



City of Rochester, New Hampshire

Zoning Board of Adjustment

NOTICE OF PUBLIC HEARING

Dear Abutter:

You are hereby notified of a **Public Hearing** to be held at **7:00 p.m.** on **Wednesday, March 13, 2019** in the City Hall Council Chambers concerning the following:

2019-05 SCR River Street LLC applicant seeks a *Variance* from table 19-A of the City Zoning Ordinance to permit one 4 unit building and 4 rental cottages with a lot area per dwelling unit of 2,559.15 square feet, where 5,000 square feet is required.

Location: 27-29 River Street, Rochester, NH 03867, MLB 0121-0077-0000 in the R2 Zone.

If you are planning to attend the meeting and have paperwork, you wish to have reviewed, or if you are not planning to attend the meeting, you may comment by letter, fax or email (julia.libby@rochesternh.net). However, for the Board to consider your comments you **MUST submit them NO LATER than 12:00, noon on the Monday before the meeting (February 11, 2019).**

The project application is available for review by the public in the Department of Building, Zoning, Licensing Services, or you can view the entire application on the City's website www.rochesternh.net. Click on *Government*, then *Zoning Board of Adjustment*, then *Zoning Board Projects*. Look under the map and lot number shown above.

Please feel free to contact this department with any questions or if you have any disability, requiring special provisions for your participation.

Office Hours are between 8:00 a.m. to 5:00 p.m. Monday through Friday.

Julia Libby, Building, Zoning & Licensing Secretary

cc: file



City of Rochester, New Hampshire

Department of Building, Zoning and Licensing Services
31 Wakefield Street * Rochester, NH 03867
(603) 332-3508

Variance Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2019-05

DATE FILED 2/20/19

Julia Libby
ZONING BOARD CLERK

Applicant: SCR River Street LLC, by Robert Previti, its Manager

E-mail: rpreviti@slvlaw.com Phone: 609-412-9469

Applicant Address: 889 Elm Street, 6th Floor, Manchester, NH 03101

Property Owner: Same as applicant

Property Owner Address: Same as applicant

Variance Address: 27-29 River Street, Rochester, NH

Map Lot and Block No: Map 121, Lot 77

Description of Property: 4 unit multifamily building and 4 rental cottages

Proposed use or existing use affected: Convert unfinished space to 2 2BD/1BA Units

The undersigned hereby requests a variance to the terms of Article 42, Section 5 and asks that said terms be waived to permit creation of 2 2 BD/1BA Units, which would otherwise be prohibited by the ordinance's density restrictions contained in Section 42.5 and Table 19-A.

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] Date: 2/19/19

Zoning Analysis

27-29 River Street, Rochester, NH

SCR River Street LLC, the owner of the four-unit multifamily apartment building located at 27-29 River Street, Rochester, NH (the “**Owner**”) requests a variance from the density restriction for multifamily uses in the R2 District set forth in Section 42.5 and Table 19-A of the Zoning Ordinance of the City of Rochester, New Hampshire (the “**Ordinance**”), which imposes a minimum lot area per unit of 5,000 square feet, to convert unfinished space on the third floor of the building into two apartment units. The requested variance meets the standards set forth in RSA 674:33, I(a)(2) as more specifically set forth below.

I. The variance “will not be contrary to the public interest” and “[t]he spirit of the ordinance is observed”.

The property is located in the R2 District, in which multifamily apartment buildings are a permitted use. Since the proposed use is explicitly permitted in the R2 District, the variance cannot be contrary to the public interest or the spirit of the ordinance.

In addition, Section 42.5(c) of the Ordinance specifically states that one of the two primary goals of the R Districts is “to enhance these older residential areas through sensitive, small scale in-fill construction, building renovation, and redevelopment.” In this case, the Owner plans to renovate an existing building without any additions to the footprint of the building or other modifications to the coverage of the overall lot, which accords with the primary goals of the R2 District.

Finally, the addition of two units in the building would not “alter the substantial character of the neighborhood” as the building will not be altered other than to add a dormer to the building and would not “threaten public health, safety or welfare”. In fact, the additional units would improve public health, safety, and welfare insofar as it would permit the Owner to make safety upgrades to the building and to remove dead space in the building.

II. By granting this variance “[s]ubstantial justice is done”.

Substantial justice would be done by granting the variance as there is no apparent loss to the public if the variance is granted and therefore the public’s loss would not outweigh the Owner’s gain. In addition, the variance would create an overall advantage for individual abutters by increasing property values and improving the overall condition of the building.

III. If the variance is granted, the values of surrounding properties will not be diminished.

This unit addition will increase the value of the property, which will in turn increase the property values of the surrounding properties. Moreover, the new units will attract good tenants, which will be a benefit for the neighborhood.

