



City of Rochester, New Hampshire

Department of Building, Zoning and Licensing Services
33 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. 2-19-13/14

DATE FILED 5/22/19

Melina Filley
ZONING BOARD CLERK

Applicant: Thomas J. Demchak, Sr.

E-mail: tdemchak@aol.com

Phone: 203-605-7255

Applicant Address: 13 Riverwalk, Branford, CT 06405

Property Owner: Same

Property Owner Address: Same

Variance Address: 72 Crown Point Rd

Map Lot and Block No: 235, 50

Description of Property: See cover letter attached

Proposed use or existing use affected: 1)

The undersigned hereby requests a variance to the terms of Article 42, Section * and asks that said terms be waived to permit

(See attached) *20.b.16.A.B.C, 23.b.e, 23.b.3.E

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], for Thomas Demchak Date: 3-25-19

The Law Office of Scott E. Hogan

P.O. Box 33
Durham, New Hampshire 03824

Phone: 603-969-1183

hoganlaw@comcast.net

Fax: 603-659-9092

TO: Rochester Zoning Board of Adjustment (Zoning Board, Board, or ZBA)
FROM: Thomas Demchak
72 Crown Point Road, Rochester, NH
BY: Scott E. Hogan, Esq.
DATE: April 16, 2019
RE: Request for Variances

INTRODUCTION

The property at 72 Crown Point Rd. is owned by the Applicant Thomas Demchak. His daughter Karen Demchak resides on the property, where for the past 13 years she has been keeping and raising horses, other livestock (goats) as well as chickens/poultry. The property is a long, narrow parcel, abutted on one side by a residential neighbor, and otherwise abutted by undeveloped property. (See maps, images, attached as A). This variance application seeks to allow the Demchaks to continue the long-standing agricultural/equestrian uses of the property that have engaged in there for over a decade. The specific variance requests are detailed below.

Karen Demchak has an outstanding reputation in the New Hampshire equestrian community, based upon her knowledge and care of her animals, as well as her exemplary breeding program. (See letter from Attorney Christine Tebbetts, Attachment B). Attorney Tebbetts' letter also included that:

"During my first visit, Karen took me on a tour of her farm, and I was not only impressed with her knowledge and land use, but also the love and care she clearly had with her animals... Put simply, it was hard to believe that such a little farm in Rochester, New Hampshire, had such impeccable breeding lines."

Equine veterinarians familiar with Karen, her animals, and her care and raising of them have submitted letters supporting her and her practices, including Dr. Lauren Sikorski, DVM, DACVIM (IM), whose letter includes:

"I have been in the company of Ms Demchak's horses numerous times, witnessing them

in action on the field, on trail rides as well as well as in the company of small children and adults. Ms. Demchak takes time to practice the best husbandry possible, basing every decision on compassion and sound medical advice. Clinically, the horses disposition and body condition scores are excellent. Their housing and land allowance appears ample and they are exercised at regular intervals. Therefore, I believe Ms. Demchak is in good standing to continue to own her horses and maintain them at her residence.” (See Dr. Sikorski letter, Attachment C).

Dr. Alyssa E. Warneke, DVM, and Dr. Grant D. Myhre, DVM also wrote in support of Karen, including that:

“I have been the ambulatory veterinarian for their property for six (6) years, and Dr. Grant Myhre has provided in-hospital care to a few of their horses for well over a decade. To the best of our knowledge and experience caring for them, all of the horses in Karen and Robert’s care are in proper body condition,...provided with ample feed (hay and grain) and fresh, clean water daily and have adequate shelter and turn-out. Most of their horses are also ridden on a regular basis to supplement their exercise availability.

It is in our professional opinion that these horses are well cared for and provided for adequately.” (See Dr. Warneke and Dr. Myhre letter, Attachment D).

Another person familiar with Karen and her practices also wrote in support of her, including:

“In all the years I have known Karen, I have known her to be very experienced and knowledgeable about horses. Her horses are all very well taken care of and loved. They mean so very much to her and it shows. They are clean, well-fed and well-behaved.

They are a major part of her life and are like family to her. She manages her horses very well. She is very smart about their space and living conditions and feeding program. People seek her out for advice and training assistance and she is more than happy and willing to accommodate their requests.” (See letter of Cheryl S. Robinson, Attachment E).

