

City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. Z-22-23

DATE FILED 5-18-2022

CEI

ZONING BOARD CLERK

Applicant:

86 Church Street, LLC by Greg Mahanna, its Manager

E-mail: gmahanna@aaminc.biz

Phone: 603-498-1473

Applicant Address: 120 Aviation Avenue Portsmouth NH 03801

Property Owner (if different): 86 Church Street LLC

Property Owner Address: 120 Aviation Avenue Portsmouth NH 03801

Variance Address: 84 Church St and 86 Church St, Gonic

Map Lot and Block No: 84 (0258-0007-0000) 86 (0258-0008-000)

Description of Property: 84 is a single family home, 86 is a multi-family with 12 units

Proposed use or existing use affected: Combine the two parcels and add 30 addition townhouses on the 86 property.

The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section 30.3:A

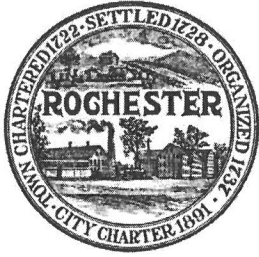
and asks that said terms be waived to permit an expansion of a previously approved non-conforming use to allow additional multi-family

dwelling in the Agricultural District in an area where existing multi-family complexes exist, to provide for the increased housing needs of the City.

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. **I understand that while presenting my case the testimony should be confined to the 5 criteria and how they pertain to my case.**

Signed: 

Date: 05/18/22



City of Rochester, New Hampshire
Zoning Board of Adjustment

Variance Criteria

1) Granting the variance would not be contrary to the public interest because:

PLEASE SEE ATTACHED

2) If the variance were granted, the spirit of the ordinance would be observed because:

PLEASE SEE ATTACHED

3) Granting the variance would do substantial justice because:

PLEASE SEE ATTACHED

4.) If the variance were granted, the values of the surrounding properties would not be diminished because:

PLEASE SEE ATTACHED

5.) Unnecessary Hardship:

- a. Owning to special ***conditions of the property that distinguish it from other properties in the area***, denial of the variance would result in an unnecessary hardship because:
- i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

PLEASE SEE ATTACHED

- And:
- ii. The proposed use is a reasonable one because:

PLEASE SEE ATTACHED

- b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.

PLEASE SEE ATTACHED

86 Church Street, LLC
Variance Request – Expansion of Non-Conforming Use
86 Church Street
Rochester, New Hampshire 03867
Tax Map 258, Lot 8

General Overview and Narrative

The Applicant seeks a variance from the application of Rochester Zoning Ordinance, Chapter 275, Section 30.3, A which reads, “nonconforming property or a nonconforming condition may not be expanded, enlarged, extended, or intensified except as specifically provided for in this article and not without appropriate approvals from the Historic District Commission, Conservation Commission, ZBA and Planning Board.” The Agricultural (AG) zone does not specifically permit multi-family residential development, however it does contemplate “all other uses” in its dimensional requirements and its lot area per dwelling unit square footage requirements. The subject parcel is already partially developed with a multi-family residential use, that was previously permitted for a greater density than its present state of development in terms of erected structures and is serviced by water and sewer infrastructure of sufficient capacity to permit the requested increase in density without addition or alteration to such infrastructure. The parcel is additionally located in an area where both higher density residential use is already present as well as unique recreational offerings in both the abutting Rochester Country Club and the lot’s frontage on the Cocheco River. Given the foregoing, the granting of the requested variance will not be contrary to the public interest as the spirit of the ordinance including the permitted existing use of the property will be observed. Substantial justice will be done by permitting the expansion of the existing use upon the subject lot while at the same harmoniously increasing the patronage of local businesses and increasing the practical accessibility to the recreational opportunities upon and in the area of the subject parcel. Expansion of the existing use will likewise not decrease the value of surrounding lots and will add to the value of similar units in the area. Finally, literal enforcement of the provisions of the ordinance would result in an unnecessary hardship where the property cannot reasonably be used for agricultural purposes without significantly and potentially irreparably impacting the use of the property’s current occupants and that of the abutters such as the Rochester Country Club.

A. The variance will not be contrary to the public interest;

Granting the variance will not be contrary to the public interest because it will allow the proposed allotted density to be placed in a previously developed area, while leaving the single-family residence currently located on the sister lot in place. The proposed townhouses will be in keeping with the existing townhouse structures on the property and will conform to the existing land use. Adding needed housing and additional municipal value that will utilize the existing infrastructure sized appropriately for the desired additional density will not place additional burden on the public utilities by avoiding the need for addition of public infrastructure. Such use of the existing infrastructure toward its intended potential without adding to the public infrastructure is in the public's interest. The desired expansion of the existing use is congruent with other land uses in the area directly across the Route 125 thoroughfare and the addition of units in this deep lot will not

alter the essential character of the neighborhood, will not threaten public health, safety or welfare or otherwise injure the public rights.

