



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

RECEIVED

AUG 24 2016

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No 332-6242

DO NOT WRITE IN THIS SPACE

CASE NO. 2016-27

DATE FILED 8-24-16

[Signature]
ZONING BOARD CLERK

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

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. 221

Lot No. 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,
Section 18b4 and asked that said terms be waived to permit Parking lot construction as
primary use in the Granite Ridge District. (Table of Uses 18-D)

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 [Signature]
(Applicant)

Continue on Page 2

CRITERIA FOR VARIANCE

Case # 2016-27

Date: 8-24-16

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

from Section 42 Subsection 18b4 Table 18-D

of the Zoning Ordinance to permit: Parking lot construction as primary use in the
Granite Ridge District.

at Volkswagen of Rochester Map 221 Lot 162 Zone GRD

Facts supporting this request:

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

See Attached Narrative

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

See Attached Narrative

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

See Attached Narrative

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

See Attached Narrative

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

See Attached Narrative

Name _____

Date: 8-24-16



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

August 24, 2016

City of Rochester Zoning Board of Adjustment
Attention: Chairman Torr
31 Wakefield Street
Rochester, NH 03867

Re: Wissler Properties, LLC
c/o Dwight Wissler, Managing Member
20 Farmington Rd
Rochester, NH
Tax Map 221, Lot 162

RECEIVED

AUG 24 2016

Mr. Chair and Members of the City of Rochester Zoning Board of Adjustments,

On behalf of Wissler Properties, LLC c/o Dwight Wissler, Berry Surveying & Engineering (BS&E) is filing an application for a variance on Tax Map 221, Lot 162, located on Farmington Road, to permit the expansion of a parking lot for primary use. The parking lot "use" does not appear on Table 18-D, Industrial-Storage-Transport-Utility Uses and therefore the applicant is seeking a Variance to this table of uses to allow the expansion of an existing parking lot for primary use.

Background, General Narrative & Proposal:

Wissler Properties, LLC initially purchased Lot 1, Tax Map 216 on April 17, 2012 and purchased the business which is now being operated as Wissler Auto Group, LLC, DBA Volkswagen of Rochester. Wissler Properties, LLC also purchased Lot 162, Tax Map 221 on January 24, 2014 for the express purpose of expanding the business. An application was made to the Planning Board for a minor site plan review at some point and permission was granted for a gravel / crushed stone parking lot on which 10 vehicles could be parked.

The applicant has submitted an Application for Site Plan Review to the Planning Board for the conversion and rehabilitation of the gravel / crushed stone parking lot to a paved parking lot, to add lights for operation and safety, and conduits for electrical supply to the lights. The current use of Lot 162 is considered to be residential although the residential structure on the property is not being used for that purpose.

Both parcels are located within the Granite Ridge District and Vehicle Sales, both new and used, and Vehicle Service is an allowed within the district. Parking in support of this allowed use is considered an Accessory Use. Because there is no Vehicle Sales or Service structure on Lot 162, the proposed Parking Lot would be considered a Primary Use.

Specific Variance Request & Criteria for Approval:

The request is for a Variance to allow a parking lot located on Lot 162 as a primary use, not found in Table 18-D, to allow the conversion and rehabilitation of the gravel / crushed stone parking lot to become a porous pavement parking lot with lighting.

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

A vegetation buffer will remain and be enhanced between abutting lots, 160 & 162. The parking lot has existed for two years with no known diminishment after the granting of the minor site plan review. The balance of abutting lands are already being operated as commercial properties.

2.) *"Granting the variance is not contrary to the public interest because:"*

The granting of this variance allows growth of business current on the abutting land. The proposal before the Planning Board will ensure that the runoff is being treated by the Porous Pavement and Infiltration Bed ensuring that there will be no downstream effects.

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

This parcel of land is one of two remaining residential properties that are sandwiched between commercial properties within the Granite Ridge District and this parcel is no longer being used for residential purposes. Due to the location of a stream and wetland soils, the existing parking lot to be converted is the only reasonable expansion of the parking capabilities of this long standing business. Due to real estate investment and financing considerations, the owner does not wish to merge the two properties.