RECENT PROCESS WITH CITY OF ROCHESTER

As described above, the agricultural and equestrian uses of the Demchak property have been conducted for over a decade. Several years ago the prior owner of the abutting residential property, just before listing that property for sale, submitted complaints to the City regarding the agricultural/equestrian uses of the Demchak property. The abutting property was purchased by a new buyer, who was aware of these long-standing agricultural uses at the time of purchase, and who has also submitted complaints to the City since then. The City subsequently brought various Land Use Citations against the Demchaks, after which it was agreed that the Demchaks would seek the current variance requests from the Zoning Board.

Since that time the Demchaks retained the undersigned counsel, and have arranged site visits between counsel, and the City Code Enforcement Officer and City Attorney O'Rourke, as well as a representative from the NH SPCA, who was responding to a complaint from the abutting neighbor. ((Mr. Sprowl from the SPCA found no issues or violations). Site visits were also arranged with officials from the New Hampshire Department of Agriculture and the NH DES, as well as a licensed NH civil engineer. From those contacts, Counsel and the Demchaks have been researching and pursuing various grant opportunities from UNH Cooperative Extension and state and federal agencies, and other resources to provide technical outreach and assistance for agricultural properties. The grant programs offer funds and assistance for issues including site planning, manure management, engineering, surface water and wetland issues. The application cycle for these resources is in the Spring, so Karen has recently met with officials at the Natural Resources Conservation Service, who are in the process of arranging a site visit so they can assess the resources and provide technical assistance, or advice for the property. (One issue being explored is obtaining grant resources for the installation of a stream-crossing equestrian bridge). Karen has been working with Karen Bishop of Linden Woods farm in Durham on this process, and has been partnering with their facility.

STATUTORY PROTECTION OF AGRICULTURAL USES

As a 'back-drop' for the Board's consideration of the specific variance requests outlined below, please note the following provisions of New Hampshire statutory law:

"NH RSA 672:1: III-b. Agriculture makes vital and significant contributions to the food supply, the economy, the environment and the aesthetic features of the state of New Hampshire, and the tradition of using the land resource for agricultural production is an essential factor in providing for the favorable quality of life in the state. Natural features, terrain and the pattern of geography of the state frequently place agricultural land in close proximity to other forms of development and commonly in small parcels. Agricultural activities are a beneficial and worthwhile feature of the New Hampshire landscape. Agritourism, as defined in RSA 21:34-a, is undertaken by farmers to contribute to both the economic viability and the long-term sustainability of the primary agricultural activities of New Hampshire farms. *Agricultural activities and agritourism shall not be unreasonably limited by use of municipal planning and zoning powers or by the unreasonable interpretation of such powers...*" (Emphasis added).

III-d. For purposes of paragraphs III-a, III-b, III-c, and III-e, "unreasonable interpretation" includes the failure of local land use authorities to recognize that agriculture and agritourism as defined in RSA 21:34-a, forestry, renewable energy systems, and commercial and recreational fisheries, when practiced in accordance with applicable laws and regulations, are traditional, fundamental and accessory uses of land throughout New Hampshire, and that a prohibition upon these uses cannot necessarily be inferred from the failure of an ordinance or regulation to

address them...”

(NH’s “Right to Farm” statute, RSA 432:33):

“432:33 Immunity from Suit. – No agricultural operation shall be found a public or private nuisance as a result of changed conditions in or around the locality of the agricultural operation, if such agricultural operation has been in operation for one year or more and if it was not a nuisance at the time it began operation. This section shall not apply when any aspect of the agricultural operation is determined to be injurious to public health or safety under RSA 147:1 or RSA 147:2.”

NH RSA 674:32-c:

“II. Nothing in this subdivision shall exempt new, re-established, or expanded agricultural operations from generally applicable building and site requirements such as dimensional standards, setbacks, driveway and traffic regulations, parking requirements, noise, odor, or vibration restrictions or sign regulations; **provided, however, that in circumstances where their literal application would effectively prohibit an agricultural use allowed by this subdivision, or would otherwise be unreasonable in the context of an agricultural use, the board of adjustment, building code board of appeals, or other applicable local board, after due notice and hearing, shall grant a waiver from such requirement to the extent necessary to reasonably permit the agricultural use, unless such waiver would have a demonstrated adverse effect on public health or safety, or the value of adjacent property. Such waiver shall continue only as long as utilized for the permitted agricultural use.**” (Emphasis added).

