



## City of Rochester, New Hampshire

Department of Building Safety  
31 Wakefield Street \* Rochester, NH 03867  
(603) 332-3508 \* Fax (603) 509-1412

RECEIVED

AUG 24 2016

### APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

Phone No 603-522-6637

Name of applicant KERRY H. FOX

Address Fox Survey Company PO Box 489 Sanbornville, NH 03872

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

Address 18 Stephens Drive Rochester, NH 03867  
(If the same as applicant, write "same")

Location 18 Stephens Drive

Map No. 236 Lot No. 43 Zone Agricultural

Description of property 1.36 acre parcel w/ 255.71' of road frontage.

Proposed use or existing use affected existing use - single family residential

The undersigned hereby requests a variance to the terms of Article 42.A,  
Section 216 and asked that said terms be waived to permit a lot line adj. w/ lot 236-41

If applicable in this case, the undersigned also requests a waiver from the requirement to  
provide a certified plot plan, (see attached request sheet) Yes \_\_\_\_\_ No X

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 \_\_\_\_\_

(Applicant)

FOX Survey & ya hco. com Continue on Page 2

CRITERIA FOR VARIANCE

Case # 2016-22

Date: 8/24/16

A Variance is requested by Stephen Brochu

from Section 42.19 Subsection B16

of the Zoning Ordinance to permit: a boundary line adjustment between  
Lot 236-43 and Lot 236-44

at 18 Stephens Drive Map 236 Lot 43 Zone Agricultural

Facts supporting this request: "SEE ATTACHED SHEETS"

1) The proposed use would not diminish surrounding property values because:

\_\_\_\_\_  
\_\_\_\_\_

2) Granting the variance is not contrary to the public interest because: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

4.) Granting the variance would do substantial justice because: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

5.) The use is not contrary to the spirit of the ordinance because: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Name



Date: 08/23/2016



# FOX SURVEY COMPANY

PO Box 489 Sanbornville, NH 03872 Tel: 603-522-6637

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## AUTHORIZATION OF AGENT

Date: June 13, 2016

RE: Stephen Brochu, Lot 236-<sup>43</sup>~~44~~, Stephens Drive, Rochester, NH

I do hereby authorize Kerry M. Fox to act on my behalf before such Boards and Agencies in the city of Rochester, NH as may be necessary to complete applications on my behalf. I do also authorize Kerry M. Fox to sign any applications as may be required to complete representations or applications on my behalf.

STEPHEN BROCHU

Signature



# FOX SURVEY COMPANY

PO Box 489 Sanbornville, NH 03872 Tel: 603-522-6637

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## LETTER OF INTENT

August 23, 2016

RE: Stephen Brochu, Lot 236-43, 18 Stephens Drive, Rochester, NH

Dear Rochester Zoning Board Members,

Mr. Brochu would like to adjust the boundary between Lot 236-43 and Lot 236-44. Both parcels are owned by Mr. Brochu. His parents once resided on Lot 236-44 and Stephen plans to live there now and would be selling his home at 18 Stephens Drive, Lot 236-43, in the near future. The only caveat here is that there is a pet cemetery found on Lot 236-43 that he would like to have as part of Lot 236-44 and thus the need for adjusting the boundary between these two parcels.

I have been told by the Rochester Planning Department that Lot 236-43 meets all zoning requirements except for Section 42.19 (b) 16. This requires any approved lot to have at least 3,000 square feet of buildable footprint outside of any required setback and that it be rectangular in shape and at least 30 feet wide. Unfortunately with this older lot of record and the constraints created by the wetland found on the property this is not possible. The lot does have in excess of 3,000 square feet of buildable area but it is not contiguous. There are two small areas, one being in the area of the proposed boundary adjustment and the other by the existing mobile home. Please see attached plan.

The intent is to adjust the lot line between the two properties so the cemetery can be part of Lot 236-44 while still leaving at least 3,000 square feet of buildable envelope. I hope this adds some clarity to what is being asked for by Mr. Brochu and I look forward to discussing it with you in greater detail on the evening of September 14, 2016.