IV. Literal enforcement of the provisions of the Ordinance would result in unnecessary hardship to the Owner.

A zoning board's denial of a variance results in an unnecessary hardship when, because of special conditions that distinguish the property from other properties in the area, (a) there is no fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property and (b) the proposed use is a reasonable one.

a. Special Conditions

There are at least two special conditions of the property that distinguish it from other properties in the neighborhood such that no fair and substantial relationship exists between the general public purposes of the Ordinance's density restriction in the R2 District and the specific application of density restriction to the property.

First, the lot is relatively large for the neighborhood and, unlike most other lots in the neighborhood, has sufficient space to accommodate the additional units as well as additional parking spaces for the new units without additional paving.

Second, the sheer mass of the building distinguishes it from other properties in this area. In Harborside Associates, L.P. v. Parade Residence Hotel LLC, 162 N.H. 508 (N.H. 2011), the Supreme Court of New Hampshire found that the as-built conditions of a building and its sheer mass can create special conditions in the context of a variance hardship analysis. Here, unlike most other buildings in the neighborhood, the sheer mass of the building creates a special condition. The building has three stories with a large space on the third floor that could easily be converted to living space. Furthermore, it is physically impractical to remove this space and past attempts at securing it appear to have failed.

If this variance is not granted, the Owner will have two options for the unused space, neither of which are beneficial to the Owner or the community. The first option is to do nothing. There are a multitude of liabilities associated with this option. In particular, there is evidence that even with locks on the entry points to the third floor, there have been trespassers who may have even squatted in the space at some point in the past and used it for illicit purposes. This is an undesirable result for the Owner, the lawful tenants occupying the building, and the community.

The second option would be to use the third floor to create additional bedrooms for the two units on the second floor. As this option is a mere extension of an existing use, it would be permitted by right. This option is obviously superior to doing nothing insofar as it would mitigate the health and safety issues associated with doing nothing. However, it would result the same amount of density in the building as adding two units, but would be less manageable and, perversely, would lead to the type of density that the Ordinance's density restriction is designed to prevent.

b. No Fair and Substantial Relationship Exists

Given the alternatives available to the Owner if the variance is denied, there is no fair and substantial relationship between the general public purposes of the Ordinance's density restriction and the specific application of that provision to the property. In either scenario, denying the variance would create safety and liability risks for the Owner without actually restricting density in a meaningful way at his property.

c. Reasonable Use

Finally, the proposed addition of the two units to the third floor of the building is reasonable insofar as it is an otherwise permitted use in the R2 District and will not otherwise increase the building's footprint.

Therefore, due to the special conditions of the building and the lot, the Owner would suffer an unnecessary hardship if the variance is denied.