Variance Requests

In communication with the City Attorney, the following variance requests are being submitted to the Board:

- (It should be first noted that the City’s Land Use Citations identified a potential issue regarding an existing “shed”, and the possible need to request variance relief from Section 40.16.a- [Permit for shed/stable] and possible setback relief. This shed structure is intended to be removed, as the existing ‘stable’ structure will be improved, pending the amendment of the stable Building Permit application to reflect the value of the proposed improvements. Given that no variance relief is being requested for that structure);
- 42.23.b.E, (Keeping of horses): both as to the 3 acre requirement and the “not carried out as a business” requirement;
- 42.20.b.16.A.B.C addresses ‘commercial stable’, minimum of 5 acres, and side and rear setbacks for structures ‘housing horses within 100 feet from property lines’.
- (In the alternative to the previous request, if the Board deems the use not to be a

‘commercial stable’, then relief would be requested from 42.23.b.3.E. [Accessory Use]).

Variance Requirements

Under RSA 674:33, I(b), a zoning board of adjustment has the power to grant a variance if: (1) “[t]he variance will not be contrary to the public interest”; (2) “[t]he spirit of the ordinance is observed”; (3) “[s]ubstantial justice is done”; (4) “[t]he values of surrounding properties are not diminished”; and (5) “[l]iteral enforcement of the provisions of the ordinance would result in an unnecessary hardship.” RSA 674:33, I(b)(1)-(5).

Public Interest/ Spirit of the Ordinance

In *Perreault et. al. v. Town of New Hampton* (2017-0225), the New Hampshire Supreme Court recently reiterated that:

“With respect to the first and second criteria, we have recognized that “[t]he requirement that the variance not be contrary to the public interest is related to the requirement that the variance be consistent with the spirit of the ordinance.”

“As the provisions of the ordinance represent a declaration of public interest, any variance would in some measure be contrary thereto.” *Id.* (quotation omitted). Therefore, “[m]ere conflict with the terms of the ordinance is insufficient.” *Id.* *Rather, to be contrary to the public interest and inconsistent with the spirit of the ordinance, the variance must unduly and in a marked degree conflict with the ordinance such that it violates the ordinance’s basic zoning objectives.* See *id.*; *Nine A, LLC*, 157 N.H. at 366. “*In determining whether granting a variance violates an ordinance’s basic zoning objectives, we look to, among other things, whether it would alter the essential character of the locality or threaten public health, safety or welfare.* Such examples are not exclusive.” *Nine A, LLC*, 157 N.H. at 366 (citation omitted). (Emphasis added).

In the present case, the current agricultural and equestrian uses have been ongoing on this property for 13 years, and are completely consistent with this agricultural zone and the agricultural history of the City. ‘The essential character of the locality’ is and has been agricultural, and is no way changed by the recognition required by these variance requests.

Granting the Variance Would do Substantial Justice

On this requirement the New Hampshire Supreme Court has stated:

“...the only guiding rule [in determining whether the requirement for substantial justice is satisfied] is that any loss to the individual that is not outweighed by a gain to the general public is an injustice.” *Malachy Glen Associates v. Town of Chester*, 155 N.H. 102, 109 (2007).

There is no gain to the general public by denying the requests, and clear loss to the individual if denied.

If the Variance were Granted the Value of Surrounding Properties Would not be Diminished

As discussed and documented, the existing agricultural/ equestrian uses of the property have been conducted on the property for over a decade. The abutting residential property owner lived for years with no complaints, until just before listing the property for sale. Despite those complaints, the current owner purchased the abutting property, knowing of the long-standing agricultural uses. The existence of a traditional New Hampshire agricultural use on abutting property is a selling/marketing attribute, and has no effect of diminishing neighboring property values.

Unnecessary Hardship

““unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:

(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; and

(ii) The proposed use is a reasonable one.

(B) If the criteria in subparagraph (A) 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.” RSA 674:33(I)(b)(5).

As discussed, the subject property is a long, narrow parcel, with elevations that slope down to a central surface water stream at the base, which present unique conditions as to the property’s use. The Demchaks have devised unique uses of this unique property that allow the agricultural/equestrian uses, in proper coordination with the special conditions of the property. Their use of the property is reasonable, and in harmony with the traditions of New Hampshire agriculture, and there is no fair and reasonable relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property.

Conclusion

For all of the reasons stated above, the current request for variance meets the five requirements, and should be granted by the Board. The Applicant looks forward to discussing the details of these issues directly with the Board.


Request for Site View by Board Members

The Applicant requests that Zoning Board members schedule a site view of the property and structures, so that the current design and variance request can be considered with knowledge and understanding of the specific site conditions.

Respectfully submitted,

Thomas Demchak

By his attorney,
THE LAW OFFICE OF SCOTT E. HOGAN


Scott E. Hogan

Scott E. Hogan, Esq.