Sincerely,

Kerry M. Fox L.L.S. 837



# FOX SURVEY COMPANY

PO Box 489 Sanbornville, NH 03872 Tel: 603-522-6637

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## VARIANCE CRITERIA

August 23, 2016

RE: Stephen Brochu, Stephens Drive, Lot 236-43, Rochester, NH

1. The proposed use would not diminish surrounding properties because: Lot 236-43 is a developed lot of record. There is an existing home, septic system and well located on the property. An adjustment to the boundary with abutting Lot 236-44 in the area of the pet cemetery will require taking 2,083.93 square feet of land out of Lot 236-43. This adjustment will still leave Lot 236-43 as a conforming lot of record with regards to both road frontage and lot size. This change seems rather insignificant and certainly would have not diminish surrounding property values.
2. Granting the variance is not contrary to the public interest because: The variance is being applied for because Lot 236-43 does not comply with Section 42.19 (b) 16 and because of this Mr. Brochu cannot adjust the boundary to include the pet cemetery with Lot 236-44. This was where his mother and father resided and this is where Steve plans to live. He is going to sell Lot 236-43 but wants to retain ownership to the land around the cemetery. I think most of us who are animal lovers would want to do the same thing.
3. Denial of the variance would result in an unnecessary hardship to the owner because of the following special circumstances of the property: Section 42.19 (b)16 Dimensional Regulations-Lot Area-Usable land states no lot shall be approved unless a rectangle measuring at least 3,000 square feet can fit inside the lot beyond any required setbacks, wetlands, wetland buffers, or slopes >25 percent. The rectangle must be located in an accessible part of the lot and its width must measure at least 30 feet. The hardship in this case is in applying a regulation applicable to a newly created lot and trying to make it conform to a parcel that was created pre-1967. This lot is also rather special in that the entire

back yard consists of poorly drained soils (wetlands) and after applying the 50 foot setback as required along with right-of-way and sideline setbacks this lot has only two small areas that would meet the definition of buildable area. One area contains 2,304 square feet the other contains 1,409 square feet. These are not contiguous areas.

4. Granting the variance would do substantial justice because: The variance will allow Mr. Brochu to continue on with the lot line adjustment process so that he may attach that portion of Lot 236-43, inclusive of the pet cemetery, to Lot 236-44 where he plans to reside. He would like the ability to care and maintain that area in the future and feels this is the best way.
5. The use is not contrary to the spirit of the ordinance because: The use will remain the same for Lot 236-43. This is a single-family residential lot with a State approved septic and existing artesian well. The variance and the following lot adjustment will not alter or change any of these existing conditions and in this proposal still will leave Lot 236-43 with a non-contiguous 3,007 square feet of buildable envelope.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kerry M. Fox', with a large, stylized loop at the end.

Kerry M. Fox L.L.S. 837



Doiron Environmental LLC  
720 Browns Ridge Road  
Ossipee, NH 03864

April 14, 2016

Kerry Fox  
Fox Survey Company  
PO Box 489  
Sanbornville, NH 03872

RE: Wetland Delineation Report  
Brochu Property  
Tax Map 236, Lots 43 & 44  
Stephens Drive  
Rochester, NH

Dear Mr. Fox,

Per your request and our contract dated April 5, 2016, Doiron Environmental LLC (DE) conducted a wetland delineation at the referenced properties on April 5, 2016. Approximately 4.4 acres were assessed for the presence of jurisdictional wetlands. This area lies within the "Approximate Extent of Wetland Delineation" boundaries as depicted in the attached sketch. The purpose of this delineation was to demarcate the wetland boundaries within these properties in order to assess layout options for a lot line adjustment project. The parcels are located at the northwest end of Stephens Drive and are partially developed with residential structures. The remaining areas are wooded or meadow.

The wetland delineation was performed in accordance with the *Corps of Engineers Wetlands Delineation Manual* and *Regional Supplement* using the Routine Determinations Method. The following standards were used to identify and classify jurisdictional wetlands.

1. Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1. U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
2. U.S. Army Corps of Engineers. 2011. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region* (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, C. V. Noble, and J. F. Berkowitz. ERDC/EL TR-12-1. U.S. Army Engineer Research and Development Center, Vicksburg, MS.
3. United States Department of Agriculture, Natural Resources Conservation Service. 2010. *Field Indicators of Hydric Soils in the United States*, Version 7.0. L.M. Vasilas, G.W. Hurt, and C.V. Noble (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.
4. New England Hydric Soils Technical Committee. 2004. 3<sup>rd</sup> ed., *Field Indicators for Identifying Hydric Soils in New England*. New England Interstate Water Pollution Control Commission, Lowell, MA.
5. Lichvar, R.W., M. Butterwick, N.C. Melvin, and W.N. Kirchner. 2014. *The National Wetland Plant List: 2014 Update of Wetland Ratings*. Phytoneuron 2014-41: 1-42.

6. United States Department of the Interior, Fish, and Wildlife Service. 1979. *Classification of Wetlands and Deepwater Habitats of the United States*. FWS/OBS-79/31.

Wetland boundaries are identified in the field with arctic pink flagging. No very poorly drained soils were observed within the parcels. The approximate locations of the delineated boundaries are shown on the attached sketch. DE recommends that the flags be survey located as soon as possible and depicted on a plan. The following flag numbers were used.

Wetlands: A1 – A25 Both Open


According to the *Classification of Wetlands and Deepwater Habitats of the United States*, the wetland systems are classified as palustrine, forested, broad-leaved deciduous, seasonally flooded/saturated (PFO1E) and palustrine, emergent, persistent, seasonally flooded/saturated (PEM1E).