B. The spirit of the ordinance is observed;

If the variance were granted, the spirit of the ordinance will be observed because the combined lot will have more than the minimum frontage required by the ordinance and the addition of the units requested is permitted by the ordinance that allows for the addition of 33.7 additional units to the combined parcel based on the minimum lot area per dwelling unit requirements, whereas only 30 additional units are proposed, as shown on the yield plan. The added density in the manner proposed would at the same time preserve significant undeveloped space abutting the Cocheco River and would permit the development to add limited nature paths and an aquatic access-point for the residents of the project in keeping with the ordinance's objective of maintaining the area's "natural and scenic qualities embodied in its forests and fields, wetlands, streams, ponds, and historic farmsteads," while at the same time permitting "the establishment of recreational . . . facilities based upon natural . . . resources" of the property and its neighboring recreational use property, the Rochester Country Club.

Additionally, a broader view of the ordinance encourages multi-family housing in the AG zone and the subject parcel has previously been approved for such multi-family with a greater density than is present upon the parcel at Map 258, Lot 8. Merger of the two contiguous lots therefore lends itself to the requested expansion by addition of acreage for a total combined lot area in excess of five (5) acres. Further, where Table 19-A that provides for "all other uses" it is evident that the multi-family use already permitted on the subject parcel can be expanded in the manner requested. The same Table also provides for a unit density calculation similar to that found in the R2 Zone. The spirit of allowing density where it is appropriate and already existing is met as is the spirit of providing additional recreational lands congruent with the abutting recreational property.

The spirit of the Zoning Ordinance is laid out within the purpose statement found in Section 1.3. This project satisfies the goals of portions of that stated purpose in that it is in line with the Laster Plan's encouragement of the creation of housing in proximity to the commuting thoroughfares, it promotes an orderly pattern of development and encourage the most appropriate use of land throughout the City while at the same time it preserves and enhances the value of land by the addition of recreation in conjunction with the Cocheco River and the Rochester Country Club. The proposed expansion likewise observes the spirit of the ordinance by proposing high-quality housing for people of all income levels between the existing and proposed units in an area of other existing high-density residential development experiencing overwhelming demand and unprecedented low vacancy and turn-over rates. The proposed project will likewise foster economic development and provide opportunities for business growth especially in regard to the Rochester Country Club and the businesses located in the general Gonic area. The proposed project's expansion maintains the City's rural character and scenic beauty by expanding an existing use rather than adding the same density to an undeveloped area where the character of the neighborhood would be changed, and the addition of water and sewer infrastructure would impact the City. Finally, the proposed expansion of the project's existing use will preserve the best of the City's traditional character and add to and enhance the sense of community making this area of

Rochester a more attractive, vibrant, and healthy community for its residents, businesses, property owners, and visitors.

C. Substantial justice is done;

Substantial justice in this case would be done and is achieved by allowing the productive development of a site already containing the use to be expanded, by expanding that permitted non-conforming use in an area that has congruent development on nearby properties. Permitting the variance and allowing expansion of the multi-family use in the AG Zone will not detract from or otherwise minimize the importance or impact of the ordinance especially given the project's proximity to surrounding parcels of similar development and recreational business services that will benefit from the increased residential occupation of persons in the area. Likewise, substantial justice will be done in the instance of granting the requested variance where the project is already equipped with water and sewer infrastructure of a nature that is capable of supporting the requested increase in density, thus avoiding the need for additional infrastructure and the short and long-term costs associated with same. The project's proposal provides benefits to the land and surrounding recreational and commercial uses, as well as the walkable business and employment opportunities in the local economic area. The benefit to the applicant and the persons located in or desiring to relocate to the City, by allowing the increased density, far outweighs the minor modification in the ordinance as it pertains to the expansion of the existing use on this parcel of land.

D. The values of the surrounding properties will not be diminished;

If the variance were granted, the values of the surrounding properties will not be diminished because the development will occur upon a lot where the same use is existing and in an area where other neighboring lots are developed in a manner of similar or significantly higher density while leaving a significant portion of the parcel in its natural state aside from the anticipated addition of one or more nature trails to permit the residents of the project to enjoy the natural elements of the area. Further, to the extent that residential density of the lot will be increase with townhouse style homes that lend themselves to the potential for condominium ownership, the value of any such units owned and sold as attached single family residential condominium units, would provide for an increase in modern single family condominium comparable units that would tend to increase the value of similar residential units in the immediate area.

E. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

a. Owing to the special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in an unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

The purposes of the City's ordinance generally are to promote harmonious land uses throughout the City's various zones. Notwithstanding the foregoing,

the ordinance does not expressly permit the existing multi-family housing use to which the subject parcel is put in the AG zone. The existing use was previously permitted upon due consideration of the general purposes of the City's overall zoning and was found to be in keeping with general purposes of the AG zone and in balancing the same with the desire to deter dense developments on every portion of land in the AG Zone. There is no fair and substantial relationship between the prohibitions of multi-family within the AG Zone and this parcel given the existing use and its proximity to abutting land uses, the proximity to recreational uses and nearby economic centers. This property is further distinguished from the properties immediately abutting it because it currently contains both a multi-family use and a significant recreational opportunity given its frontage both on the abutting golf course and the Cocheco River. No other property in the area enjoys both attributes that would permit the expansion of an existing use to increase the number of rentable or salable units within the City and simultaneously increase the access of its residents to the recreational offerings of the area.