CITY OF
ROCHESTER

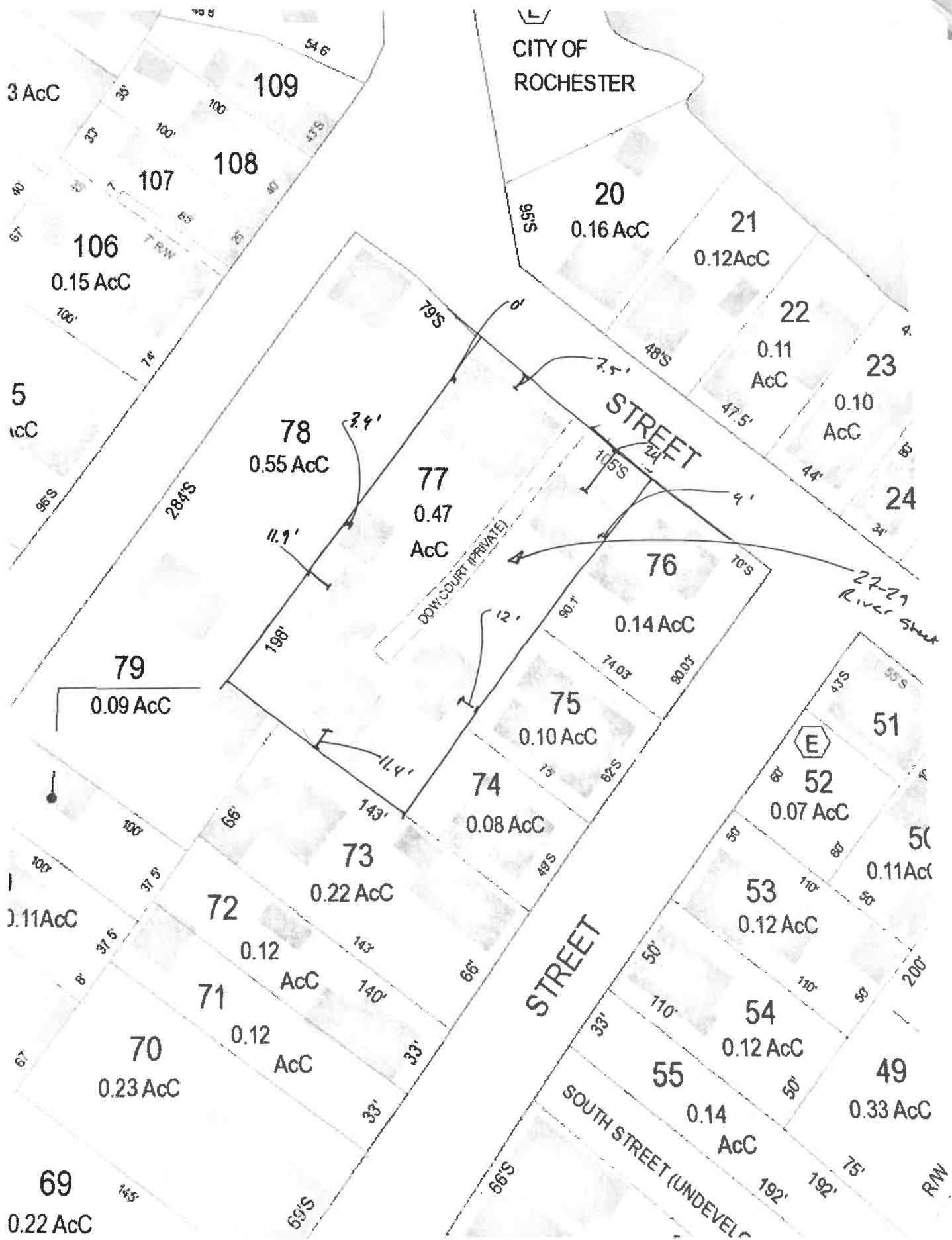


TABLE 19-A DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS 8/7/2014

RESIDENTIAL DISTRICTS												STANDARDS, NOTES, AND REFERENCES		
	LOTS			SEEBACKS				OTHER						
	Minimum Lot Area (Square Feet)	Minimum Lot Area/Dwelling Unit (Sq Ft)	Minimum Front Yard (Feet)	Minimum Front Yard (Feet)	Minimum Side Yard (Feet)	Minimum Rear Yard (Feet)	Maximum building footprint (%)	Maximum Lot Coverage (%)	Maximum number of stories	Minimum Building Height (Feet)	Maximum Building Height (Feet)			
RESIDENTIAL-1 (R1)														
Single family	10,000	100	-	10		10	20	30	35			35	See Section 42.19 - Dimensional Standards	
All other uses	10,000	100	-	10		10	20	30	35			35		
RESIDENTIAL-2 (R2)														
Single family	6,000	60	-	10			8	20	30	35			35	See Section 42.19 - Dimensional Standards
Two family	9,000	80	-	10			8	20	30	45			35	See Section 42.19 - Dimensional Standards
Three & four family	12,000 & 15,000	80	-	15			10	25	30	60			35	See Section 42.19 - Dimensional Standards
Multifamily	30,000	100	5000 or 7500	15			10	25	30	60			35	See Section 42.19 - Dimensional Standards
All other uses	9,000	80	-	10			8	20	30	35			35	
NEIGHBORHOOD MIXED USE (NMI)														
All uses	6,000	60	-	-	25	5'			90	3	20	20	20	See Section 42.19 - Dimensional Standards
AGRICULTURAL														
Single Family, Conventional Subdivision, municipal water & sewer	20,000	150	-	20		10	20		30	35			35	See Section 42.19 - Dimensional Standards
Single Family, Conventional Subdivision, municipal water OR sewer	30,000	150	-	20		10	20		30	35			35	See Section 42.19 - Dimensional Standards
Single Family, Conventional Subdivision, neither municipal water nor sewer	45,000	150	-	20		10	20		30	35			35	See Section 42.19 - Dimensional Standards
Two Family	150% of single	150	-	20		10	20		30	40			-	See Section 42.19 - Dimensional Standards
Single Family Dwelling - Conservation Subdivision	6,000	60	-	20		10	20			35			35	See Section 42.33 - Conservation Subdivisions
All other uses	45,000	150	5000 or 7500	20		10	20			40			35	

EXTERIOR INFORMATION

Type: 23M - MULTIFAMILY	Rating: SAME
Sy Ht: 2.5 - 2.5	Rating:
(Liv) Units: 4	Rating: SAME
Total: 8	
Foundation: 3 - BRICK/STONE	Rating:
Frame: 01 - WOOD	Rating:
Prime Wall: 3 - ALUMINUM	Rating:
Sec Wall:	Rating:
%	Rating:
Roof Struct: 1 - GABLE	
Roof Cover: 1 - ASPH SHINGLE	
Color: WHITE	
View / Desir: A - AVERAGE	

BATH FEATURES

THIS PARCEL HAS 5 BLDGS WITH A TOTAL OF 8 LIVING UNITS.