4.) *"Granting the variance would do substantial justice because:"*

It will allow for a reasonable expansion of an existing long-standing business. Granting this variance will allow conversion and rehabilitation to a porous pavement parking lot with lighting for operations and safety. This also allows the owner to keep separate ownership of two investments without having to merge the properties.

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

As a Commercial District property parking lot space is essential, specifically for the abutting land use. Within the Granite Ridge Zone, 42.8 k, the Planning Board is allowed to make adjustments in the requirements presumably for the reasonable development of businesses within the zone. One of the purposes of the zone is "Maximize the development areas on the parcels with the district through creation of flexible dimensional requirements," It is also to "Minimize traffic impacts to Route 11 through implementation of a service road and shared intersection with Route 11." The proposal before the Planning Board continues the temporary suspension of the deeded driveway curb cut for Lot 162 and access for the proposed paved parking lot and existing driveway will be through Lot 1.

Thank you for your time and attention to these matters of allowing the expansion of a parking lot for primary use in a Granite Ridge Development Zone.

BERRY SURVEYING & ENGINEERING

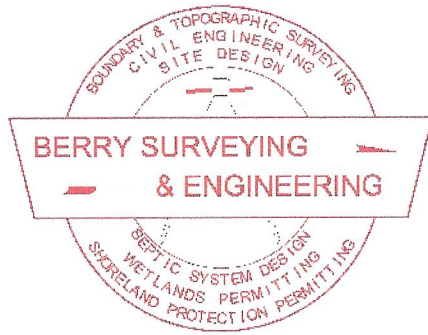
Christopher R. Berry
Principal, President

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



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Rochester, NH 03867

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c/o Dwight Wissler, Managing Member
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Rochester, NH
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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 Infl	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

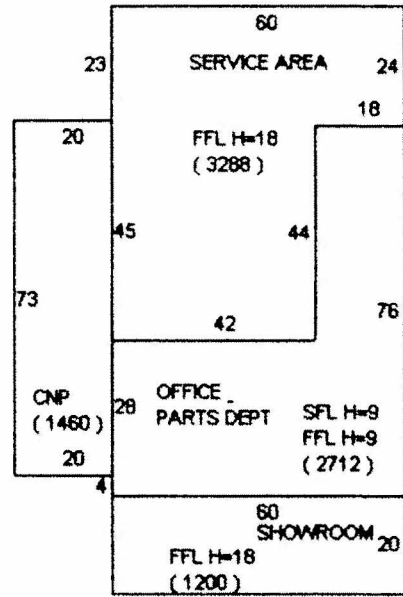
REMODELING

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



LOT2 LOT3

1 of 1 RESIDENTIAL
CARD

TOTAL ASSESSED: 313,900
177721

Rochester

Patriot
Properties Inc.

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:
LandReason:
BldgReason:

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2014	DEED CHANGE	VK	VERNA
7/8/2013	NOT AT HOME	TM	TOM
6/26/2013	OWN ADD CHG	RL	RUTH
8/3/2012	DEED CHANGE	TM	TOM
12/8/2011	OWN ADD CHG	VK	VERNA
2/17/2011	INTERVIEW	TG	THERESA
9/1/2005	EXT ONLY	TM	TOM
7/6/2005	CORRECTION	TM	TOM
1/7/2005	DEED CHANGE	GN	GAYE