ii. *The proposed use is a reasonable one because:*

The proposed use is a reasonable one because it allows for the expansion of an existing use by development of the parcel of land while respecting the needs of the area parcels to retain the rural feel of their lots and without compromising viewshed from Route 125 or Church Street, and while at the same time permitting a density that is congruent with the existing nearby land uses and comparable to an otherwise permissible project.

b. *If the criteria in subparagraph (i), above, are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.*

The subject parcel is special in a number of ways, including the general size, shape and depth of the parcel, its ability to be merged with an abutting lot under common ownership and its general developable nature in proximity to major routes of travel and businesses, as well as its location in the AG zone, its existing non-conforming nature, the existing water and sewer infrastructure sized for a development of an increased but as yet undeveloped density, and its prior approval for increased density development that was not acted upon by a prior owner, all distinguish the subject parcel from all others in the area. Adding to the foregoing, the lot's ability to be developed in the manner requested while still maintaining its natural beauty and increasing its inhabitants use and enjoyment of the recreational opportunities abutting it in the form of the Rochester Country Club and the Cosheco River, further illustrate the special conditions of this property that distinguish it from other properties in the area, that make it one that cannot be reasonably used in strict conformance with the ordinance.

Due to the existing use of the property that would make a strict agricultural use incongruent with the well-established multi-family residential use to which the parcel has been put, in conjunction with the available density yield based on the Dimensional Standards if the requested expansion of the existing multi-family use were permitted and the available marriage of the increase of the existing use with the harmonious use and access to existing recreation resources upon and abutting the subject parcel, a denial of the requested use would result in a distinct and unnecessary hardship.

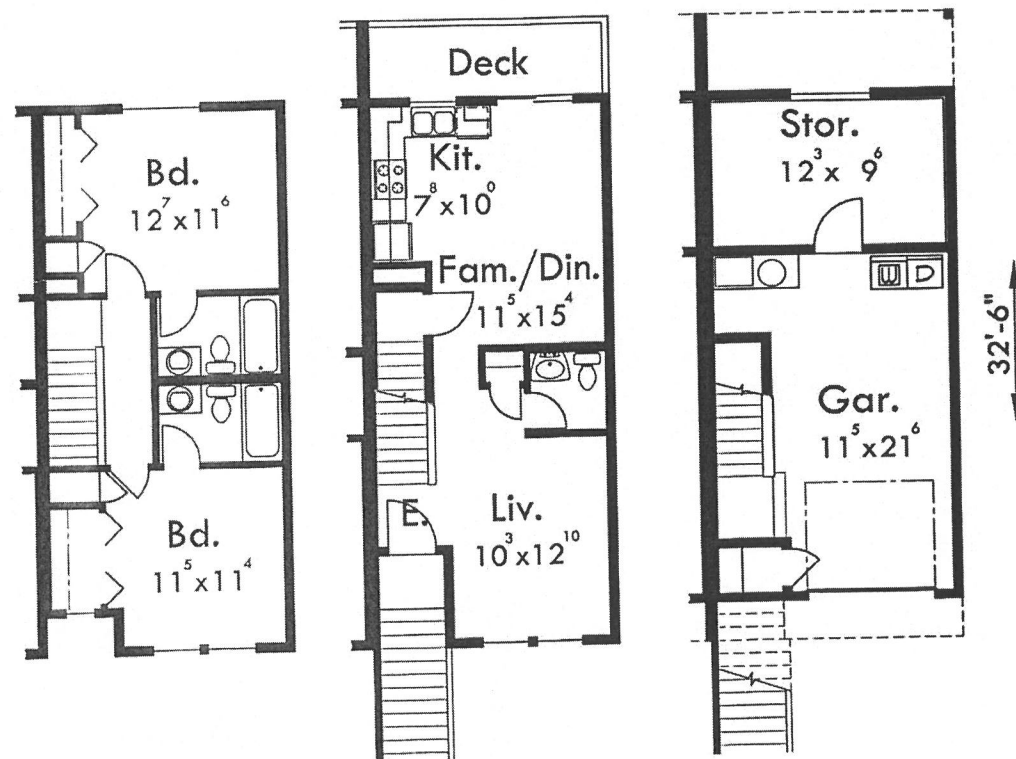
3 possible design choices have been included “for concept” only.

PLAN #D-442

SECOND FLR. 531 SQ. FT.
 THIRD FLR. 500 SQ. FT.
 TOTAL 1031 SQ. FT.
 STORAGE 165 SQ. FT.
 GARAGE 346 SQ. FT.
 6-UNIT PLAN



15'-9"