COMMENTS

THIS PARCEL HAS 5 BLDGS WITH A TOTAL OF 8 LIVING UNITS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units
Level	FY	LR DR D K FR RR BR FB HB L O	
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMs: 15	BRs: 7	Baths: 3 HB

OTHER FEATURES

Root Cover: 1	- ASPH SHINGLE	Kits: 4	Rating: SAME
Color:	WHITE	A Kits:	Rating:
View / Desir:	A - AVERAGE	Fpl:	Rating:
GENERAL INFORMATION		WSFlue:	Rating:

GENERAL INFORMATION

Grade: C	- AVERAGE		CONDO INFORMATION	
Year Blt: 1881	Eff Yr Blt:		Location:	
Alt LUC:	Alt %:		Total Units:	
Jurisdct:	Fact:		Floor:	
	Const Mod:		% Own:	
	Lump Sum Adj:		Name:	

ANTERIOR INFORMATION

Avg H/F/L: STD			Phys Cond: GD - Good	38. %
Prim Int Wal: 6 - AVERAGE			Functional:	
Sec Int Wal: %			Economic:	
Partition: T - TYPICAL			Special:	
Prim Floors: 8 - AVERAGE			Overide:	
Sec Floors: %			Total:	38.5 %

DEPRECIATION

Kitchen:		1	4	2
Baths:				
Plumbing:				
Electric: 2002				
Heating: 2017				
General:				
		Totals		
		4	15	7

CALC SUMMARY

Rate	Basic \$ / SQ: 73.16			
	Size Adj.: 1.00176239			
	Const Adj.: 0.99000001			
	Adj \$ / SQ: 72.556			
	Other Features: 49285			
	Grade Factor: 1.00			
	Neighborhood Inf: 0.89999998			
WtAv:	LUC Factor: 1.00			
J	Adj Total: 303579			
Speci	Depreciation: 116878			

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
		AVRate:	Ind. Val	
		ATAV\$/SQ:		
		Juris. Factor:		Before Depr: 65.30
		Special Features:		Val/Su Net: 31.56
		Final Total:		Val/Su SzAd 47.00

PEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price
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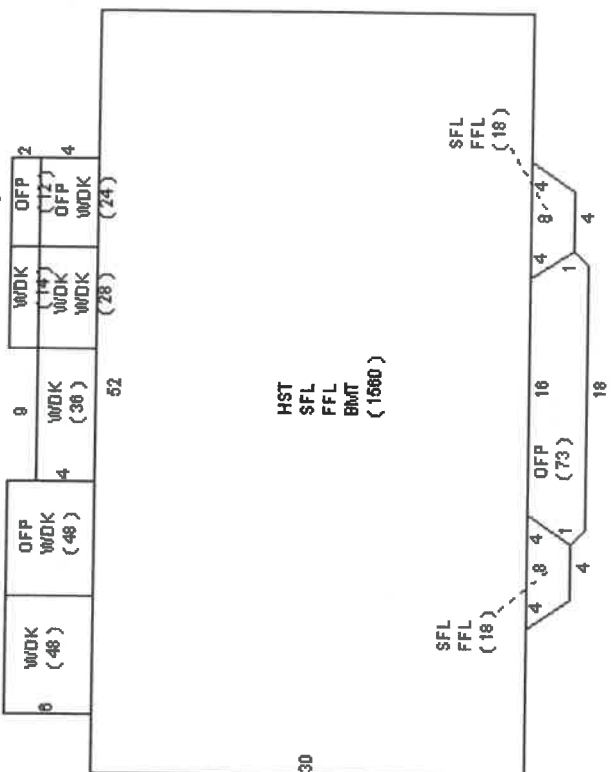
PARCEL ID 0121-0077-0000

Appr Value	JCod JFact	Juris. Value
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IMAGE



SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,596	72,560	115,799
SFL	2ND FLOOR	1,596	72,560	115,799
BMT	BASEMENT	1,560	14,510	22,637
HST	HALF STORY	780	36,280	28,297
WDK	WOOD DECK	226	8,940	2,019
OPF	OPEN PORCH	157	22,120	3,472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu Ten	#
HST	100	UNF	100	C	

Net Sketched Area:	5,915	Total:	288,023
Size Ad	3972	Gross Area	6695
		FinArea	3192