P.O. Box 33

Durham, NH 03824

603-969-1183

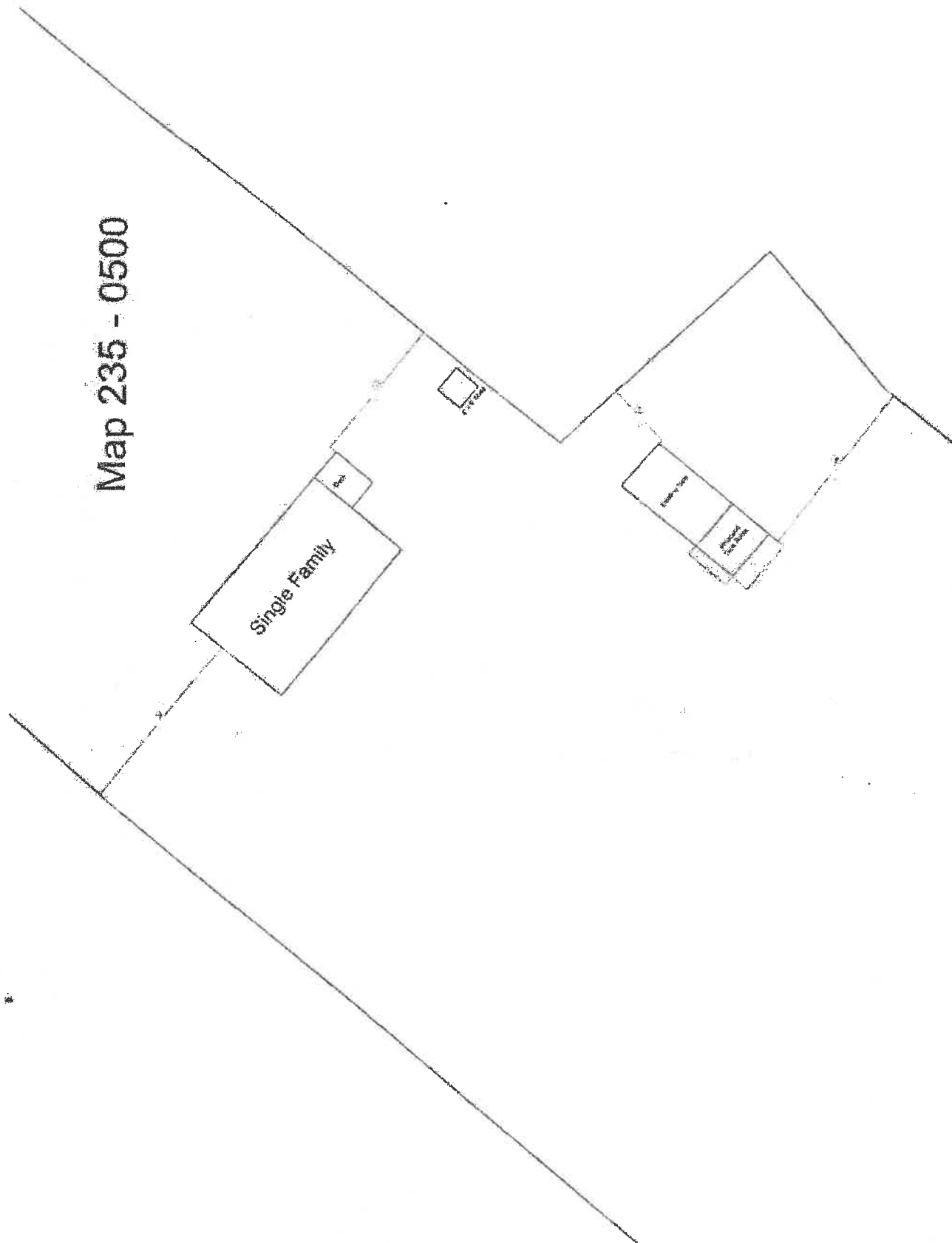
Hoganlaw@comcast.net

NH Bar ID#: 10542

DATE: April 16, 2019

CC: Client
Joe Devine, Compliance Officer
Terence O'Rourke, Esq., Town Attorney

Map 235 - 0500



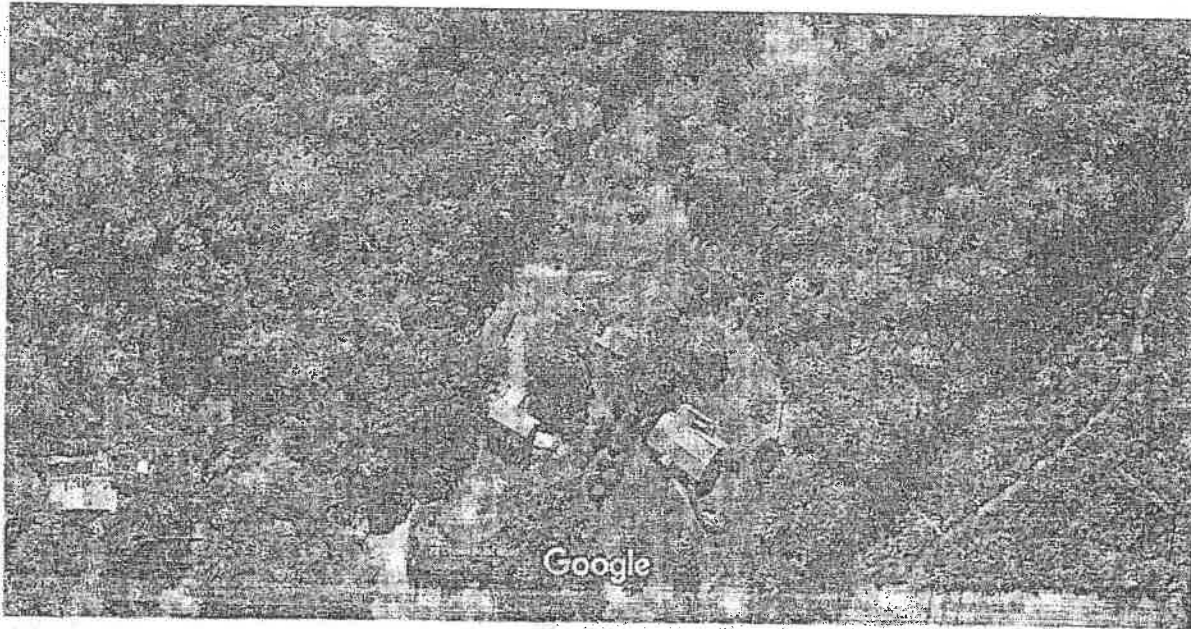
Crown Point Rd.

Map 235 - 0500

W. 1st St.

W. 2nd St.

Google Maps 72 Crown Point Rd



Imagery ©2017 Google, Map data ©2017 Google 50 ft

Rock & Tebbetts, P.C.

Attorneys at Law
61 Church Street
Laconia, New Hampshire 03246
Tel. (603) 524-2775
Fax (603) 524-7114

Christine A. Tebbetts

Of Counsel:
Suzanne L. Rock

April 20, 2018

To Whom It May Concern:

I am writing this letter at the request of my friend, and fellow equestrian, Karen Demchak.

By way of background, I met Karen approximately 2-years ago. This happened when a mutual equestrian friend on Facebook forwarded a post recently made by Karen. The post was hoping that some mutual friend might know where a horse she previously owned, Maple (APHA "Whoops Katie Lady"), was currently located. I immediately reached out to Ms. Demchak, and learned that when she had sold Maple previously, the Bill of Sale contained a provision that should she be sold, that Karen would have first right of refusal. This to ensure that Maple did not end up at auction or be placed in an unsuitable location. Put simply, as a responsible horse owner, she wanted to ensure that Maple was safe.