Bruinier & associates, inc. building designers

503-246-3022 www.bruinier.com
 1304 SW BERTHA BLVD. PORTLAND OREGON 97219

©

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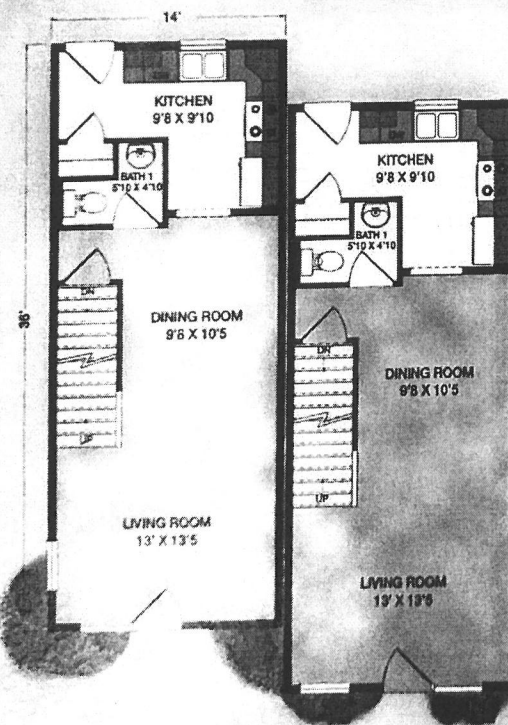
Cedar Ridge

36' x 56'
4,032 Sq. Ft.

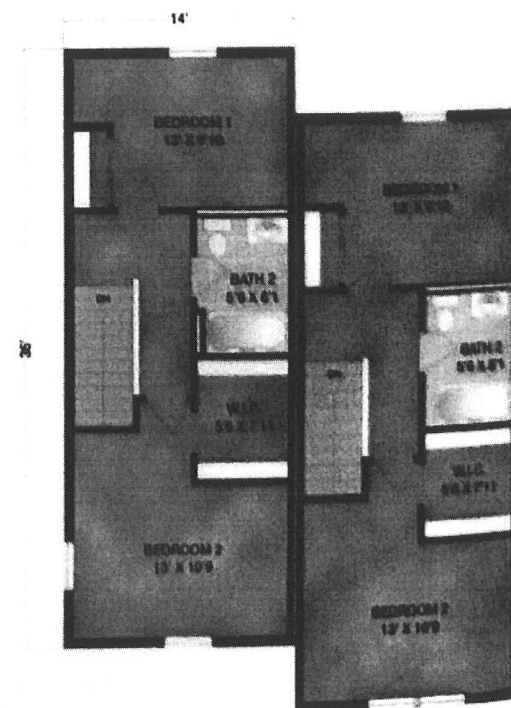
- Each Unit:
- 2 Bedrooms
 - 1 1/2 Baths