Plant species observed in or adjacent to the wetland system include red maple (*Acer rubrum*), meadowsweet (*Spiraea latifolia*), steeplebush (*Spiraea tomentosa*), sensitive fern (*Onoclea sensibilis*), broad-leaf cat-tail (*Typha latifolia*), purple loosestrife (*Lythrum salicaria*), lurid sedge (*Carex lurida*), fringed sedge (*Carex crinita*), and soft rush (*Juncus effusus*). Soils within the wetland system are dominated by poorly drained soils meeting the criteria of indicators A11 as defined in the *Field Indicators of Hydric Soils in the United States*. Observed wetland hydrology indicators include surface water, high water table, soil saturation, and oxidized rhizospheres.

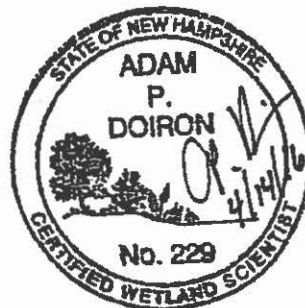
During the delineation, disturbed soils were observed within the flagged wetland area on Lot 43. Mixing within the upper four to eight inches of soil was present in portions of the wet meadow area. However, no evidence of fill material being placed in wetland was observed. Wetland permit jurisdiction under RSA 482-A:3, I or its predecessor statute, RSA 483-A:1, I, took effect on July 2, 1969 for freshwater wetlands. Any fill or soil disturbing activity occurring in wetlands without a permit since this date may be a violation and subject to fines and/or restoration requirements. Documentation verifying that the impacts occurred before July 2, 1969, or after this date with a permit, may be required if new permits are sought from the New Hampshire Department of Environmental Services (NHDES).

Please contact me at (603) 581-4478 with any questions.