Sign: _____ / ____ / ____
 VERIFICATION OF VISIT NOT DATA

Sign: VERIFICATION OF VISIT NOT DATA

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	7,600	300	6.400	306,000	313,900		34881
							GIS Ref
							GIS Ref
Total Card	7,600	300	6.400	306,000	313,900	Entered Lot Size	
Total Parcel	7,600	300	6.400	306,000	313,900	Total Land: 6.4	
Source	Market Adj Cost	Total Value per SQ unit /Card:		350.33	/Parcel: 350.33	Land Unit Type: AC	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2015	101	FV	7,600	300	6.4	306,000	313,900	313,900	Year-end	10/1/2015
2014	101	FV	7,500	300	6.4	306,000	313,800	313,800	Year End Roll	9/29/2014
2013	101	FV	80,900	300	6.4	78,900	160,100	160,100	Year End Roll	9/4/2013
2012	101	FV	80,900	300	6.4	78,900	160,100	160,100	Year End Roll	9/20/2012
2011	101	FV	80,900	300	6.4	78,900	160,100	160,100	Year End Roll	9/27/2011
2010	101	FV	81,100	500	6.4	78,900	160,500	160,500	roll	8/26/2010
2009	101	FV	81,100	600	6.4	78,900	160,600	160,600	Year End Roll	9/24/2009
2008	101	FV	99,400	600	6.4	96,600	196,600	196,600		8/25/2008

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GLIDDEN RICHARD	4193-444	1	1/21/2014	Abutter Sale	550,000	No	No	4		ALSO FIDUCIARY COVENANTS
GLIDDEN RICHARD	3116-597	2	12/15/2004	Boundary Adj		No	No	4		
GLIDDEN NANCY J	1163-471	1	3/27/1985	Fam/Friends		No	No	4		
GLIDDEN THURLO	852-296		12/30/1968			No	No	4		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
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PROPERTY LOCATION

No	All No	Direction/Street/City
18 A		FARMINGTON RD. ROCHESTER

OWNERSHIP

Owner 1:	WISSLER PROPERTIES LLC		
Owner 2:			
Owner 3:			
Street 1:	20 FARMINGTON RD		
Street 2:			
City:	ROCHESTER		
State:	NY	Country:	Own Occ: N
Postal:	03867-4304	Type:	

REVIOUS OWNER

Winner 1: GLIDDEN RICHARD T & PHYLLIS J -
 Winner 2:
 Street 1: 18A FARMINGTON RD
 City: ROCHESTER
 State: NH Country:
 Postal: 03867-4304

ARRATIVE DESCRIPTION

his Parcel contains 6.4 AC of land mainly classified as INGLE FAM with a(n) RAISED RANCH Building Built about 1969, Having Primarily WD SHINGLES Exterior and ASPH HINGLE Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 aths, 5 Rooms Total, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int.
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PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Z	GRD	GRANITE	100	U	0	SEPTIC
o				t	8	WELL
n				l	4	NONE
Census: GRDD				Exempt		
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	5	HEAVY

AND SECTION (First 7 lines only)

Jse Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	SINGLE FAM		1		PRIMARY A SITE		1.0	0	225,000.	1,000	3001									TIF3 GR	225,000					225,000	
101	SINGLE FAM		5.4		EXCESS AC EXCESS		1.0	0	15,000.	1,000	3001									81,000			0			81,000	

Total AC/HA: 6 40000	Total SF/SM: 278784.00	Parcel LUC: 101	SINGLE FAM	Prime NB Desc	COMMERCIAL
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

Total:	306,000	Spl Credit	Total:	306,000
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kareng