1st Floor

*or
garage under*



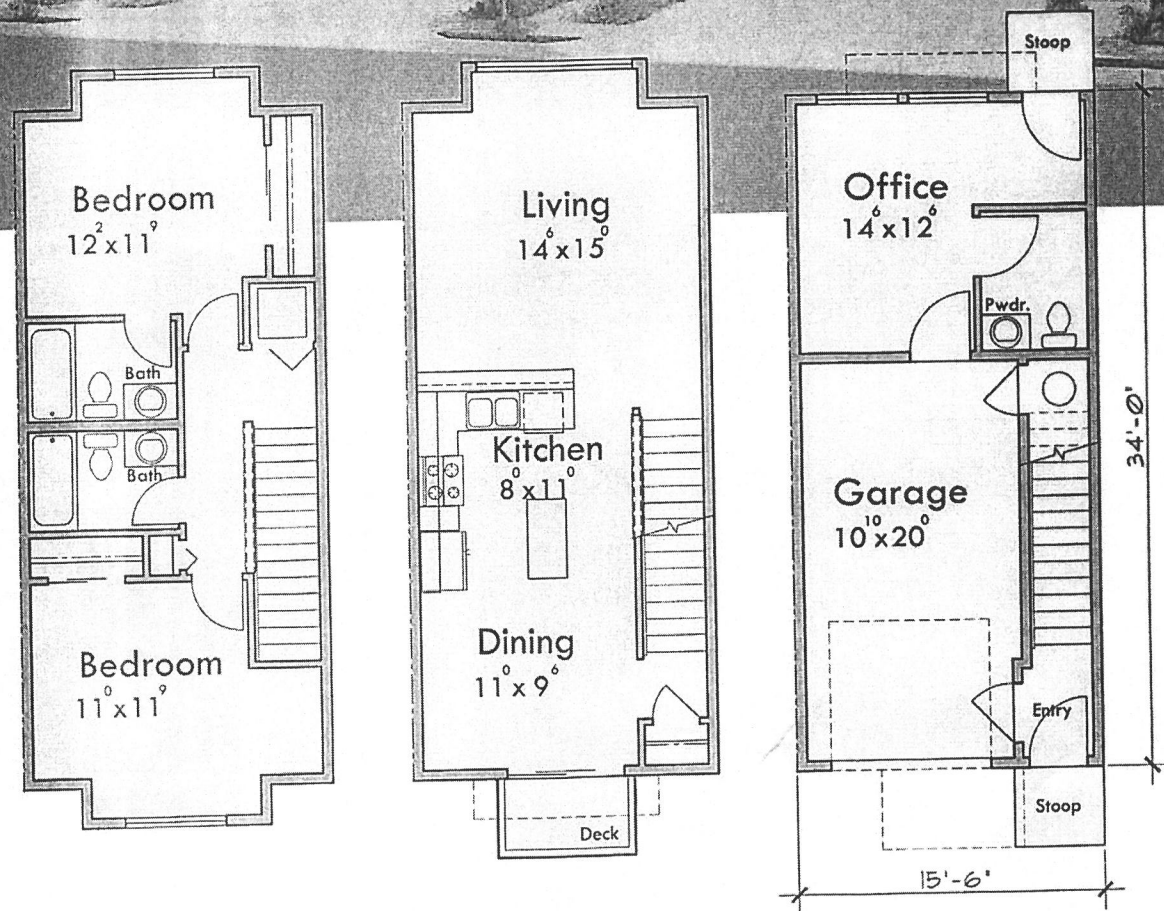
2nd Floor



* Floor plans are approximate. Artist rendering may contain optional features.

PLAN #S-741

1st floor 88 SQ. FT. garage 230 SQ. FT.
 2nd floor 546 SQ. FT. office 209 SQ. FT.
 3rd floor 522 SQ. FT.
 total living 1156 SQ. FT.





RESERVED REGISTRY OF DEEDS

DENSITY CALCULATIONS:
THE SUBJECT PARCELS FALL COMPLETELY WITHIN THE HALF MILE RADIUS RING OF DOWNTOWN GONIC. 5,000 SQUARE FEET REQUIRED PER DWELLING UNIT.

MAP 258, LOT 7
32,969± SQUARE FEET OR 0.76 ACRES
32,969 SF / 5,000 SF PER UNIT = 6.59 UNITS ALLOWABLE
6.59 UNITS - 1 EXISTING DWELLING = 5.59 ADDITIONAL UNITS ALLOWABLE.

MAP 258, LOT 8
200,567± SQUARE FEET OR 4.60 ACRES
200,567 SF / 5,000 SF PER UNIT = 40.11 UNITS ALLOWABLE
40.11 UNITS - 12 EXISTING UNITS = 28.11 ADDITIONAL UNITS ALLOWABLE.

MAP 258, LOTS 7 & 8 COMBINED
MAP 258, LOT 7 - 5.59 ADDITIONAL UNITS ALLOWABLE
MAP 258, LOT 8 - 28.11 ADDITIONAL UNITS ALLOWABLE

33.7 ADDITIONAL UNITS ALLOWABLE ACROSS BOTH LOTS
5 ADDITIONAL 6 UNIT BUILDINGS PROPOSED = 30 UNITS PROPOSED

MAP 258, LOT 6
DANIEL CONNELLY
82 CHURCH STREET
ROCHESTER, NH 03859-5200
SCRD BK. 1018, PG. 557

MAP 141, LOT 42
UNKNOWN OWNER
19 WAKEFIELD STREET
ROCHESTER, NH 03867
SCRD BK. 1458, PG. 131

MAP 258, LOT 10
OCTOBER FINANCIAL GROUP, INC.
PO BOX 7369
ROCHESTER, NH 03859-7369
SCRD BK. 3983, PG. 24

MAP 258, LOT 9
PERLEY E. JR. & RACHELLE C.
80 CHURCH STREET
ROCHESTER, NH 03859-5200
SCRD BK. 1926, PG. 653

MAP 258, LOT 63
MALIBU TWO ASSOCIATES, LLC &
JULIA J. JACOBSON
640 NORTH DOWNTOWN STREET
ROCHESTER, NH 03859-5200
SCRD BK. 2873, PG. 538

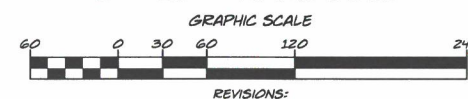
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF 84 & 86 CHURCH STREET, ROCHESTER, NH.
2. TOTAL COMBINED PARCEL AREA: 5.19± ACRES
3. PARCEL IS ZONED AGRICULTURAL.
4. MINIMUM LOT REQUIREMENTS FOR THE AG ZONE (ALL OTHER USES):
LOT SIZE = 45,000 SF, 5,000± SF PER DWELLING UNIT
FRONTAGE = 100'
*PARCEL LIES ENTIRELY WITHIN THE GONIC DENSITY RING
5. BUILDING SETBACKS FOR THE AG ZONE: FY. = 20', SY. = 10', RY. = 20'
6. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. THE PORTION OF THE LOT, BUT NO EXISTING OR PROPOSED BUILDINGS ARE LOCATED WITHIN ZONE 'AE' AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MAY 17, 2005, COMMUNITY PANEL 33017C0213D.
8. DISTANCES SHOWN ARE GROUND DISTANCES AS DEPICTED ON THE REFERENCE PLAN, AND VERTICAL DATUM IS NAVD83 BASED ON DATA FROM AVAILABLE GIS SOURCES. HORIZONTAL DATUM IS NAD83, NH STATE PLANE 2800.
9. TOTAL PROPOSED LOT COVERAGE = 64,400± SF, OR 27.6%

REFERENCE PLANS:

1. "FINAL PLAN, FAIRWAYS CORP, GONIC, ROCHESTER, NEW HAMPSHIRE"
BY G.L. DAVIS & ASSOCIATES
APPROVED BY THE ROCHESTER PLANNING BOARD ON DECEMBER 18, 1979
RECORDED AT THE SCRD AS PLAN 19A-66
2. "AS-BUILT SEWER PLANS, CITY OF ROCHESTER"
ON FILE WITH THE CITY OF ROCHESTER ENGINEERING DEPT.

