



PLANNING AND DEVELOPMENT DEPARTMENT

City Hall - Second Floor

31 Wakefield Street

Rochester, New Hampshire 03867-1917

(603) 335-1338 • Fax (603) 335-7585

www.rochesternh.net

Planning & Zoning  
Community Development  
Conservation Commission  
Historic District Commission

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2013-01

DATE FILED APR 29, 2012

ZONING BOARD CLERK C. L. L.

Phone No 749-4461

Name of applicant LOUNES YACOB

Address 12 GREENFIELD DR SOMERSWORTH 03878

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

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

Location 784 PORTLAND ST ROCHESTER NH 03868

Map No. 607 Lot No. 53 Zone R1

Description of property HOME WITH INLOW APARTMENT

Proposed use or existing use affected DUPLEX

The undersigned hereby requests a variance to the terms of Article \_\_\_\_\_,  
Section \_\_\_\_\_ and asked that said terms be waived to permit DUPLEX

IN R1 ZONE

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 [Signature]  
(Applicant)

# CRITERIA FOR VARIANCE

Case # \_\_\_\_\_

Date: 11/29/2012

A Variance is requested by Louwes Jacob

from Section \_\_\_\_\_ Subsection \_\_\_\_\_

of the Zoning Ordinance to permit: DUPLEX IN R1 ZONE

at 784 PORTLAND ST Map 107 Lot 53 Zone R1

Facts supporting this request:

1) The proposed use would not diminish surrounding property values because: WE WILL ONLY BE ADDING A SERVICE TO MAKE IT LEGAL - THE APARTMENT IS ALREADY THERE - THIS WILL NOT HAVE ANY NEGATIVE EFFECT ON PROPERTY

2) Granting the variance is not contrary to the public interest because: WILL NOT CHANGE THE OUTSIDE OF PROPERTY - PLENTY OF PARKING

