



Planning & Zoning
Community Development
Conservation Commission
Historic District Commission
Arts & 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

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No 332-6242

DO NOT WRITE IN THIS SPACE

CASE NO. 2016-25

DATE FILED 8-11-16

ZONING BOARD CLERK

Name of applicant Wissler Properties, LLC c/o Dwight Wissler

Address 20 Farmington Rd. Rochester, NH 03867

Owner of property concerned Wissler Properties LLC
c/o Dwight Wissler
(If the same as applicant, write "same")

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

Location 18 Farmington Rd.

Map No. 216 221 Lot No. 001 162 Zone GRD

Description of property Volkswagen of Rochester

Proposed use or existing use affected Addition of 7,000 square foot paved parking area
(pervious pavement) to replace an existing gravel parking lot.

The undersigned hereby requests a variance to the terms of Article 42.12,
Section h2 and asked that said terms be waived to permit to allow the use of a parking
lot in the conservation overlay district.

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

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)

AUG 11 2016

Continue on Page 2

CRITERIA FOR VARIANCE

Case # 2011p-25

Date: 8-11-14

A Variance is requested by Wissler Properties, LLC c/o Dwight Wissler

from Section 42.12 Subsection h2

of the Zoning Ordinance to permit: To allow the use of a parking lot in the conservation overlay district.

at Volkswagen of Rochester Map 216 221 Lot 001 162 Zone GRD

Facts supporting this request:

1) The proposed use would not diminish surrounding property values because: The abutting land to the north is a commercial property and is currently under construction for expansion. The existing parking lot being rehabilitated to a porous pavement infiltration system for parking will include the addition of vegetation for buffering purposes. Downstream impacts will be protected by the porous pavement proposed.

2) Granting the variance is not contrary to the public interest because: When the existing gravel parking lot was constructed the curb cut for Lot 162, Tax Map 221 was temporarily suspended. The continued connect to Lot 1 Tax Map 216 for the improved parking and access to the remaining land and not re-opening the access point is in the public's interest. The porous pavement lot is in the public interest for environmental safety and downstream protection.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: Wissler Properties, LLC own both parcels Lot 162, Tax Map 221 and Lot 1, Tax Map 216. The access to Lot 162 is impacted to the point that the entire width is cut off by the buffer from the co-district. Common ownership and continued use and expansion of the parking is critical to the owners thus becoming a hardship driven by the characteristics of the land; i.e. the location of the wetlands and resulting buffer.

4.) Granting the variance would do substantial justice because: The proposal before the Planning Board a part of the site plan review application is to remove a compacted gravel and crushed stone parking lot and rehabilitate this situation with parking in the form of a porous pavement infiltration system. This system treats surface water runoff from not only the new pavement but also pavement existing on site.

5.) The use is not contrary to the spirit of the ordinance because: See Attached

Name  Date: 8-10-16

42.12 h2 Variance Application Cont. - Tax Maps 216 & 221 Lots 001 & 162

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

It is presumed that parking is not allowed within the wetland buffer because of the introduction of impervious surface and potential adverse impacts that could result. With a porous asphalt pavement surface and infiltration bed, the impervious surface is now replaced with a pervious surface. In addition, the aggregate layers within the infiltration bed filter the runoff prior to contact with the natural ground and infiltration. The runoff from the system is self-contained and cleaned.

RECEIVED

AUG 11 2016



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

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August 11, 2016

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

RE: Proposed Site Plan, Wissler Properties, LLC
Tax Map 216, Lot 1 & Tax Map 221, Lot 162

Variance Request – 42.8 C – To allow Pavement in the Setback

Variance Request – 42.12 h.2 – To allow parking in the CO District

Variance Request – 42.12 h.2.H – To allow Land Disturbance within 25 Feet of
the Wetland Edge

Mr. Chairman and Members of the Rochester Zoning Board of Adjustment,

Pursuant to the Zoning Ordinance standards the following variances are hereby requested to Article 42.8.C to allow pavement within the 5-foot side pavement setback within the Granite Ridge District (GRD), Article 42.12 h.2 to allow parking within the Conservation Overlay District, and Article 42.12 h.2.H to allow ground disturbance within the 25-foot no-disturbance buffer of a wetland.