WtAv%/SQ:	AvRate:	Ind. Val
Juris. Factor:		Before Depr: 65.30
Special Features:	0	Val/Su Net: 31.56
Final Total:	186700	Val/Su SzAd 47.00

% Heated:	80	% AC:	
Solar HW:	NO	Central Vac:	NO
% Corn Wal:		% Sprinkled	
		LUC Factor: 1.00	
		Adj Total: 303579	
		Depreciation: 116878	
		Depreciated Total: 186701	

More: NTotal Yard Items:

Total Special Features:

Total:

AssessPro Patriot Properties, Inc

EXTERIOR INFORMATION

Type: 12 - COTTAGE	Rating: SAME
Full Bath: 1	Rating: SAME
A Bath: 1	Rating: SAME
3/4 Bath: 1	Rating: SAME
Foundation: 1 - CONCRETE	Rating: SAME
Frame: 01 - WOOD	Rating: SAME
Prime Wall: 4 - VINYL	Rating: SAME
Sec Wall: 1	Rating: SAME
Roof Struct: 1 - GABLE	Rating: SAME
Roof Cover: 1 - ASPH SHINGLE	Rating: SAME
Color: TAN	Rating: SAME
View / Desir: A - AVERAGE	Rating: SAME

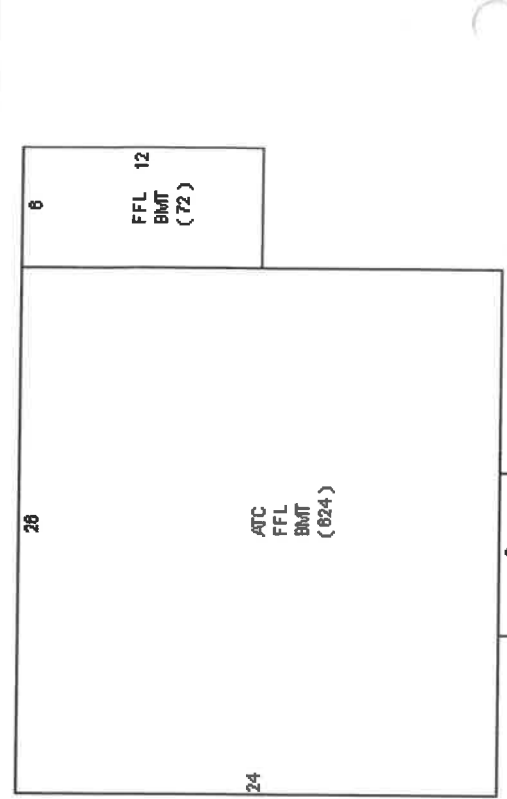
BATH FEATURES

Full Bath: 1	Rating: SAME
A Bath: 1	Rating: SAME
3/4 Bath: 1	Rating: SAME
Foundation: 1 - CONCRETE	Rating: SAME
Frame: 01 - WOOD	Rating: SAME
Prime Wall: 4 - VINYL	Rating: SAME
Sec Wall: 1	Rating: SAME
Roof Struct: 1 - GABLE	Rating: SAME
Roof Cover: 1 - ASPH SHINGLE	Rating: SAME
Color: TAN	Rating: SAME
View / Desir: A - AVERAGE	Rating: SAME

COMMENTS

RESIDENTIAL GRID	
1st Res Grid	Desc: Line 1
Level	FY LR DR D K FR RR BR FB HB L O
Other	
Upper	
Lvl 2	
Lvl 1	
Lower	
Totals	RMs: 4 BRs: 2 Baths: 1 HB

SKETCH



EXTERIOR INFORMATION

Type: 12 - COTTAGE	Rating: SAME
Full Bath: 1	Rating: SAME
A Bath: 1	Rating: SAME
3/4 Bath: 1	Rating: SAME
Foundation: 1 - CONCRETE	Rating: SAME
Frame: 01 - WOOD	Rating: SAME
Prime Wall: 4 - VINYL	Rating: SAME
Sec Wall: 1	Rating: SAME
Roof Struct: 1 - GABLE	Rating: SAME
Roof Cover: 1 - ASPH SHINGLE	Rating: SAME
Color: TAN	Rating: SAME
View / Desir: A - AVERAGE	Rating: SAME