2016

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 %

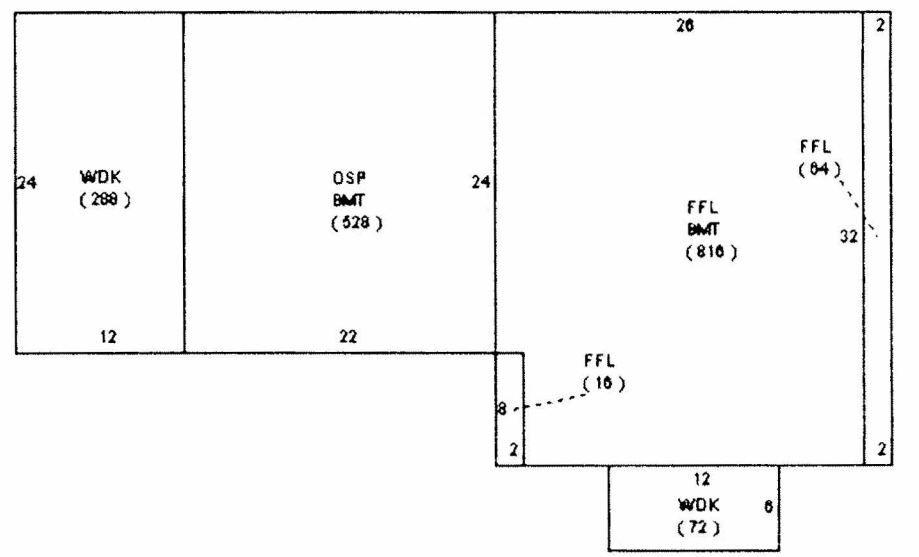
REMODELING

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 SzAdj:	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



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

A vegetation buffer will remain and be enhanced between abutting lots, 160 & 162. The parking lot has existed for two years with no known diminishment after the granting of the minor site plan review. The balance of abutting lands are already being operated as commercial properties.

2.) *"Granting the variance is not contrary to the public interest because:"*

The granting of this variance allows growth of business current on the abutting land. The proposal before the Planning Board will ensure that the runoff is being treated by the Porous Pavement and Infiltration Bed ensuring that there will be no downstream effects.

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

This parcel of land is one of two remaining residential properties that are sandwiched between commercial properties within the Granite Ridge District and this parcel is no longer being used for residential purposes. Due to the location of a stream and wetland soils, the existing parking lot to be converted is the only reasonable expansion of the parking capabilities of this long standing business. Due to real estate investment and financing considerations, the owner does not wish to merge the two properties.

4.) *"Granting the variance would do substantial justice because:"*

It will allow for a reasonable expansion of an existing long-standing business. Granting this variance will allow conversion and rehabilitation to a porous pavement parking lot with lighting for operations and safety. This also allows the owner to keep separate ownership of two investments without having to merge the properties.

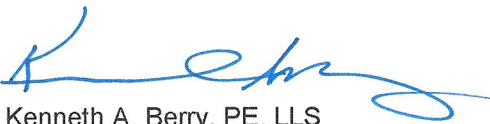
5.) *"The use is not contrary to the spirit of the ordinance because:"*

As a Commercial District property parking lot space is essential, specifically for the abutting land use. Within the Granite Ridge Zone, 42.8 k, the Planning Board is allowed to make adjustments in the requirements presumably for the reasonable development of businesses within the zone. One of the purposes of the zone is "Maximize the development areas on the parcels with the district through creation of flexible dimensional requirements," It is also to "Minimize traffic impacts to Route 11 through implementation of a service road and shared intersection with Route 11." The proposal before the Planning Board continues the temporary suspension of the deeded driveway curb cut for Lot 162 and access for the proposed paved parking lot and existing driveway will be through Lot 1.

Thank you for your time and attention to these matters of allowing the expansion of a parking lot for primary use in a Granite Ridge Development Zone.

BERRY SURVEYING & ENGINEERING


Christopher R. Berry
Principal, President


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



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

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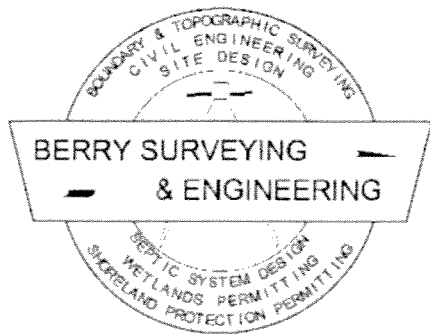
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SITE PAN 0221-0162-0000



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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

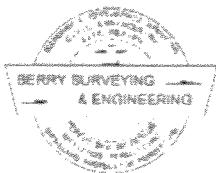
Rene G & Louanne E Cardinal
PO Box 316
Rochester, NH 03867-0316
Book 3951, Page 517
Book 4328, Page 128
Book 1566, Page 605

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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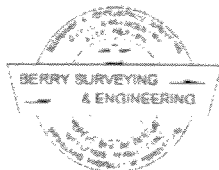
Tax Map 221, Lot 163

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



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
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www.BerrySurveying.Com