Sincerely,  
Doiron Environmental LLC

  
Adam P. Doiron CWS, CSS, CPESC  
Principal

Enclosure







# Tax Map 236, Lots 43 & 44

Rochester, NH

1 inch = 200 Feet



www.cal-tech.com



April 14, 2016

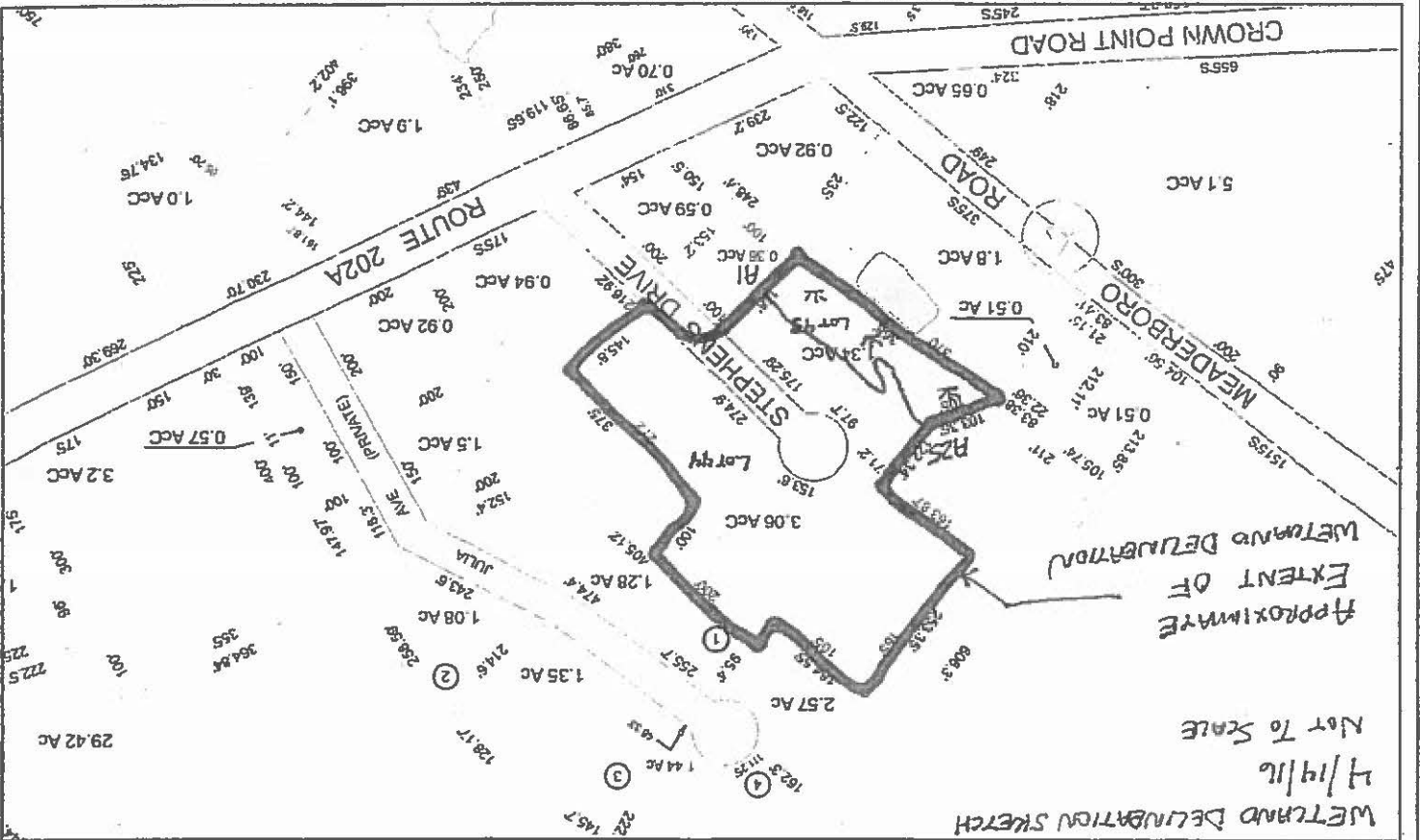
Brochu Properties

WETLAND DELIBERATION SKETCH

4/19/16

Not To Scale

APPROXIMATE  
EXTENT OF  
WETLAND DELIBERATION



Data shown on this map is provided for planning and informational purposes only. The municipality and Cal Technologies are not responsible for any use for other purposes or results or misrepresentation of this map.



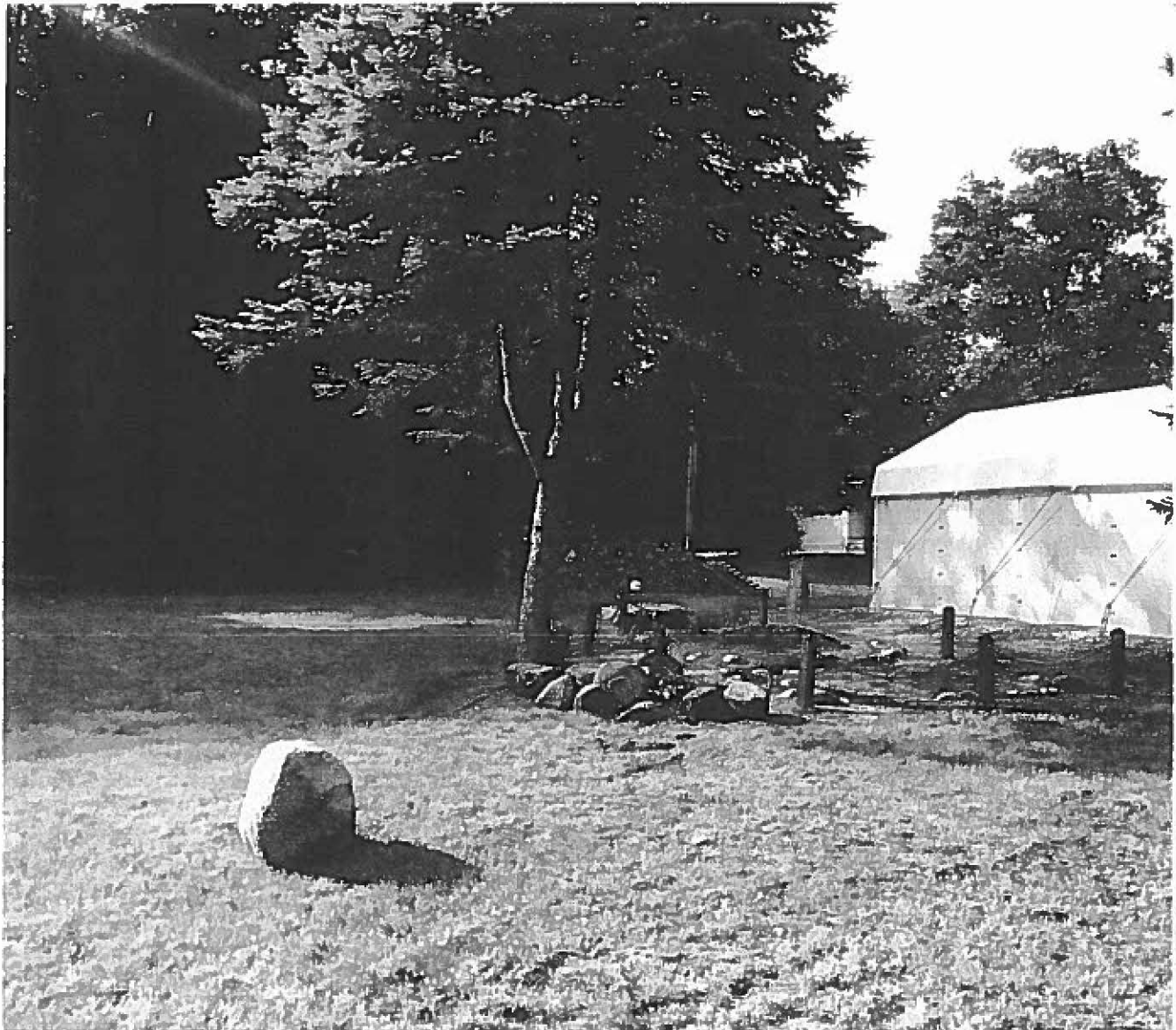


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Size: 1.8 MB





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File size: 1.1 MB

















**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
18		STEPHENS DR, ROCHESTER

**OWNERSHIP**

Owner 1:	BROCHU STEPHEN M
Owner 2:	
Owner 3:	
Street 1:	18 STEPHENS DR
Street 2:	
Twn/City:	ROCHESTER
St/Prov:	NH Cntry
Postal:	03867-4228