TAX MAP 258, LOTS 7 & 8
OWNER OF RECORD:
86 CHURCH STREET, LLC
120 AVIATION AVENUE
PORTSMOUTH, N.H. 03801-2898
BOOK 4626, PG 481
EXISTING CONDITIONS PLAN
84 & 86 CHURCH STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
FOR:
86 CHURCH STREET LLC
1" = 60' APRIL 2022



FILE NO. 175
PLAN NO. C-3147
DWG. NO. 20357 SK-1



RESERVED REGISTRY OF DEEDS

DENSITY CALCULATIONS:
THE SUBJECT PARCELS FALL COMPLETELY WITHIN THE HALF MILE RADIUS RING OF DOWNTOWN GONIC. 5,000 SQUARE FEET REQUIRED PER DWELLING UNIT.

MAP 258, LOT 7
32,969 SQUARE FEET OR 0.76 ACRES
32,969 SF / 5,000 SF PER UNIT = 6.59 UNITS ALLOWABLE
6.59 UNITS - 1 EXISTING DWELLING = 5.59 ADDITIONAL UNITS ALLOWABLE.

MAP 258, LOT 8
200,567 SQUARE FEET OR 4.60 ACRES
200,567 SF / 5,000 SF PER UNIT = 40.11 UNITS ALLOWABLE
40.11 UNITS - 12 EXISTING UNITS = 28.11 ADDITIONAL UNITS ALLOWABLE.

MAP 258, LOTS 7 & 8 COMBINED
MAP 258, LOT 7 - 5.59 ADDITIONAL UNITS ALLOWABLE
MAP 258, LOT 8 - 28.11 ADDITIONAL UNITS ALLOWABLE

33.7 ADDITIONAL UNITS ALLOWABLE ACROSS BOTH LOTS
5 ADDITIONAL 6 UNIT BUILDINGS PROPOSED = 30 UNITS PROPOSED

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF 84 & 86 CHURCH STREET, ROCHESTER, NH.
2. TOTAL COMBINED PARCEL AREA: 5.19± ACRES
3. PARCEL IS ZONED AGRICULTURAL
4. MINIMUM LOT REQUIREMENTS FOR THE R2 ZONE:
LOT SIZE = 30,000 SF, 5,000 SF PER DWELLING UNIT
FRONTAGE = 100'
5. BUILDING SETBACKS FOR THE R2 ZONE: FY. = 15', SY. = 10', RY. = 25'
6. THE LOTS ARE SERVICED BY THE MUNICIPAL WATER AND SEWER SYSTEM.
7. THE PORTION OF THE LOT, BUT NO EXISTING OR PROPOSED BUILDINGS ARE LOCATED WITHIN ZONE "AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED MAY 17, 2005, COMMUNITY PANEL 33017C0213D.
8. DISTANCES SHOWN ARE GROUND DISTANCES AS DEPICTED ON THE REFERENCE PLAN, AND VERTICAL DATUM IS NAVD83 BASED ON DATA FROM AVAILABLE GIS SOURCES. HORIZONTAL DATUM IS NAD83, NH STATE PLANE 2800.

MAP 141, LOT 42
UNKNOWN OWNER
19 WAKEFIELD STREET
ROCHESTER, NH 03867
SCRD BK. 1456, PG. 131

MAP 258, LOT 6
DANIEL CONNELLY
82 CHURCH STREET
ROCHESTER, NH 03858-5200
SCRD BK. 1019, PG. 537

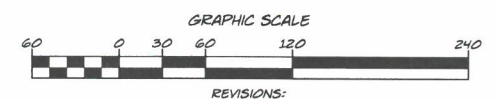
MAP 258, LOT 6
4.60± ACRES

PLANS:

FAIRWAYS CORP, GONIC, ROCHESTER, NEW HAMPSHIRE
AS ASSOCIATES
BY THE ROCHESTER PLANNING BOARD ON DECEMBER 18, 1979
AT THE SCRD AS PLAN 19A-66
OVER PLANS, CITY OF ROCHESTER
BY THE CITY OF ROCHESTER ENGINEERING DEPT.

TAX MAP 258, LOTS 7 & 8
OWNER OF RECORD:
86 CHURCH STREET, LLC
120 AVIATION AVENUE
PORTSMOUTH, N.H. 03801-2898
BOOK 4626, PG 481
EXISTING CONDITIONS PLAN
84 & 86 CHURCH STREET
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE
FOR:
86 CHURCH STREET LLC

1" = 60' APRIL 2022



FILE NO. 175
PLAN NO. C-3147
DWG. NO. 20357 SK-1

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948

275-30.3**Changes to nonconforming property.**

A.

Nonconforming property or a nonconforming condition may not be expanded, enlarged, extended, or intensified except as specifically provided for in this article and not without appropriate approvals from the Historic District Commission, Conservation Commission, ZBA and Planning Board.