During our conversation, that was followed up with several additional calls, we became fast friends, and arranged for Karen to come to my farm to visit with Maple. Since that time, we have been in regular contact, with each visiting the others farm.

Unbeknownst to me, Maple is/was a mother, and I learned that Karen was not only the breeder, but still had Maple's daughter "Joesy" (APHA "Little Brown Joesy Two") at her farm in Rochester. During my first visit, Karen took me on a tour of her farm, and I was not only impressed with her knowledge and land use, but also the love and care she clearly had with her animals. I spent time with each of her horses, to include her stallion "Joe" (AQHA "Little Joe Brown"), who is also Joesy's father. Put simply, it was hard to believe that such a little farm in Rochester, New Hampshire, had such impeccable breeding lines. Approximately 1-year later, I purchased Joesy, and she is adored by all visitors to my farm.

Put simply, Karen has an outstanding reputation in the New Hampshire equestrian community, based upon her knowledge and care of her animals, as well as her exemplary breeding program. I would not hesitate to allow her to care for my animals, nor would I have any concern for any animals placed in her care. She is the epitome of what people commonly refer to as an "animal lover," both through thought and deed.

Thank you for the opportunity to write this letter in support of Karen, however, should you have any further questions in this regard, please do not hesitate to contact me directly.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'C. Tebbetts', followed by a horizontal line.