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 1.34 AC of land mainly classified as MFG OWN LAND with a(n) MANUFACTURED Building Built about 1971, Having Primarily ALUM/VINYL Exterior and N/A Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms Total, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Inf

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	A	AGRICULT	100	U	0	SEPTIC
o				t	8	WELL
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 / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infr 1	%	Infr 2	%	Infr 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	MFG OWN L		1		PRIMARY A SITE		1.0	0	45,000	1.000	1030									45,000			0			45,000	
105	MFG OWN L		0.34		WASTE AC/WASTE		1.0	0	100	1.000	1030									34			0			100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
105	22,400		1.340	45,100	67,500		35735
							GIS Ref
							GIS Ref
							Insp Date
Total Card	22,400		1.340	45,100	67,500	Entered Lot Size	
Total Parcel	22,400		1.340	45,100	67,500	Total Land: 1.34	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	95.34	/Parcel:	95.34	Land Unit Type:	AC

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	105	FV	22,400	0	1.34	45,100	67,500	67,500	Year-end	10/1/2015
2014	105	FV	22,400	0	1.34	45,100	67,500	67,500	Year End Roll	9/29/2014
2013	105	FV	19,200	0	1.34	60,100	79,300	79,300	Year End Roll	9/4/2013
2012	105	FV	19,200	0	1.34	60,100	79,300	79,300	Year End Roll	9/20/2012
2011	105	FV	19,200	0	1.34	60,100	79,300	79,300	Year End Roll	9/27/2011
2010	105	FV	25,500	0	1.34	60,100	85,600	85,600	roll	8/26/2010
2009	105	FV	28,300	0	1.34	60,100	88,400	88,400	Year End Roll	9/24/2009
2008	105	FV	47,000	0	1.34	60,100	107,100	107,100		8/25/2008

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PINE HILL MO HO	2167-697	2	8/25/1999			No	No	4		
BROCHU ROBERT &	2131-609	1	8/11/1999	Fam/Friends		Yes	No	4		
MARCHAND NORMAN	944-305	1	4/19/1974			No	No	4		
LACHANCE DONALD	856-174		4/14/1969			No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
8/31/1999	756		7,500					NEW MOBILE

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/20/2011	CORRECTION	GN	GAYE
3/28/2000	NO INSP	TG	THERESA
1/19/2000	NO INSP	GN	GAYE
12/15/1999	MEAS+INSPCTD	TM	TOM

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.34000 Total SF/SM: 58370.40 Parcel LUC: 105 MFG OWN LAND Prime NB Desc: RESIDENTIAL

Total: 45,034 Spl Credit: Total: 45,100

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

kareng 2016



### SKETCH

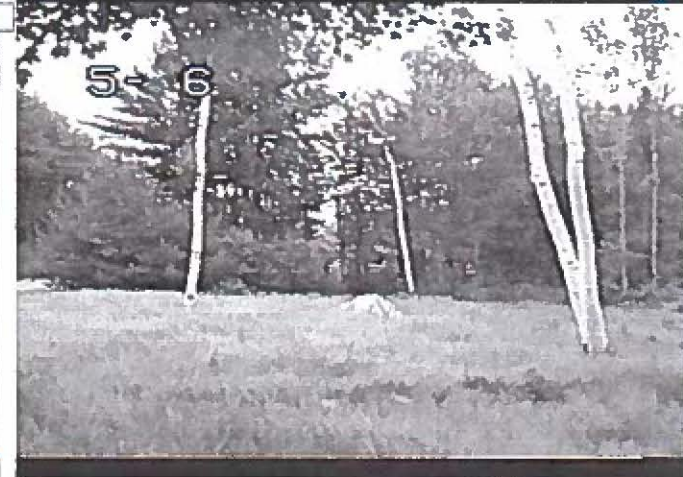
No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

[illegible]

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	1ST FLOOR	708	51.820	36,692						
WDK	WOOD DECK	148	10.010	1,481						
Net Sketched Area:		856	Total:	38,173						
Size Ad	708	Gross Area	856	Fin Area	708					

[illegible]

**AssessPro Patriot Properties, Inc**



Rochester



**Patriot**  
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		STEPHENS DR, ROCHESTER

OWNERSHIP

Owner 1:	BROCHU STEPHEN
Owner 2:	
Owner 3:	
Street 1:	25 STEPHENS DR
Street 2:	
Twn/City:	ROCHESTER
St/Prov:	NH Cntry
Postal:	03867-4228
Own Occ:	Y
Type:	