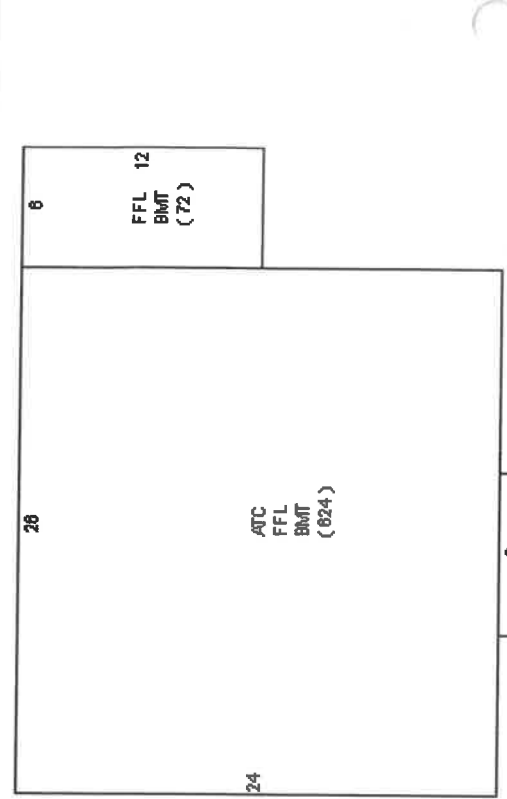
BATH FEATURES

Full Bath: 1	Rating: SAME
A Bath: 1	Rating: SAME
3/4 Bath: 1	Rating: SAME
Foundation: 1 - CONCRETE	Rating: SAME
Frame: 01 - WOOD	Rating: SAME
Prime Wall: 4 - VINYL	Rating: SAME
Sec Wall: 1	Rating: SAME
Roof Struct: 1 - GABLE	Rating: SAME
Roof Cover: 1 - ASPH SHINGLE	Rating: SAME
Color: TAN	Rating: SAME
View / Desir: A - AVERAGE	Rating: SAME

COMMENTS

RESIDENTIAL GRID	
1st Res Grid	Desc: Line 1
Level	FY LR DR D K FR RR BR FB HB L O
Other	
Upper	
Lvl 2	
Lvl 1	
Lower	
Totals	RMs: 4 BRs: 2 Baths: 1 HB

SKETCH



INTERIOR INFORMATION

Avg Ht/FL: STD	Phys Cond: GD - Good	38.5%
Prim Int Wall: 6 - AVERAGE	Functional:	
Sec Int Wall:	Economic:	
Partition: T - TYPICAL	Special:	
Prim Floors: 8 - AVERAGE	Override:	
Sec Floors:	Total:	38.5%

DEPRECIATION

Phys Cond: GD - Good	38.5%
Functional:	
Economic:	
Special:	
Override:	
Total:	38.5%

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	M

INTERIOR INFORMATION

Avg Ht/FL: STD	Phys Cond: GD - Good	38.5%
Prim Int Wall: 6 - AVERAGE	Functional:	
Sec Int Wall:	Economic:	
Partition: T - TYPICAL	Special:	
Prim Floors: 8 - AVERAGE	Override:	
Sec Floors:	Total:	38.5%

DEPRECIATION

Phys Cond: GD - Good	38.5%
Functional:	
Economic:	
Special:	
Override:	
Total:	38.5%

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	M

CALC SUMMARY

Basic \$ / SQ: 74.28	Rate	Parcel ID	Type	Date	Sale Price
Size Adj.: 1.23529601					
Const Adj.: 1.00000000					
Adj \$ / SQ: 91.758					
Other Features: 19027					
Grade Factor: 1.00					
Neighborhood Inf: 0.89999998					
LUC Factor: 1.00					
Adj Total: 102540					
Depreciation: 39478					
Depreciated Total: 63062					

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub	%	Descr	%	Qu	Ten
BMT	BASEMENT	696	26.430	18,393	ATC	100	UNF	100	C	
FFL	1ST FLOOR	696	91.760	63,863	BMT	100	FBM	100	C	
ATC	ATTIC	250	44.040	10,993						
OFF	OPEN PORCH	40	41.400	1,656						

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub	%	Descr	%	Qu	Ten
BMT	BASEMENT	696	26.430	18,393	ATC	100	UNF	100	C	
FFL	1ST FLOOR	696	91.760	63,863	BMT	100	FBM	100	C	
ATC	ATTIC	250	44.040	10,993						
OFF	OPEN PORCH	40	41.400	1,656						

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	Juris. Value
04	GARAGE FR	D	Y	1	24X20	D	AV	1951	20.24	T	30	111				6,800	6,800

PARCEL ID

0121-0077-0000	Parcel ID	Appr Value	6,800
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IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items: 6,800