Christine A. Tebbetts



4.24.18

To Whom this May Concern:

I was asked to write an evaluation letter concerning the 8 horses kept at 72 Crown Point Road, Rochester, NH. I have been in the company of Ms. Demchak's horse's numerous times, witnessing them in action on the field, on trail rides as well as in the company of small children and adults. Ms. Demchak takes time to practice the best husbandry possible, basing every decision on compassion and sound medical advice. Clinically, the horses disposition and body condition scores are excellent. Their housing and land allowance appears ample and they are exercised at regular intervals. Therefore, I believe Ms. Demchak is in good standing to continue to own her horses and maintain them at her residence.

Sincerely,

Lauren Sikorski, DVM, DACVIM (IM)

Myhre Equine Clinic

45 YEARS OF COMPASSIONATE CARE



**NEW ENGLAND REGIONAL
VETERINARY IMAGING CENTER**

LOCATED AT THE MYHRE EQUINE CLINIC

April 15, 2018

To whom it may concern,

Karen Demchak and Robert Elliott have been long-term clients of Myhre Equine Clinic. I have been the ambulatory veterinarian for their property for six (6) years, and Dr. Grant Myhre has provided in-hospital care to a few of their horses for well over a decade. To the best of our knowledge and experience in caring for them, all of the horses in Karen and Robert's care are in proper body condition (scored at 5-6 / 9 on the Henneke Body Condition Scale), provided with ample feed (hay and grain) and fresh, clean water daily and have adequate shelter and turn-out. Most of their horses are also ridden on a regular basis to supplement their exercise availability.

It is in our professional opinion that these horses are well cared for and provided for adequately.

Sincerely,

Alyssa E. Warneke, DVM

Grant Myhre, DVM

Alyssa E. Warneke, DVM

Grant D. Myhre DVM

January 22, 2019

To Whom It May Concern:

I have known Karen Demchak for many years. She was just a neighbor to me, but now has become more than a dear friend. She is almost like another daughter to me.

Through the years, I have always known Karen to be a go-to type of person. If there is anything you need help with, and she can help you with it, she will be by your side to help.

Karen and I have a common love and interest in horses. We both help each other out with our horses when a feeding needs to be done or the horses just need to be checked on. In all the years I have known Karen, I have known her to be very experienced and knowledgeable about horses. Her horses are all very well taken care of and loved. They mean so very much to her and it shows. They are clean, well-fed and well-behaved.

They are a major part of her life and are like family to her. She manages her horses well. She is very smart about their space and living conditions and feeding program. People seek her out for advice and training assistance and she is more than happy and willing to accommodate their requests.

She is a good neighbor and friend and I am very fortunate to know her.

Thank you.



Cheryl S. Robinson

174 Crown Point Road

Rochester, NH 03867

603-923-3096

Thomas Demchak
72 Crown Point Road
Rochester, NH

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

RE: LETTER OF AUTHORIZATION:
Variance application of Thomas Demchak

To whom it may concern:

I Thomas Demchak, owner of property at 72 Crown Point, Rochester, NH hereby authorize Attorney Scott Hogan to represent me in regards to the above-referenced application.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Thomas Demchak', with a stylized flourish at the end.

Thomas Demchak

Section 20-b-16-A,B,&C of the Rochester Zoning Ordinance

16. Stable, Commercial

- A. The minimum lot size required shall be 5 acres.
- B. The side and rear setbacks for structures housing horses shall be 100 feet from any property line.
- C. Any storage areas for manure shall be set back at least 200 feet from any lot lines. Manure must be handled according to best management practices.

Section 23-b-3-E of the Rochester Zoning Ordinance

E. Horses and Other Large Livestock. Keeping less than ten (10) horses or other large animals defined as livestock is an accessory use to a residence subject to the following standards:

- i. The activity is not carried out as a business;
- ii. The residence is not located in the Residential 1 or 2 Districts;
- iii. A lot in the AG District is at least 3 gross acres;
- iv. A lot in all other districts is at least 2 gross acres;
- v. There is an additional $\frac{1}{4}$ acre of land beyond the minimum specified in iii. and iv, above, for each animal kept beyond the first one;
- vi. No area or structure for the housing, stabling, storage of manure/animal waste, or feeding of animals shall be located within 100 feet of any property line;
- vii. Handling of manure/animal waste must follow best management practices and not be a nuisance for neighbors;
- viii. No animals shall be pastured within 25 feet of any side or rear property line except where the abutting property owner consents to a reduced setback.