PREVIOUS OWNER

Owner 1:	BROCHU ROBERT & CORRINE -
Owner 2:	-
Street 1:	25 STEPHENS DR
Twn/City:	ROCHESTER
St/Prov:	NH Cntry
Postal:	03867

NARRATIVE DESCRIPTION

This Parcel contains 3.06 AC of land mainly classified as MFG OWN LAND with a(n) MANUFACTURED Building Built about 1974, Having Primarily ALUM/VINYL Exterior and N/A Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms Total, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	A	AGRICULT	100	U	0	SEPTIC
o				t	8	WELL
n				l	4	NONE
Census:				Exmpt	v6	VET WIDOW 1
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	MFG OWN L/		1		PRIMARY A SITE		1.0	0	45,000.	1.000	1030									45,000						45,000	
105	MFG OWN L/		2.06		EXCESS AC/EXCESS		1.0	0	2,500.	1.000	1030									5,150						5,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
105	27,600	300	3.060	50,100	78,000		35736
							GIS Ref
							GIS Ref
							Insp Date
Total Card	27,600	300	3.060	50,100	78,000	Entered Lot Size	
Total Parcel	27,600	300	3.060	50,100	78,000	Total Land: 3.06	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	79.27	/Parcel:	79.27	Land Unit Type: AC	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	107	FV	26,500	300	3.06	50,100	76,900	76,900	Year-end	10/1/2015
2014	107	FV	26,500	300	3.06	50,100	76,900	76,900	Year End Roll	9/29/2014
2013	107	FV	20,900	300	3.06	67,200	88,400	88,400	Year End Roll	9/4/2013
2012	107	FV	20,900	300	3.06	67,200	88,400	88,400	Year End Roll	9/20/2012
2011	107	FV	20,900	300	3.06	67,200	88,400	88,400	Year End Roll	9/27/2011
2010	107	FV	32,000	300	3.06	67,200	99,500	99,500	roll	8/26/2010
2009	107	FV	32,000	300	3.06	67,200	99,500	99,500	Year End Roll	9/24/2009
2008	107	FV	54,500	200	3.06	68,200	122,900	122,900		8/25/2008

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROCHU CORRINE	4372-761	2	2/3/2016	Life/Defer'd	35,000	No	No	4		
MARCHAND NORMAN	944-305	1	4/19/1974			No	No	4		
ROBBINS DELMONT	784-307		9/14/1964			No	No			
RAND ELIZABETH	764-462		7/9/1963			No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2016	DEED CHANGE	VK	VERNA
5/2/2016	EXMPT OUT	VK	VERNA
1/22/2016	CORRECTION	TG	THERESA
1/5/2016	VETERAN ADD	VK	VERNA
4/21/2011	EXMPT ADD	GN	GAYE
12/9/2005	EXMPT ADD	GN	GAYE
12/9/2004	EXMPT ADD	GN	GAYE
12/8/2004	CORRECTION	TM	TOM
12/16/2002	OWN ADD CHG	GN	GAYE
Sign:	VERIFICATION OF VISIT NOT DATA		

Total AC/HA: 3.06000 Total SF/SM: 133293.59 Parcel LUC: 105 MFG OWN LAND Prime NB Desc: RESIDENTIAL

Total: 50,150 Spl Credit: Total: 50,100

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

kareng

2016



## EXTERIOR INFORMATION

Type:	11 - MANUFACTURED
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	12 - PIER/SLAB
Frame:	01 - WOOD
Prime Wall:	27 - ALUM/VINYL
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	OTHER
View / Desir:	A - AVERAGE

## GENERAL INFORMATION

Grade:	C - AVERAGE
Year Bilt:	1974 Eff Yr Bilt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	6 - AVERAGE
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	8 - AVERAGE
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	SAME
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED W/A
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac:
% Com Wal:	% Sprinkled

## 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	JFact	Juris. Value
01	SHED FRAME	D Y	1	10X11	D	FR	1979	5.61	T	55	105			300			300

## BATH FEATURES

Full Bath:	1 Rating: SAME
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

## OTHER FEATURES

Kits:	1 Rating: SAME
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	GD - Good	66.8 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		66.8 %

## CALC SUMMARY

Basic \$ / SQ:	48.19
Size Adj:	1.01219511
Const Adj:	1.00000000
Adj \$ / SQ:	48.778
Other Features:	11200
Grade Factor:	1.00
Neighborhood Inf:	1.21000004
LUC Factor:	1.04
Adj Total:	83064
Depreciation:	55487
Depreciated Total:	27577

## COMMENTS

HIGHLAND 12X65 SER 72-0151 LIFE ESTATE TO CORRINE BROCHU.