Total Special Features: 6,800

Total: 6,800

EXTERIOR INFORMATION

Type: 12 - COTTAGE	Full Bath: 1	Rating: SAME
Sty Ht: 1.5 - 1.5	A Bath:	Rating:
(Liv) Units: 1	3/4 Bath:	Rating:
Total: 8	A 3QBth	Rating:
Foundation: 1 - CONCRETE	1/2 Bath:	Rating:
Frame: 01 - WOOD	A HBth:	Rating:
Prime Wall: 3 - ALUMINUM	OthrFix:	Rating:
Sec Wall:	%	
Roof Struct: 1 - GABLE	OTHER FEATURES	
Roof Cover: 1 - ASPH SHINGLE	Kits: 1	Rating: SAME
Color: WHITE	A Kits:	Rating:
View / Desir: A - AVERAGE	Frpl:	Rating:
GENERAL INFORMATION		
Grade: C - AVERAGE	WSFlue:	Rating:
CONDO INFORMATION		
Year Blt: 1951	Eff Yr Blt:	
Alt LUC:	Location:	
Jurisdct:	Total Units:	
Const Mod:	Floor:	
Lump Sum Adj:	% Own:	
	Name:	

COMMENTS

RESIDENTIAL GRID									
1st Res Grid	Desc:	Line 1							# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB
Other									HB
Upper									L
Lvl 2									O
Lvl 1									
Lower									
Totals	RMs:	4	BRs:	2	Baths:	1	HB		

SKETCH

26	6	12
ATC	FFL	BMT
(024)	(72)	
24	8	5
OFF	(40)	

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

INTERIOR INFORMATION

Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	44. %
Prim Int Wall: 6 - AVERAGE	Functional:	%
Sec Int Wall:	Economic:	%
Partition: T - TYPICAL	Special:	%
Prim Floors: 8 - AVERAGE	Override:	%
Sec Floors:	Total:	44 %
Bsmnt Flr: 12 - CONCRETE		
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: 74	% AC:	
Solar HW: NO	Central Vac: NO	
% Com Wal	% Sprinkled	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
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Interior:	1	4	2	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				

EXTERIOR INFORMATION

Type: 12 - COTTAGE	Full Bath: 1	Rating: SAME
Sty Ht: 1.5 - 1.5	A Bath:	Rating:
(Liv) Units: 1	3/4 Bath:	Rating:
Total: 8	A 3QBth	Rating:
Foundation: 1 - CONCRETE	1/2 Bath:	Rating:
Frame: 01 - WOOD	A HBth:	Rating:
Prime Wall: 4 - VINYL	Other Fix:	Rating:
Sec Wall:		
Roof Struct: 1 - GABLE		
Roof Cover: 1 - ASPH SHINGLE		
Color: CREAM		
View / Desir: A - AVERAGE		

GENERAL INFORMATION

Grade: C - AVERAGE	WSFlue:	Rating:
Year Blt: 1946	Location:	
Alt LUC:	Total Units:	
Jurisdct:	Floor:	
Const Mod:	% Own:	
Lump Sum Adj:	Name:	

INTERIOR INFORMATION

Avg Ht/L: STD	Phys Cond: GD - Good	38.5 %
Prim Int Wall: 6 - AVERAGE	Functional:	%
Sec Int Wall:	Economic:	%
Partition: T - TYPICAL	Special:	%
Prim Floors: 8 - AVERAGE	Override:	%
Sec Floors:	Total:	38.5 %

CALC SUMMARY

Bsmnt Flr: 12 - CONCRETE	Basic \$ / SQ: 74.28
Bsmnt Gar:	Size Adj: 1.23529601
Electric: 3 - TYPICAL	Const Adj: 1.00000000
Insulation: 2 - TYPICAL	Adj \$ / SQ: 91.758
Int vs Ext: SAME	Other Features: 19027
Heat Fuel: 1 - OIL	Grade Factor: 1.00
Heat Type: 1 - FORCED W/A	Neighborhood Inf: 0.89999998
# Heat Sys: 1	LUC Factor: 1.00
% Heated: 74	Adj Total: 97482
Solar HW: NO	Depreciation: 37530
% Com Wal	Depreciated Total: 59951

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
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