Wissler Properties, LLC is the land owner for two abutting properties, Lot 1, Tax Map 216 and Lot 162, Tax Map 221. Wissler Auto Group, LLC operates (DBA) Volkswagen of Rochester which has historically been located on Lot 1, previous owned by Beranger Realty, Inc. and operated the previous business Beranger Volkswagen. In January of 2014, Wissler Properties, LLC purchased the second parcel, Lot 162, with the intent of expanding the business. Wissler Properties, LLC received a minor site plan review to park up to 10 cars on a gravel parking lot primarily on Lot 162.

At the present time, Wissler Properties, LLC has submitted an application for Major Site Plan Review to the Planning Board in which they are request to pave the parking area with porous asphalt pavement and create an infiltration bed. In completing this they will be removing a compacted gravel and crushed stone parking lot. They are also requesting to install lights for operations and safety.

The following three variance requests are explained in detail.

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Thank you for your time and attention to this matter and we hope you look favorably upon the request.

Respectfully Submitted,

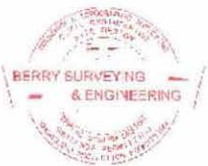
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Kenneth A. Berry, PE, LLS
CPSWQ, CPESC, CESSWI
Principal, VP – Technical Operations

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AUG 11 2016



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(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

0216 0001 0000
MAP BLOCK LOT1 of 1 INDUSTRIAL
CARDTOTAL ASSESSED: 865,400
1636!

Rochester

Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		FARMINGTON RD, ROCHESTER

OWNERSHIP

Owner 1:	WISSLER PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	20 FARMINGTON RD
Street 2:	
Twn/City:	ROCHESTER
St/Prov:	NH
Postat:	03867-4304

PREVIOUS OWNER

Owner 1:	BERANGER ROBERT
Owner 2:	
Street 1:	20 FARMINGTON RD
Twn/City:	ROCHESTER
St/Prov:	NH
Postat:	03867-4304

NARRATIVE DESCRIPTION

This Parcel contains 3.2 AC of land mainly classified as AUTO SALES with a(n) SVC GARAGE Building Built about 1968, Having Primarily CONC BLOCK Exterior and MEMBRANE Roof Cover, with 1 Units, 0 Baths, 3 HalfBaths, 0 3/4 Baths, 0 Rooms Total and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	GRD	GRANITE	100	U	2	CITY SEWER
o				t	9	CITY WATER
n				I	5	PROPANE
Census: GRDD				Exmpt		
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	5	HEAVY

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 Inflr	Neigh Mod	Int 1	%	Int 2	%	Int 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
330	AUTO SALES		2		PRIMARY A SITE		1.0	0 225,000	1,000 3001											450,000						450,000	
330	AUTO SALES		1.2		EXCESS AC/EXCESS		1.0	0 15,000	1,000 3001											18,000						18,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
330	378,500	18,900	3.200	468,000	865,400		27675
							GIS Ref
							GIS Ref
							Insp Date
Total Card	378,500	18,900	3.200	468,000	865,400	Entered Lot Size	
Total Parcel	378,500	18,900	3.200	468,000	865,400	Total Land: 3.2	
Source: Market Adj Cost		Total Value per SQ unit /Card: 87.31			/Parcel: 87.31	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	330	FV	378,500	18900	3.2	468,000	865,400	865,400	Year-end	10/1/2015
2014	330	FV	378,500	18900	3.2	468,000	865,400	865,400	Year End Roll	9/29/2014
2013	330	FV	347,000	18900	3.2	363,000	728,900	728,900	Year End Roll	9/4/2013
2012	330	FV	347,000	18900	3.2	363,000	728,900	728,900	Year End Roll	9/20/2012
2011	330	FV	347,000	18900	3.2	363,000	728,900	728,900	Year End Roll	9/27/2011
2010	330	FV	439,600	18900	3.2	258,000	716,500	716,500	roll	8/26/2010
2009	330	FV	439,600	22700	3.2	283,000	745,300	745,300	Year End Roll	9/24/2009
2008	330	FV	449,000	22700	3.2	283,000	754,700	754,700		8/25/2008

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BERANGER ROBERT	4009-573	1	4/16/2012	Val Lnd&Bldg	900,000	No	No	5		
BERANGER REALTY	1283-392	2	12/30/1986	Multi Parcel		No	No	4		
	850-83		10/25/1968			No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
8/28/2014	8660	ELECTRIC	2,500	C	3/26/2015			
8/28/2014	8534	ELECTRIC	41,413	C	3/26/2015			
6/4/2014	7856	SIGN	12,000	C	3/26/2015			
12/18/2013	6853	ELECTRIC	50,000	C	2/3/2014			
12/9/2013	6798	SIGN	8,107	C	2/3/2014			
10/4/2013	6332	PLUMBING	12,000	C	2/3/2014			
8/19/2013	5914	COMM BLD	658,836	C	2/3/2014			