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RM: 5 BR: 2 Baths: 1 HB		

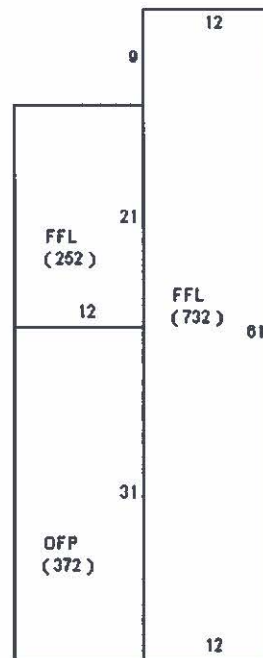
## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	984	48.780	47,997
OFF	OPEN PORCH	372	18.310	6,810

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
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Net Sketched Area:	1,356	Total:	54,807
Size Adj	984 Gross Area	1356 FinArea	984

## IMAGE

AssessPro Patriot Properties, Inc

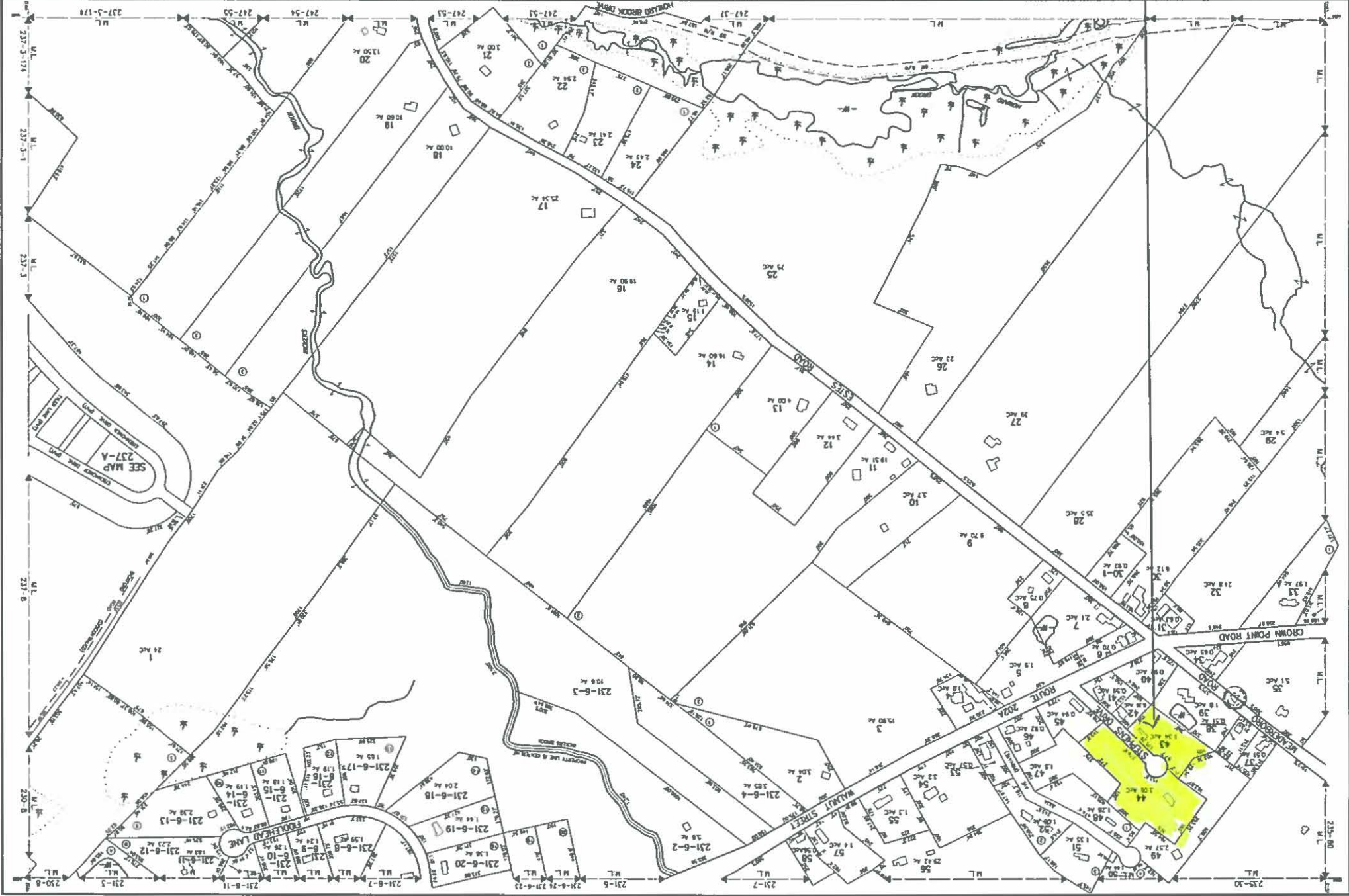
More: N

Total Yard Items: 300

Total Special Features:

