



colony used a p d metrocas
net.

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

RECEIVED

AUG 19 2015

APPLICATION FOR SPECIAL EXCEPTION

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2015-20

DATE FILED 8-19-15

R. J. M. M. M.
ZONING BOARD CLERK

Phone No. 335-3600

Name of applicant John Branscombe "Colony Used Auto"

Address 103 Cooper Hill Rd. Nottingham, NH 03290

(if same as applicant, write "same")

Owner of Property Concerned CPJ Properties

(if same as applicant, write "same")

Address 880 Central Ave Dover NH 03820

(if same as applicant, write "same")

Location of property 1850 Milton Rd

Map No. 205

Lot No. 134

Zone HC

The undersigned hereby requests a special exception as provided in

Article: 42.18 e Section: Table 18-D of the Zoning Ordinance

to permit a warehouse to store vehicle transmissions & engines

Description of Property 228'

(give length of the lot lines)

Frontage

Sides

Rear

Proposed use or existing use affected is the Current Motor Vehicle

Junk Yard currently in use.

Signed X John Branscombe
(Applicant)

Date Aug 19, 2015

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: *No change to existing use.*
- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood
YES ☐ NO ☒ Reasoning: *Request for a warehouse to store engines + transmissions on site. The business has been operating at location since 1985.*
- (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: *Building/Warehouse is contained on property.*
- (4) Adequate and appropriate facilities and utilities will be provided to insure the Proper operation of the proposed use or structure
YES ☒ NO ☐ Reasoning: *Keeping a clean & neat grounds and operations of business*
- (5) The proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan
YES ☒ NO ☐ Reasoning: *Warehouse is to continue the spirit of keeping a "Green Yard" Facility*

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

To: City of Rochester

I John Branscote from Colony Used T/Parts request permission to put up a storage building on my property of 1814 Milton Rd. to be denied this request would be a hardship for me and business. I am currently renting a building and were told by the owner he needs the space that I'm in. We now store engine's & transmissions in the building to keep them out of the weather to store them outside would be wrong, with out it "N.H. Green Yard" promise would be broken. I feel keeping everything under cover keeps every thing clean & safe and up to Green Yard code.

thank you

John Branscote

335-3600

U2U5
MAPU134
BLOCKU000
LOT

LOT2

LOT3

1 of 1
CARDTOTAL ASSESSED: 99,600
16628!

Rochester

Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		MILTON RD, ROCHESTER

OWNERSHIP

Owner 1:	CPJ PROPERTIES LLC		
Owner 2:			
Owner 3:			
Street 1:	880 CENTRAL AVE		
Street 2:			
Twn/City:	DOVER		
St/Prov:	NH	Cntry:	
		Own Occ:	N
Postal:	03820	Type:	

PREVIOUS OWNER

Owner 1:	CLARK JOANNE L & JOSEPH G & KE -		
Owner 2:	VIN -		
Street 1:	P O BOX 383		
Twn/City:	NEWFIELDS		
St/Prov:	NH	Cntry:	
Postal:	03856-0383		