B.

A reduction in the nonconformity of a nonconforming use, structure or condition must be approved by the Planning and Development Department and the Director of Building, Zoning, and Licensing Services and may also be required to obtain Historic District Commission, ZBA and Planning Board approvals if the Director of Building, Zoning, and Licensing Services determines that issues associated with the changes are problematic and fall within the jurisdiction of these boards or commission.

Property Location 84 CHURCH ST
Vision ID 10207

Parcel ID 0258/ 0007/ 0000/ /

Card # 1 of 1 Account # 10207
Sec # 1 of 1 Bldg # 1

Land Use 1010
Print Date 5/18/2022 4:01:52 PM

CURRENT OWNER		UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT				<div>VISION ROCHESTER, NH</div>
86 CHURCH STREET LLC 120 AVIATION AVE PORTSMOUTH NH 03801-2898	0	CITY WATER R	0	ABV ST	A	AGRICULTURAL	Description	LUC Co	Prior Assessed	Current Assesse		
	0	CITY SEWER		NEIGHBORHOOD		NHBD NAME	BLDG	101	115,800	115,800		
	0	NONE		1280		URBAN GONIC	LAND	101	48,200	48,200		
	UTIL/ST / TRAF				EXEMPTIONS							
	0	CITY WTR PBO	Year	Code	Description							
0	PAVED											
0	MEDIUM											
LEGAL DESCRIPTION												
									Total	164,000	164,000	

SALES INFORMATION- GRANTEE				BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)							
86 CHURCH STREET LLC ALLEN GEORGE E JR REV TRUST HOLLAND STEVEN C HOLLAND CLYDE G HOLLAND OLIVE M & CLYDE G	4634	924	02-14-2019	175,000	24	Year	Descr	Prior Assesse	Year	Descr	Prior Assesse	Year	Descr	Prior Assesse	
	2131	80	08-09-1999	75,000	11	2020	BLDG	115,800	2020	BLDG	115,800	2021	BLDG	115,800	
	1957	401	07-01-1997	0	38		LAND	48,200		LAND	48,200		LAND	48,200	
	1771	733	09-25-1994	0	38										
	1750	411	06-06-1994	0	38										
						Total		164,000		Total		164,000	Total		164,000

BUILDING PERMIT RECORD													
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	ALTERATIONS:			Notes			
10-29-1999	1008		12,000		100	C							

										Total Appraised Parcel Value			
										164,000			
										VISIT / CHANGE HISTORY			
										Date	Id	Purpose/Result	Notes
										02-20-2019	DF	DEED CHANGE	ADD CHG FRO
										06-29-2017	GN	OWN ADD CHG	PER W/S DEPT
										08-17-2011	VS	OWN ADD CHG	Q:
										11-09-2009	TH	EXT ONLY	PER W/S DEPT
										07-02-2007	VS	OWN ADD CHG	Q/DATE ENTER
										07-14-2003	TM	EXT ONLY	P:
										02-17-2000	TM	NO INSP	

LAND LINE VALUATION SECTION

B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf12	Inf2 Adj	Inf3	Inf3 Adj	Adj. UnitPrice	Appraised Value	Assessed Value	Notes		
1	1010	SINGLE FA	0.760	PRIMARY	P	1,000	50,000	1.26842	1.00	1280	1,000						63,420	48,200	48,200			
Total Card Land Units										0.76	AC	Parcel Total Land Area				0.76	AC	Total Land Value				48,200

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.


Property Location 86 CHURCH ST
Vision ID 807

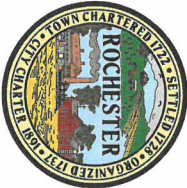
Parcel ID 0258/ 0008/ 0000/ 1

Card # 1 of 2 Account # 807
Sec # 1 of 1 Bldg # 1

Land Use 1120
Print Date 5/18/2022 4:20:28 PM

CURRENT OWNER		UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT				VISION ROCHESTER, NH
86 CHURCH STREET LLC		0 CITY WATER R	0	LEVEL	A	AGRICULTURAL	BLDG LAND OB	Description	LUC Co	Prior Assessed	Current Assesse	
		0 CITY WTR PBO		NEIGHBORHOOD		NHBD NAME						
		0 CITY SEWER		2312		5 TO 12 UNIT SOUTH						
		UTIL/ST/ TRAF		EXEMPTIONS								
		0 GAS		Year	Code	Description						
		0 PAVED										
		0 LIGHT										
LEGAL DESCRIPTION												
							Total					
PORTSMOUTH NH 03801-2898									929,000		929,000	





RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		SALE PRICE		SALE CODE		PREVIOUS ASSESSMENTS (HISTORY)					
86 CHURCH STREET LLC ALLEN GEORGE E JR REV TRUST ALLEN GEORGE E JR ALLEN GEORGE & SUZANNE HOLLAND CLYDE G	4626	481	12-27-2018		1,020,001	02		Year	Descrt	Prior Assesse	Year	Descrt	Prior Assess	Year	Descrt
	1995	623	04-06-1998		0	44		2020	BLDG LAND	820,400	2020	BLDG LAND	820,400	2021	BLDG LAND
	1995	621	04-06-1998		255,000	02				97,000			97,000		
	1784	691	12-22-1994		0	99				10,300			10,300		
	1629	247	08-26-1992		0	99		Total		927,700	Total		927,700	Total	