Total: 300







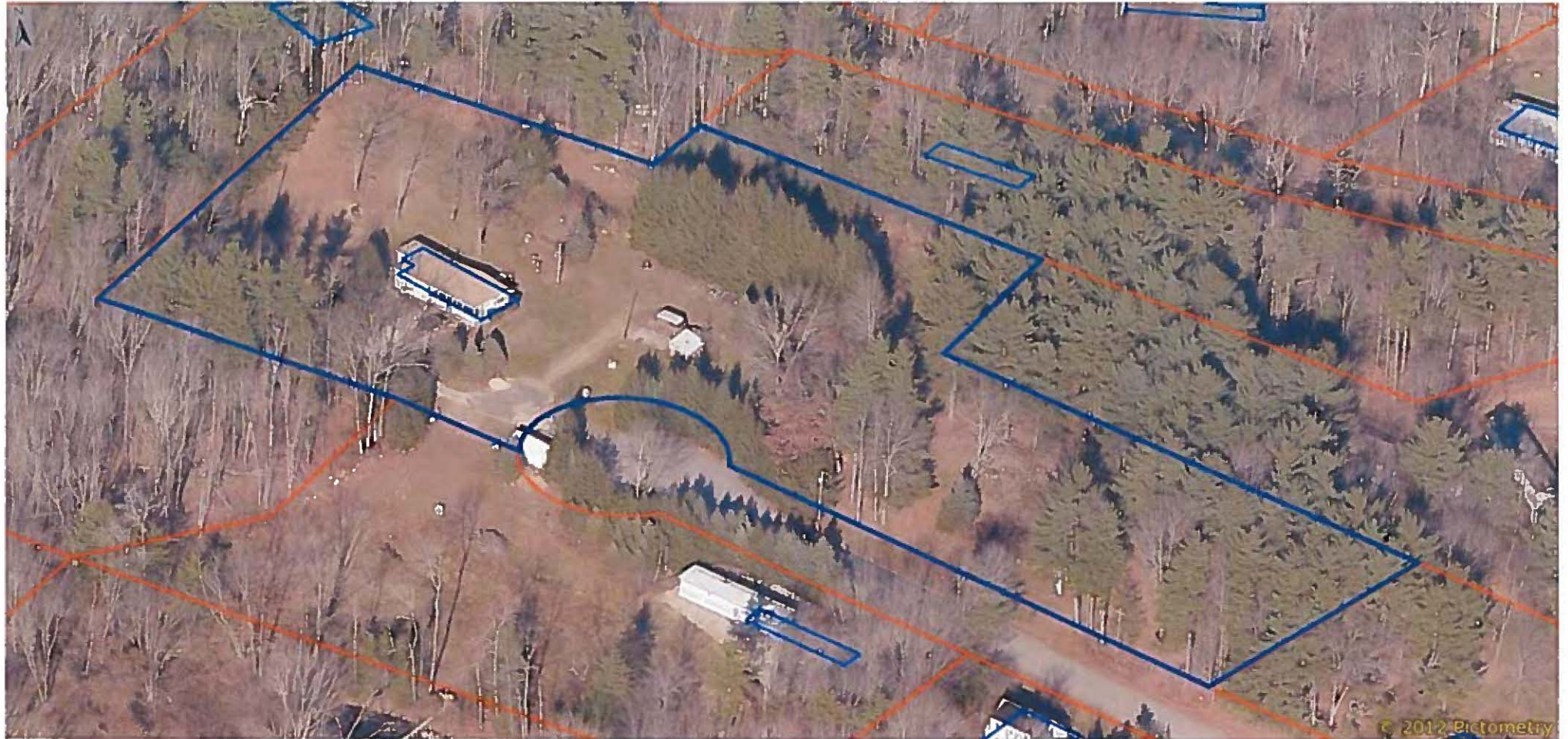
**0236-0043-0000**



11/23/2012



**0236-0044-0000**



11/23/2012



**ABUTTER LIST**City of Rochester, NH  
Please Print or Type175.00  
205.08  
pd OKLODY

Applicant:

KERRY, H. Fox

Phone

(603) 522-6437

RECEIVED

Project Address:

18 Stephens Drive

AUG 24 2016

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
236	43	L	Stephen Brochu	18 Stephens Drive, Rochester, NH 03867

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
236	38	Robert d Pony Meader	9 Meaderboro Rd, Rochester, NH
236	39	Marybeth Schofield	3 Meaderboro Rd. " "
236	40	Paul + Christine Lanoix	1 Meaderboro Rd. " "
236	42	Eleanor Lewis	12 Stephens Drive, Roch. NH
236	49	Eugene Keller	Po Box 839, Rochester, NH

**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

KERRY Fox Fox Survey Co.	Po Box 489 Sanbormville, NH 03872
Adam Doiron Doiron Environmental L.L.C.	720 Browns Ridge Rd. Ossipee, NH 03864

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. 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: 08/23/2016 This is page 1 of 1 pages.

Applicant or Agent:

KERRY, H. Fox