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2012	OWN ADD CHG	VK	VERNA
6/15/2012	OWN ADD CHG	GN	GAYE
4/23/2012	DEED CHANGE	VK	VERNA
4/23/2012	DEED CHANGE	VK	VERNA
7/3/2008	MEAS+INSPECT	TM	TOM

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 3.20000 Total SF/SM: 139392.00 Parcel LUC: 330 AUTO SALES Prime NB Desc: COMMERCIAL

Total: 468,000 Spl Credit: Total: 468,000

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

kareng

2016

EXTERIOR INFORMATION

Type: 432 - SVC GARAGE
Sty Ht: 2 - 2
(Liv) Units: 1 Total: 1
Foundation: 1 - CONCRETE
Frame: 01 - WOOD
Prime Wall: 21 - CONC BLOCK
Sec Wall: 23 - GLASS 20%
Roof Struct: 4 - FLAT
Roof Cover: 11 - MEMBRANE
Color: WHITE
View / Desir: A - AVERAGE

GENERAL INFORMATION

Grade: B - GOOD (-)
Year Bilt: 1968 Eff Yr Bilt:
Alt LUC:
Jurisdct:
Const Mod:
Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: 13.1
Prim Int Wall: 6 - AVERAGE
Sec Int Wall:
Partition: 7 - TYPICAL
Prim Floors: 8 - AVERAGE
Sec Floors:
Bsmnt Fir:
Bsmnt Gar:
Electric: 3 - TYPICAL
Insulation: 2 - TYPICAL
Int vs Ext: SAME
Heat Fuel: 10 - PROPANE
Heat Type: 1 - FORCED W/A
Heat Sys: 2
% Heated: 100 % AC: 66
Solar HW: NO Central Vac: NO
% Com Wall: % 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
LP	LIGHT W/POLE	D	Y	3	1X1	C	AV	1980	293.75	T	50	330			400			400
PA	PAVING ASPHT	D	Y	1	1X23000	C	AV	1980	1.61	T	50	330			18,500			18,500
OD	DOOR WD/MT	M	S	2	10 X 10	C	AV	1968	7.18	B	28	330			1,000			1,000
OD	DOOR WD/MT	M	S	1	10 X 12	C	AV	1968	6.88	B	28	330			600			600

More N

Total Yard Items: 18,900

Total Special Features: 1,600

Total: 20,500

BATH FEATURES

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

OTHER FEATURES

Kits: Rating:
A Kits: Rating:
Frpl: Rating:
WSFlue: Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: GD - Good 28%
Functional: %
Economic: %
Special: %
Override: %
Total: 28%

CALC SUMMARY

Basic \$ / SQ: 47.42
Size Adj: 0.89319611
Const Adj: 1.00036454
Adj \$ / SQ: 42.371
Other Features: 0
Grade Factor: 1.20
Neighborhood Inf: 0.94999999
LUC Factor: 1.00
Adj Total: 523484
Depreciation: 146576
Depreciated Total: 376909

COMMENTS

ROCHESTER VOLKSWAGON.

RESIDENTIAL GRID

1st Res Grid Desc: # Units
Level FY LR DR D K FR RR BR FB HB L O
Other
Upper
Lvl 2
Lvl 1
Lower
Totals RMs: BRs: Baths: HB 3

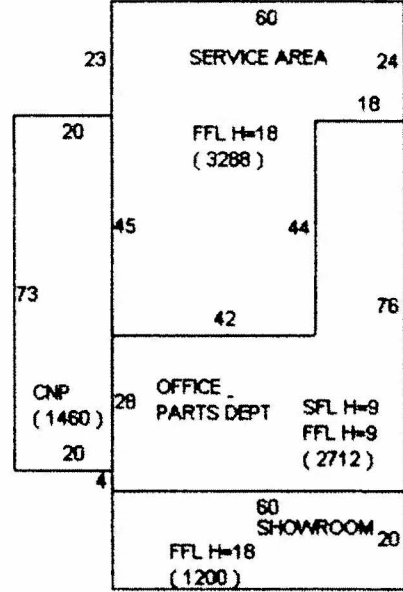
REMODELING

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

RES BREAKDOWN

No	Unit	RMS	BRS	FL
Totals				

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	7,200	46.960	338,127
SFL	2ND FLOOR	2,712	42.370	114,910
CNP	CANOPY	1,460	4.220	6,160
Net Sketched Area:		11,372	Total: 459,197	
Size Adj	9912 Gross Area	11372 FinArea	9912	