72 Crown Point Rd

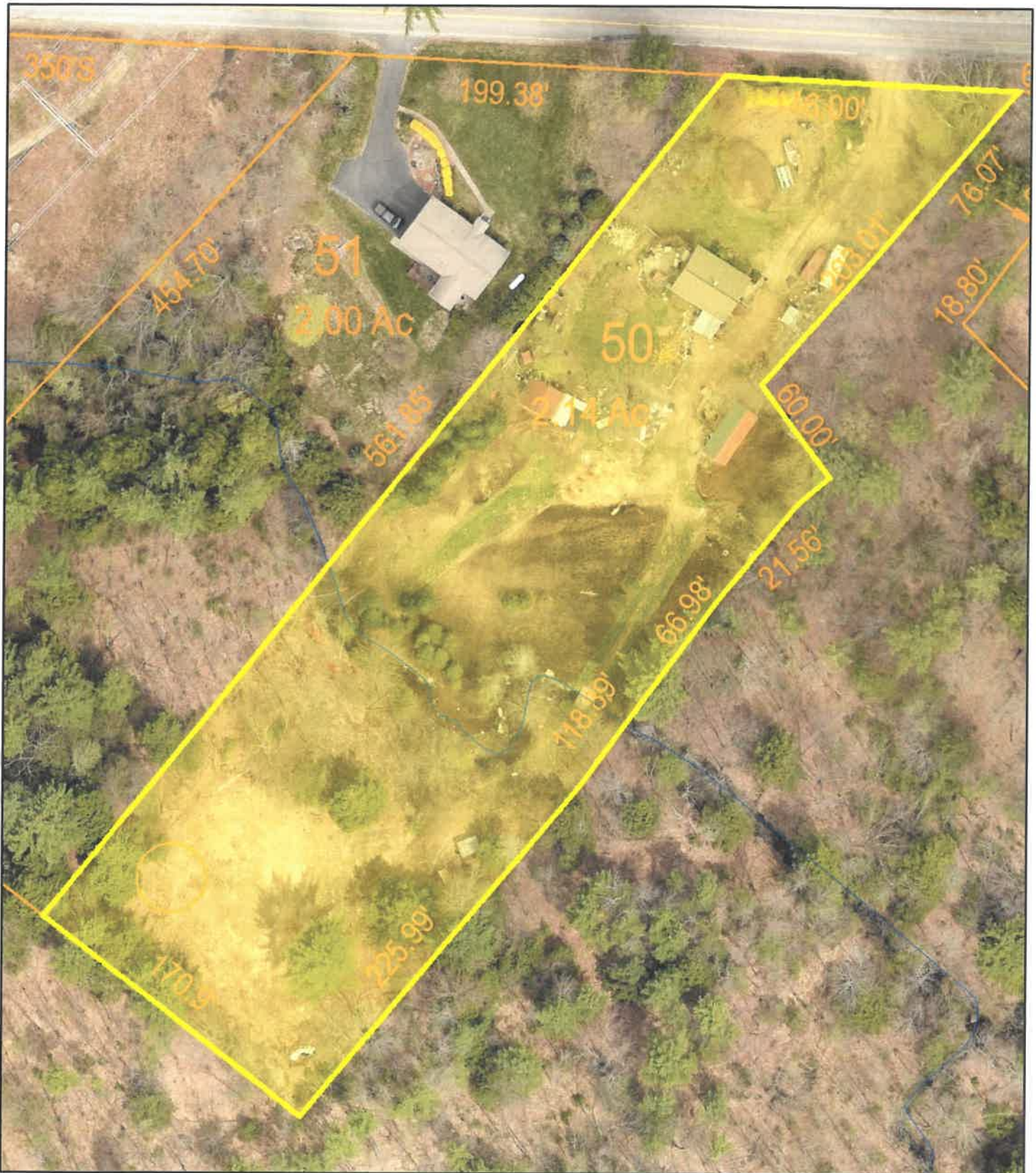
Rochester, NH

1 inch = 70 Feet



May 22, 2019

www.cai-tech.com



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.