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

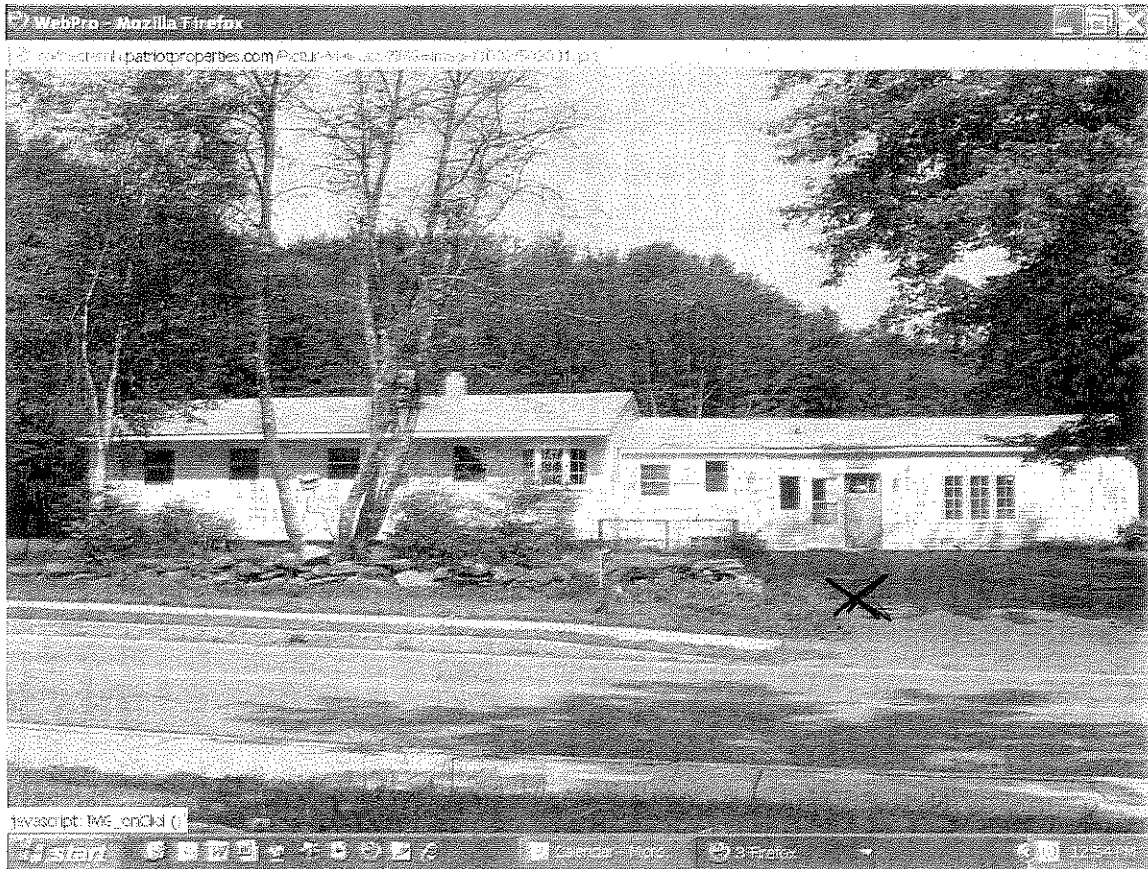
EXIST

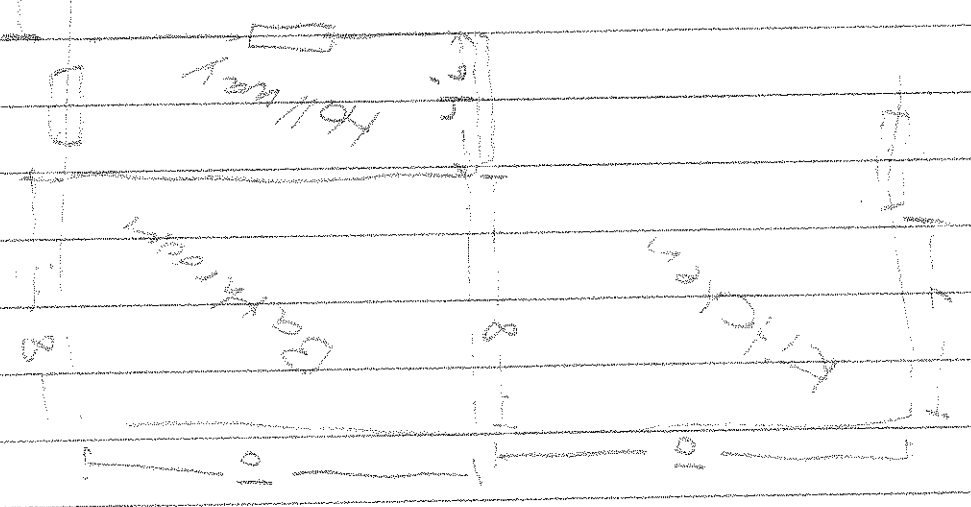
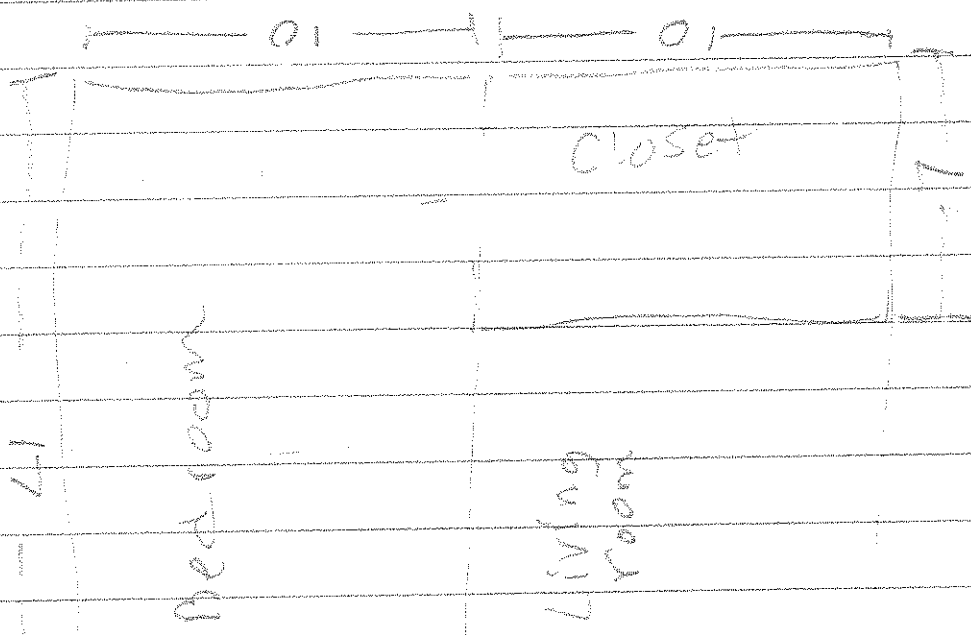
4.) Granting the variance would do substantial justice because: ALREADY EXISTS

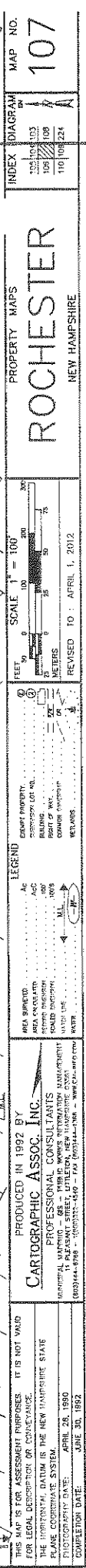
5.) The use is not contrary to the spirit of the ordinance because: ALREADY EXISTS

Name [Signature]

Date: 11/29/2012







NEW HAMPSHIRE

PROPERTY MAPS  
CHESTER  
NEW HAMPSHIRE

EXEMPT PROPERTY . . . . .  
SEMPSON LOT NO. \_\_\_\_\_  
BUILDING . . . . .  
RIGHT OF WAY . . . . .  
COMMON PROPERTY . . . . .  
REMARKS . . . . .

