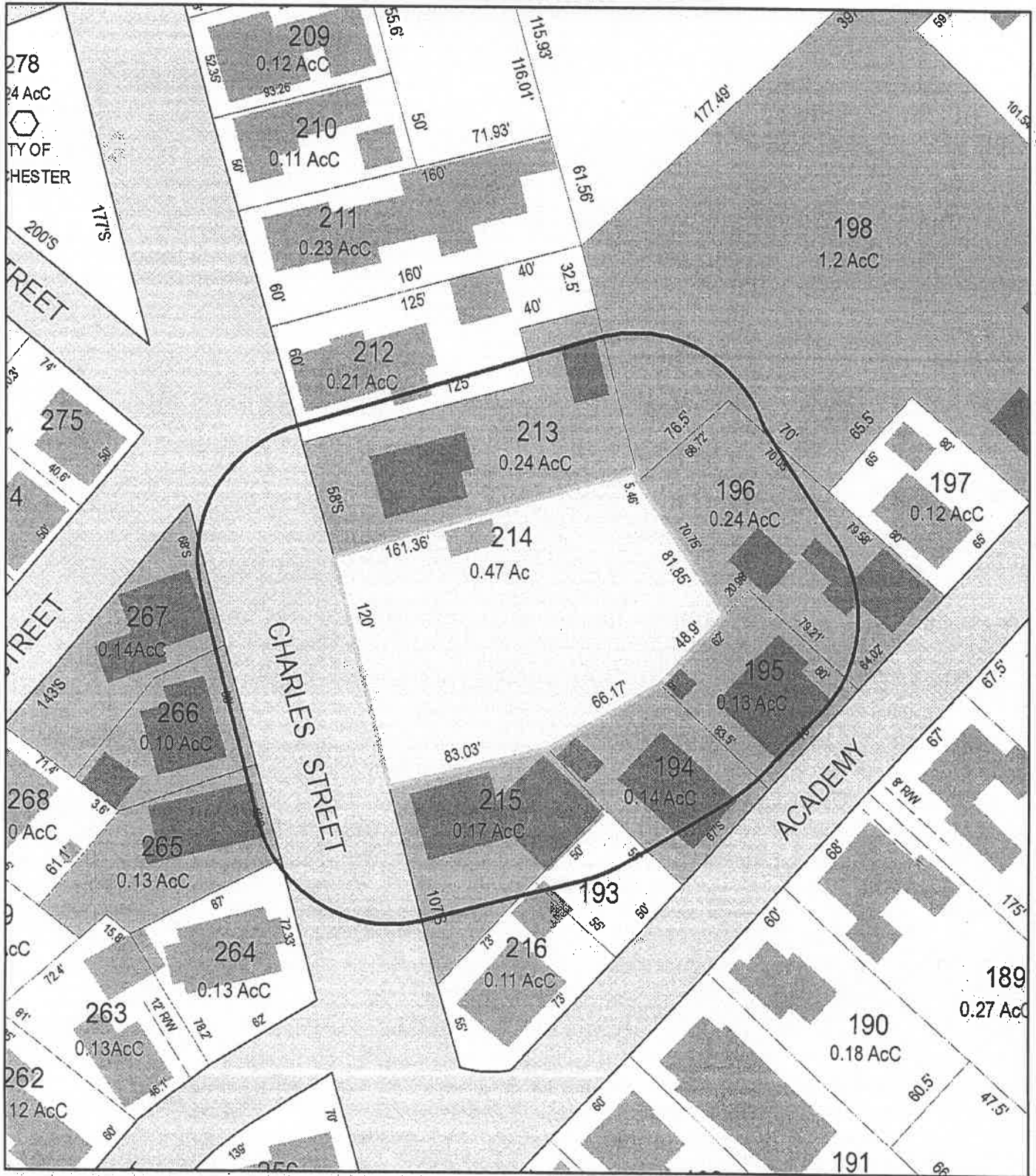
Rochester, NH

1 inch = 70 Feet



June 18, 2021

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CITY OF ROCHESTER, NEW HAMPSHIRE
AGENT REPRESENTING OWNER - AUTHORIZATION

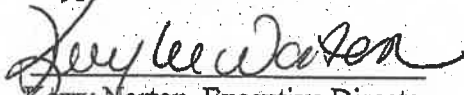
Property Address: 38 Charles St. Rochester, New Hampshire
Map, Lot: 0125-0214-0000
Owner: Hope on Haven Hill Inc.
Owner's Address: P.O. Box 1272 Rochester, New Hampshire
03867

Owner's Designated Representative: Devine Millimet & Branch, P.A., 30 Penhallow Street, Suite 300, Portsmouth, New Hampshire, 03801

I, Kerry Norton, am the Executive Director of the Owner of record of the Property.

I, Kerry Norton, hereby authorize and designate Devine, Millimet & Branch, P.A. to act as the designated representative in all matters relating to a proposal for variance to allow for office and meeting space use at the Property.

Owner: Hope on Haven Hill Inc.


Kerry Norton, Executive Director
Duly Authorized

Date: June 22, 2021



70 foot Abutters List Report

Rochester, NH
June 18, 2021

Subject Property:

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

Mailing Address: HOPE ON HAVEN HILL INC
P O BOX 1272
ROCHESTER, NH 03866-1272

Abutters:

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

Mailing Address: ANN GRACE PROPERTIES LLC
19Y RICHMOND ST
DOVER, NH

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

Mailing Address: ANN GRACE PROPERTIES LLC
19Y RICHMOND ST
DOVER, NH

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

Mailing Address: MARTINEZ RAFAEL ANTONIO CRUZ
17 ACADEMY ST
ROCHESTER, NH 03867-3002

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: 0125-0198-0000
Property Address: 0 ACADEMY ST

Mailing Address: KOZLOWSKI KRZYSZTOF S & RENATA
% CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH 00000

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: 0125-0215-0000
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: MCKENNEY ADAM
50 COTTAGE ST STE A
PORTSMOUTH, NH 03801-4109

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

Mailing Address: AVARDEN INVESTMENTS LLC
453 ROUTE 101
BEDFORD, NH 03110

Parcel Number: 0125-0267-0000
CAMA Number: 0125-0267-0000
Property Address: 35 CHARLES ST

Mailing Address: FERRO JACQUELINE M
35 CHARLES ST
ROCHESTER, NH



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6/18/2021

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Page 1 of 1



Department of Building, Zoning & Licensing Services
CERTIFICATE OF OCCUPANCY

38 CHARLES ST

0125-0214-0000

Issued To: HOPE ON HAVEN HILL INC

P O BOX 1272 ROCHESTER, NH 03866-1272

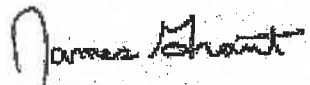
Building Permit #: B-19-276

Permit Issued On: 5/7/2019

For Hope on Haven Hill Inc

The above described building has been inspected for compliance with the requirements of the following International Code, for the occupancy and the use for which the occupancy is classified.

Edition of Code:	2009 International Building Code
Use and Occupancy:	Hope on Haven Hill Inc
Type of Construction:	VB: Any building material permitted by code
Design Occupant load:	16
Sprinkler System	Installed


James Grant

Director of Building, Zoning & Licensing
Services

CO Issued: 8/9/2019