NARRATIVE DESCRIPTION

This Parcel contains 2.28 AC of land mainly classified as COM DEV LAND

OTHER ASSESSMENTS

Code	Descrpt/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrpt	%	Item	Code	Descrpt
Z	HC	HIGHWAY	100	U	4	NONE
o				t	4	NONE
n				i	4	NONE
Census:				Exmpt		
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	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
390	COM DEV LA		1		PRIMARY A UNDEVELOPE		1.0	0	90,000	1,000	3015									90,000						90,000	
390	COM DEV LA		1.28		EXCESS AC EXCESS		1.0	0	7,500	1,000	3015									9,600						9,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
390			2.280	99,600	99,600		33721
							GIS Ref
							GIS Ref
							Insp Date
Total Card			2.280	99,600	99,600	Entered Lot Size	
Total Parcel			2.280	99,600	99,600	Total Land: 2.28	
Source:	Market Adj Cost		Total Value per SQ unit /Card: N/A	/Parcel: N/A		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
2014	390	FV		0	2.28	99,600	99,600	99,600	Year End Roll	9/29/2014
2013	390	FV		0	2.28	99,600	99,600	99,600	Year End Roll	9/4/2013
2012	390	FV		0	2.28	99,600	99,600	99,600	Year End Roll	9/20/2012
2011	390	FV		0	2.28	99,600	99,600	99,600	Year End Roll	9/27/2011
2010	390	FV		0	2.28	99,600	99,600	99,600	roll	8/26/2010
2009	390	FV		0	2.28	109,600	109,600	109,600	Year End Roll	9/24/2009
2008	390	FV		0	2.28	109,600	109,600	109,600		8/25/2008
2007	390	FV		0	2.28	109,600	109,600	109,600	Year End Roll	9/26/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CLARK JOANNE L	3087-459	1	10/15/2004	Multi Parcel	330,000	No	No	4		
JACKSON GLADYS	1186-38		8/28/1985			No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date: 08/25/15
Time: 11:54:02

LAST REV

Date: 07/13/12
Time: 16:57:19

vema

6628

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:
Land Reason:
Blld Reason:

BUILDING PERMITS

Date	Number	Descrpt	Amount	C/O	Last Visit	Fed Code	F. Descrpt	Comment
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ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2004	DEED CHANGE	VW	VIRGINIA
6/13/2002	OWN ADD CHG	VW	VIRGINIA
11/6/2001	NO INSP	GN	GAYE

Sign:

VERIFICATION OF VISIT NOT DATA

//_

Total AC/HA: 2.28000 Total SF/SM: 99316.80 Parcel LUC: 390 COM DEV LAND Prime NB Desc: COMMERCIAL

Total: 99,600 Spl Credit: Total: 99,600

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

kareng

2015





O' Abutters List Report

Rochester, NH
August 25, 2015

175.00
23.58

198.58

Subject Property:

Parcel Number: 0205-0134-0000
CAMA Number: 0205-0134-0000
Property Address: 0 MILTON RD

Mailing Address: CPJ PROPERTIES LLC
880 CENTRAL AVE
DOVER, NH 03820

Abutters:

Parcel Number: 0204-0051-0000
CAMA Number: 0204-0051-0000
Property Address: 194 MILTON RD

Mailing Address: DYMENT REALTY LLC
194 MILTON RD
ROCHESTER, NH 03868

Parcel Number: 0204-0082-0000
CAMA Number: 0204-0082-0000
Property Address: 191 MILTON RD

Mailing Address: DRAPEAU SCOTT H & AMBER
191 MILTON RD
ROCHESTER, NH 03868

Parcel Number: 0204-0083-0000
CAMA Number: 0204-0083-0000
Property Address: 181 MILTON RD

Mailing Address: ARVENITIS CHARLES S JR & ARVENITIS
PAUL E &
181 A MILTON RD
ROCHESTER, NH 03867

Parcel Number: 0205-0132-0000
CAMA Number: 0205-0132-0000
Property Address: 188 MILTON RD

Mailing Address: PELLETIER HERMAN V JR & PEARL
IRRE TRUST % TRUSTEES
P O BOX 1414
MILTON, NH 03851-1414

Parcel Number: 0205-0133-0000
CAMA Number: 0205-0133-0000
Property Address: 190 MILTON RD

Mailing Address: BGF-A LLC
240 RIVERSIDE DR
AUGUSTA, ME 04330-4135

Parcel Number: 0205-0135-0000
CAMA Number: 0205-0135-0000
Property Address: 185 MILTON RD

Mailing Address: CPJ PROPERTIES LLC
880 CENTRAL AVE
DOVER, NH 03820

Parcel Number: 0205-0137-0000
CAMA Number: 0205-0137-0000
Property Address: 181 MILTON RD

Mailing Address: ARVENITIS CHARLES S JR & PAUL E &
BRANSCOMBE JOHN J
181 A MILTON RD
ROCHESTER, NH 03868-8714



www.cai-tech.com

8/25/2015

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