②  
③

\_\_\_\_\_

\_\_\_\_\_  
=  $\frac{78}{10}$  OR

\_\_\_\_\_

\_\_\_\_\_

**LEGEND**

AREA SURVEYED . . . . .	AC
AREA CAPTURED . . . . .	AcC
PERCENT DEVIATION . . . . .	100%
RECALCULATED INDICATION . . . . .	100'S
MAXIMUM USE . . . . .	M.L.
WATER . . . . .	N <sup>o</sup>

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**CARTOGRAPHIC ASSOC. INC.**  
PROFESSIONAL CONSULTANTS  
MUNICIPAL MAPPING - GIS - PUBLIC WORKS INFORMATION MANAGEMENT  
15 PLEASANT STREET, UTTLETON, NEW HAMPSHIRE 03081  
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THIS MAP IS FOR ASSESSMENT PURPOSES FOR LEGAL DESCRIPTION OR CONVEYANCE.	IT IS NOT VALID
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.	
PHOTOGRAPHY DATE: APRIL 28, 1980	
ACQUISITION DATE: APRIL 28, 1980	

Unofficial Property Record Card - Rochester, NH

General Property Data

ParcelID	0107-0053-0000	Account Number	5996
Prior ParcelID	--	Property Location	784 PORTLAND ST
Property Owner	YACOB LOUNES & JOAN C	Property Use	SINGLE FAM
Mailing Address	12 GREENFIELD DR	Most Recent Sale Date	8/16/2012
City	SOMERSWORTH	Legal Reference	4044-850
Mailing State	NH	Grantor	FEDERAL NAT'L MORTGAGE ASSOC.
Zip	03878	Sale Price	54,000
ParcelZoning	R1	Land Area	1.000 acres

Current Property Assessment

Card 1 Value	Building Value	87,200	Yard Items Value	3,800	Land Value	63,100	Total Value	154,200
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Building Description

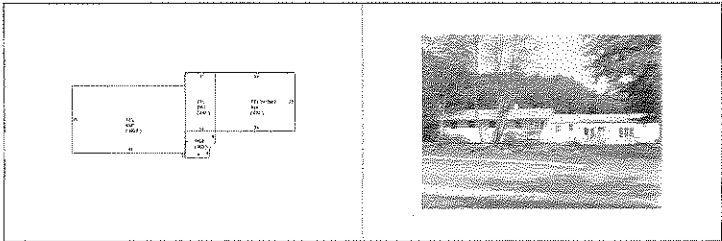
Building Style	RANCH	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	1962	Roof Structure	GABLE	Heating Type	FORCED H/W
Building Grade	AVERAGE	Roof Cover	ASPHALT SH	Heating Fuel	OIL
Building Condition	Avg-Good	Siding	VINYL	Air Conditioning	0%
Finished Area (SF)	1805	Interior Walls	AVERAGE	# of Bent Garages	0
Number Rooms	8	# of Bedrooms	4	# of Full Baths	2
# of 3/4 Baths	1	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 1.000 acres of land mainly classified as SINGLE FAM with a(n) RANCH style building, built about 1962 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 8 room(s), 4 bedroom(s), 2 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.

**City of Rochester, NH**  
Please Print or Type

Applicant: LOUNES YACOB Phone 603-749-4461  
Project Address: 12 GREENFIELD DR SOMERWORTH NH  
03878

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

**LEGAL OWNER OF SUBJECT LOT**

Map	Lot	Zone	Owner Name	Mailing Address
107	53	R1	LOUNES YACOB	154 PORTLAND ST ROCHESTER NH 03868

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
107	52	DOWNING TRANK. REVOCABLE	101 SLAKE DR LEESBURG FL 32043
107	26	1 ROCHESTER REALTY TRUST 2 RAHMAN KATIK PATEL TRUSTEE	58 HIGHLAND ST ROCHESTER NH 03868
107	54	IRENELDA TRUST % ELANDELL 2 GEORGE PHALEN CLAY	744 PORTLAND ST ROCHESTER NH 03868
108	53	SAME AS 107-54	
108	52	CITY OF ROCHESTER	31 WAKEFIELD ST ROCHESTER NH 03868

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form and mail certified notices to abutters and other parties in a complete, accurate, and timely manner, in accordance with applicable law. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Rochester Assessing Office computer - Assess Pro (located in the Revenue Bldg at 19 Wakefield Street)

on this date: 11-28-2012, This is page 1 of 1 pages.

Applicant or Agent: [Signature] Staff Verification: \_\_\_\_\_