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu	# Ten
FFL	100	SHW	12	C+	

IMAGE

AssessPro Patriot Properties, Inc



EXTERIOR INFORMATION

Type: 02 - RAISED RANCH
Sty Ht: 1 - 1
(Liv) Units: 1 Total: 1
Foundation: 1 - CONCRETE
Frame: 01 - WOOD
Prime Wall: 1 - WD SHINGLES
Sec Wall: %
Roof Struct: 1 - GABLE
Roof Cover: 1 - ASPH SHINGLE
Color: GRAY
Leav / Desir: A - AVERAGE

BATH FEATURES

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

COMMENTS

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 RMS: 5 BRs: 2 Baths: 1 HB

GENERAL INFORMATION

Grade: C - AVERAGE
Year Blt: 1969 E# Yr Blt:
Alt LUC: Alt %:
Jurisdic: Fact:
Const Mod:
Lump Sum Adj:

OTHER FEATURES

Kits: 1 Rating: SAME
A Kits: Rating:
Frpt: 1 Rating: SAME
WSFlue: Rating:

CONDO INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL: STD
Trim Int Wall: 1 - DRYWALL
ec Int Wall: %
Partition: T - TYPICAL
Trim Floors: 8 - AVERAGE
Sec Floors: %

DEPRECIATION

Phys Cond: AV - Average 45 %
Functional: %
Economic: C - RESINCOM 90 %
Special: %
Override: %
Total: 94.5 %

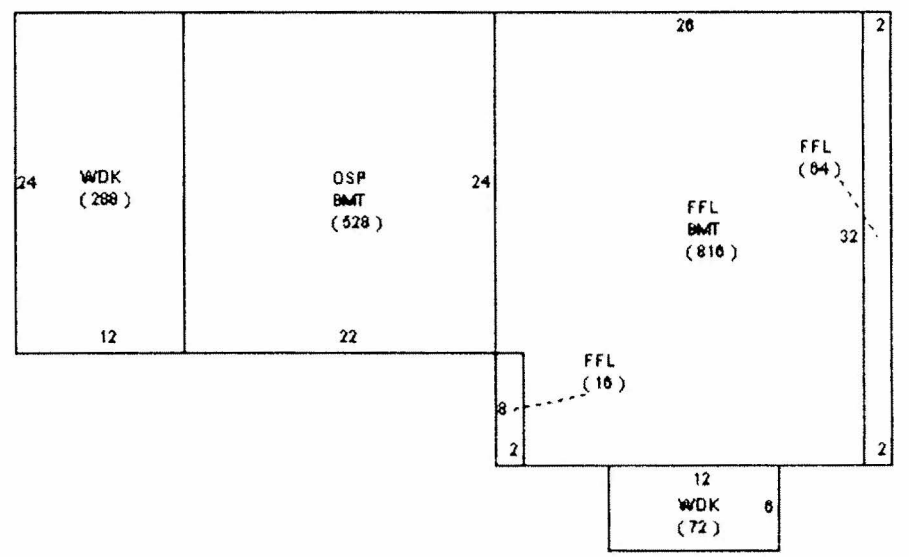
REMODELING

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

RES BREAKDOWN

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

SKETCH



CALC SUMMARY

Basic \$ / SQ: 74.65
Size Adj: 1.19124997
Const Adj: 0.98010004
Adj \$ / SQ: 87.157
Other Features: 27400
Grade Factor: 1.00
Neighborhood Inf: 0.94999999
LUC Factor: 1.00
Adj Total: 137714
Depreciation: 130140
Depreciated Total: 7574

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WRAV/SQ:				Ind. Val:
Juris. Factor:			Before Depr:	82.80
Special Features:	0		Val/Su Net:	2.43
Final Total:	7600		Val/Su SzAd:	8.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,344	20.310	27,293
FFL	1ST FLOOR	896	87.160	78,093
OSP	SCRN PORCH	528	17.490	9,232
WDK	WOOD DECK	360	8.180	2,944

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FBM		33	C

Net Sketched Area: 3,128 Total: 117,562
Size Adj: 896 Gross Area: 3128 FinArea: 896