BUILDING NOTES															
TWO BLDGS ON PARCEL WITH A TOTAL OF 12 APARTMENTS															
Appraised Building Value (Card)														820,400	
Appraised Extra Feature Value (Bldg)														0	
Appraised Outbuilding Value (Bldg)														11,600	
Appraised Land Value (Bldg)														97,000	
Total Appraised Parcel Value														929,000	
Valuation Method														C	

BUILDING PERMIT RECORD

Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes
03-10-2009	09-182	REPAIRS	125,000	02-12-2010	100	CE	FIRE REPAIR;
03-06-2009	09-159	PLUMBING	35,000	04-16-2009	100	CI	
03-03-2009	09-154	ELECTRIC	14,000	04-16-2009	100	CI	5 & 6;
01-06-2009	09-16	BOILER	4,000	04-16-2009	100	CE	
Total Appraised Parcel Value							
929,000							
VISIT / CHANGE HISTORY							
Date	Id	Purpost/Result				Notes	
09-05-2019	JR	NO INSP				corr cond from	
02-15-2019	NM	SALES VERF.				PER SVQ, SOL	
12-31-2018	DF	DEED CHANGE					
06-29-2017	GN	OWN ADD CHG				ADD CHG FRO	
08-17-2011	VS	OWN/ADD CHG				PER W/S DEPT	
02-12-2010	TM	EXT ONLY				Permit #: 09-18	
04-16-2009	TM	MEAS+INSPCTD				Permit #: 09-15	

LAND LINE VALUATION SECTION

B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Intf1	Intf1 Adj	Intf2	Intf2 Adj	Intf3	Intf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
1	1120	9-12 APTS	2,000	PRIMARY	P	1,000	45,000	1,00000	1,00	2312	1,000						45,000	90,000	90,000	
1	1120	9-12 APTS	2,800	EXCESS A	E	1,000	2,500	1,00000	1,00	2312	1,000						2,500	7,000	7,000	

Property Location 86 CHURCH ST
Vision ID 807

Parcel ID 02568/ 0008/ 0000/ 1

Card # 2 of 2 Account # 807
Sec # 1 of 1 Bldg # 2

Land Use 1120
Print Date 5/18/2022 4:20:32 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model Style Grade	94 23M C-	Commercial MULTIFAMILY Avg. (-)	Half Bath Ratin Extra Fixture(s)	A 0	SAME
Stories	2		Extra Fix Rating		
Units	6		MIXED USE		
Residential Unit	6		Code	Description	Percentage
Comm Units	0.00		1120	9-12 APTS	100 0 0
Wall Height			COST / MARKET VALUATION		
Exterior Wall 1	04	VINYL			
Exterior Wall 2	0				
2nd Ext Wall %	0				
Roof Structure	01	GABLE ASPH SHINGLE DRYWALL			
Roof Cover	01				
Interior Wall 1	01				
Interior Wall 2	08	AVERAGE			
Interior Floor 1					
Interior Floor 2					
1st Floor					
2nd Floor					
Heat Fuel	100.00				
Heat Type	02	GAS			
2nd Heat Type	03	FORCED HW			
# Heat Systems	0.00				
AC Percent	6.00				
Bedrooms	0.00				
Full Bath(s)	12				
Bath Rating	6				
3/4 Bath(s)	A	SAME			
3/4 Bath Rating	0				
Half Bath(s)	6				
Half Bath Ratin	A				
Extra Fixture(s)	0	SAME			

RCN	564,439
Year Built	1980
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
Economic Obsol	
Trend Factor	1.000
Special Adj	
Condition %	70
Percent Good	
RCNLD	395,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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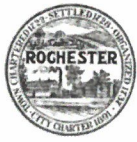
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STG6
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84 & 86 Church Street

Rochester, NH

1 inch = 140 Feet



www.cai-tech.com

May 18, 2022



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

84 E. 80 Church St

StreetAddress	Owner1	Owner2	BillingAddress	City State Zip
84 CHURCH ST	86 CHURCH STREET LLC		120 AVIATION AVE	PORTSMOUTH, NH 03801-2898
82 CHURCH ST	CONNELLY DANIEL		82 CHURCH ST	ROCHESTER, NH 03839-5200
68 HEMINGWAY DR	68 HEMINGWAY LLC		440 HANOVER ST	MANCHESTER, NH 03104
86 CHURCH ST	86 CHURCH STREET LLC		120 AVIATION AVE	PORTSMOUTH, NH 03801-2898
90 CHURCH ST	ARMITAGE PERLEY E JR &	ARMITAGE RACHELLE C	90 CHURCH ST	ROCHESTER, NH 03839-5200
94 CHURCH ST	OCTOBER FINANCIAL GROUP INC		P O BOX 7369	ROCHESTER, NH 03839-7369