COMMENTS

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

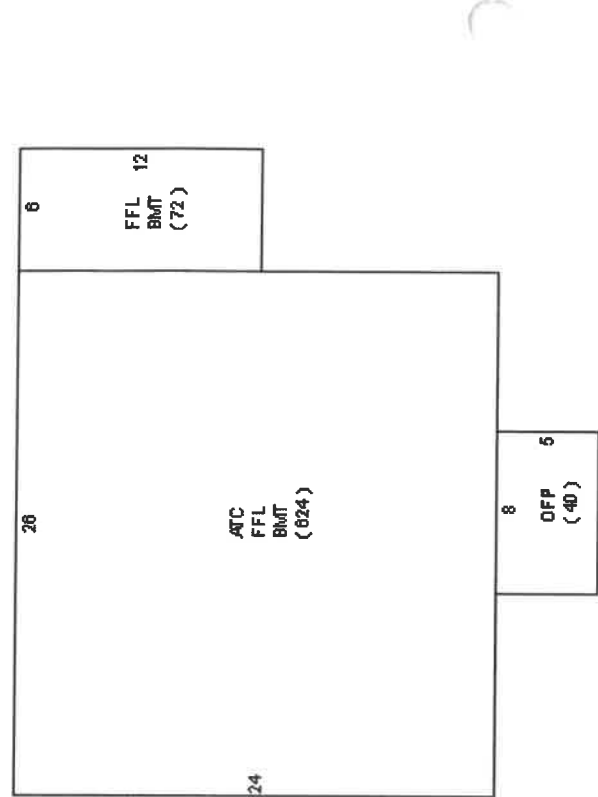
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Interior:	1	4	2	M
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Kitchen:				
Baths:				
Plumbing:				
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General:				
Totals				
	1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Under Value	Sub	%	Usbl	Area	ATC	100 UNF	%	Qu	Ten
BMT	BASEMENT	696	18.350	12,773									
FFL	1ST FLOOR	696	91.760	63,863									
ATC	ATTIC	250	44.040	10,993									
OFF	OPEN PORCH	40	41.400	1,656									

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Under Value	Sub	%	Usbl	Area	ATC	100 UNF	%	Qu	Ten
BMT	BASEMENT	696	18.350	12,773									
FFL	1ST FLOOR	696	91.760	63,863									
ATC	ATTIC	250	44.040	10,993									
OFF	OPEN PORCH	40	41.400	1,656									

Net Sketched Area: 1,662	Total:	89,285
Size Ad 945.60001	Gross Area	2056
	FinArea	696

IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:



Abutters List Report

Rochester, NH
January 16, 2019

1/16/19
9x \$ 35.28

Subject Property:

Parcel Number: 0121-0077-0000
CAMA Number: 0121-0077-0000
Property Address: 27 RIVER ST

Mailing Address: SCR RIVER STREET LLC % STEBBINS
LAZOS & VAN DER BEKEN
889 ELM ST 6TH FLR
MANCHESTER, NH 03101-2247

Abutters:

Parcel Number: 0121-0020-0000
CAMA Number: 0121-0020-0000
Property Address: 26 RIVER ST

Mailing Address: BELAND JAMEY R & KATHERINE M
P O BOX 221
PORTSMOUTH, NH 03802-0221

Parcel Number: 0121-0021-0000
CAMA Number: 0121-0021-0000
Property Address: 28 RIVER ST

Mailing Address: DAIGLE MICHELLE A
28 RIVER ST
ROCHESTER, NH 03867-2627

Parcel Number: 0121-0022-0000
CAMA Number: 0121-0022-0000
Property Address: 30 RIVER ST

Mailing Address: 30-32 RIVER ST ROCH LLC
P O BOX 8019
LYNN, MA 01904-8019

Parcel Number: 0121-0073-0000
CAMA Number: 0121-0073-0000
Property Address: 11 LAFAYETTE ST

Mailing Address: ANDREA CHELSEY R & TRAHAN MATT
13 LAFAYETTE ST
ROCHESTER, NH 03867-2619

Parcel Number: 0121-0074-0000
CAMA Number: 0121-0074-0000
Property Address: 9 LAFAYETTE ST

Mailing Address: DEES KENNETH W & VARALIN C
9 LAFAYETTE ST
ROCHESTER, NH 03867

Parcel Number: 0121-0075-0000
CAMA Number: 0121-0075-0000
Property Address: 5 LAFAYETTE ST

Mailing Address: 5 7 LAFAYETTE LLC
34 OLD NOTTINGHAM RD
EPPING, NH 03042

Parcel Number: 0121-0076-0000
CAMA Number: 0121-0076-0000
Property Address: 33 RIVER ST

Mailing Address: MCNICHOLAS WAYNE & ELLSWORTH
JEAN C REVOCABLE TRUST %
144 OLDS FIELDS RD
SO BERWICK, ME 03908

Parcel Number: 0121-0077-0000
CAMA Number: 0121-0077-0000
Property Address: 27 RIVER ST

Mailing Address: SCR RIVER STREET LLC % STEBBINS
LAZOS & VAN DER BEKEN
889 ELM ST 6TH FLR
MANCHESTER, NH 03101-2247

Parcel Number: 0121-0078-0000
CAMA Number: 0121-0078-0000
Property Address: 2 CHESTNUT ST

Mailing Address: FULLER LANE REALTY LLC
9 FULLER LANE
EXETER, NH 03833



www.cai-tech.com

1/16/2019

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Page 1 of 1



27-29 River St

Rochester, NH

1 inch = 50 Feet



www.cai-tech.com

February 25, 2019



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