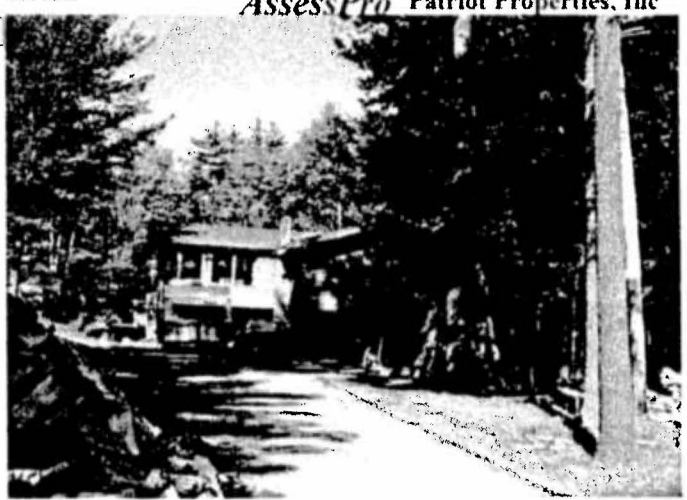
PEC FEATURES/YARD ITEMS

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
LEAN TO	D Y		1	9X4	D	FR	1980	5.05	T	55	101			100			100
LEAN TO	D Y		1	13X13	D	FR	1980	3.14	T	55	101			200			200

PARCEL ID

0221-0162-0000

IMAGE



AssessPro Patriot Properties, Inc

SITE PLAN 0216-0001-0000

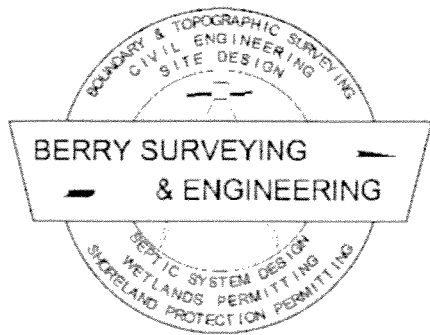


11/30/2012

SITE PAN 0221-0162-0000



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BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

August 9, 2016

Abutters List

Owners of Record

Tax Map 216, Lot 001

Tax Map 221, Lot 162

Wissler Properties LLC
20 Farmington Rd
Rochester, NH 03867-4304
Book 4009, Page 573
Book 4193, Page 444

Abutters

Tax Map 216, Lots 002

David S Thayer
22 Farmington Rd
Rochester, NH 03867-4304
Book 4152, Page 849

Tax Map 216, Lot 028

Miles N. Cook, III
Rochester Motorsports
23 Farmington Rd.
Rochester, NH 03867
Book 3379, Page 464

Tax Map 216, Lot 029

21 Farmington Rd LLC
549 US Highway 1 BYP
Portsmouth, NH 03801-4131
Book 4248, Page 628

Tax Map 221, Lot 069

Stephen J & Barbara J Hughes
25 Capitol Cir
Rochester, NH 03867-4334
Book 4149, Page 358

Tax Map 221, Lot 070

Douglas L Brochu
23 Capitol Cir
Rochester, NH 03867-4334
Book 4126, Page 811

Tax Map 221, Lot 071

Patrick R & Nancy K OConnor
21 Capitol Cir
Rochester, NH 03867-4334
Book 1666, Page 509

Tax Map 221, Lot 156

Tax Map 221, Lot 157

Tax Map 221, Lot 158

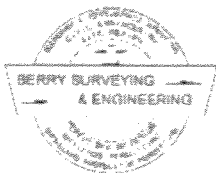
Rene G & Louanne E Cardinal
PO Box 316
Rochester, NH 03867-0316
Book 3951, Page 517
Book 4328, Page 128
Book 1566, Page 605

Tax Map 221, Lot 159

10 Farmington Road LLC
549 Route 1 By-Pass
Portsmouth, NH 03801
Book 4173, Page 380

Tax Map 221, Lot 160

Michael V & Jean F Garzillo Rev Tst
18 Farmington Rd
Rochester, NH 03867-4304
Book 3431, Page 885



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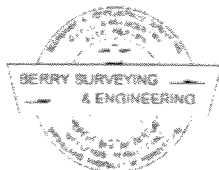
Tax Map 221, Lot 163

Karen Beranger
20 Farmington Rd.
Rochester, NH 03867-4304
Book 1035, Page 370

Professionals

Kenneth A. Berry PE LLS
Christopher R. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

Damon Burke CWS, CSS
Fraggle Rock Environmental
38 Garland Rd
Strafford, NH 03884



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