UUCO UUCU UUUU
MAP LOT SUB

LOT2 LOT3

1 of 1 RESIDENTIAL
CARD

TOTAL ASSESSED: 201,100
185431

Rochester

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		CROWN PT RD, ROCHESTER
OWNERSHIP		
Owner 1: DEMCHAK THOMAS J SR		
Owner 2:		
Owner 3:		
Sheet 1: 72 CROWN POINT RD		
Sheet 2:		
Twn/City: ROCHESTER		
SupProv: NH	City:	Own Occ: N
Postal: 03867-4103	Type:	
PREVIOUS OWNER		
Owner 1: ALLARD CHARLES P & PAHIM C.		
Owner 2:		
Sheet 1: 72 CROWN POINT RD		
Twn: ROCHESTER		
SupProv: NH	City:	
Postal: 03867-4103		

PARATIVE DESCRIPTION

This Parcel contains 2.14 AC of land mainly classified as SINGLE FAM with a(n) CAPE Building Built about 1987, Having primarily WD SHINGLES Exterior and ASPH SHINGLE Roof cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms total and 3 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	133,700	19,600	2.140	47,800	201,100	
						Entered Lot Size
						Total Land: 2.14
						Parcel: 149.63
						Land Unit Type: AC
						Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes	Date
2018	101	FV	133,700	19,600	2.14	47,800	201,100	201,100	Year End Roll	9/19/2018
2017	101	FV	121,700	2000	2.14	47,800	171,500	171,500	Year End Roll	9/7/2017
2016	101	FV	114,200	2000	2.14	47,800	164,000	164,000	Year End Roll	9/8/2016
2015	101	FV	114,200	2000	2.14	47,800	164,000	164,000	Year-end	10/1/2015
2014	101	FV	114,200	2000	2.14	47,800	164,000	164,000	Year End Roll	9/29/2014
2013	101	FV	86,900	2000	2.14	64,000	152,900	152,900	Year End Roll	9/4/2013
2012	101	FV	86,900	2000	2.14	64,000	152,900	152,900	Year End Roll	9/20/2012
2011	101	FV	86,900	2000	2.14	64,000	152,900	152,900	Year End Roll	9/27/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALLARD CHARLES	3122-888	1	12/27/2004	Vail Lnd&Bldg	210,000	No	No	4		
HERTEL VAN E	1202-306	2	12/10/1985	Convenience		No	No	4		
ALLARD GEORGE L	1199-182	2	11/22/1985	Estate Sale		No	No	4		
NORTHERN LAND T	1126-232	1	3/15/1984			No	No	4		
TUTTLE IDA	1110-549		9/15/1983			No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/6/2008	08-422	FENCE	670 CE	1/23/2009				
10/9/2007	07-1392	FENCE	1,000 CE	4/3/2008				
3/14/2006	324	SHED	2,400 CE	2/21/2007				
5/14/2002	442	FENCE	500 C	4/14/2003				
5/15/2001	316	FENCE	1,000 C					
7/1/1998	655	SHED	1,500 C					

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2018	EXT ONLY	TG	THERESA
12/12/2017	SENT NOTICE	NM	NANCY
2/5/2009	EXT ONLY	TG	THERESA
1/10/2006	DEED CHANGE	VW	VIRGINIA
7/9/2001	EXT ONLY	TM	TOM
11/18/1999	MEAS-INSPCTD	TM	TOM

AND SECTION (First 7 lines only)

Use	Description	LUC	No of Units	Depth / PricedUnits	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infln	Neigh Mod	Int 1	%	Int 2	%	Int 3	%	Appraised Value	Alt	%	Spec	Code	Fact	Use Value	Notes
101	SINGLE FAM		1	1.14	PRIMARY A SITE		1.0	0	45,000	1,000	1030								45,000						45,000	
101	SINGLE FAM		1	1.14	EXCESS AC EXCESS		1.0	0	2,500	1,000	1030								2,850						2,850	

Sign:

REPRODUCTION OF

1

Total ACHA: 2.14000 Total SF/SM: 93218.41 Parcel LUC: 101 SINGLE FAM Prime NB Desc: RESIDENTIAL

Total: 47,850 Spt Credit: Total: 47,800

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



Patriot Properties Inc.

USER DEFINED

Date	Time
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:	
BidReason:	



Abutters List Report

Rochester, NH
May 22, 2019

Subject Property:

Parcel Number: 0235-0050-0000
CAMA Number: 0235-0050-0000
Property Address: 72 CROWN PT RD

Mailing Address: DEMCHAK THOMAS J SR
72 CROWN POINT RD
ROCHESTER, NH 03867-4103

Abutters:

Parcel Number: 0235-0050-0000
CAMA Number: 0235-0050-0000
Property Address: 72 CROWN PT RD

Mailing Address: DEMCHAK THOMAS J SR
72 CROWN POINT RD
ROCHESTER, NH 03867-4103

Parcel Number: 0235-0051-0000
CAMA Number: 0235-0051-0000
Property Address: 76 CROWN PT RD

Mailing Address: PERCEY PENNY
76 CROWN POINT RD
ROCHESTER, NH 03867-4103

Parcel Number: 0235-0055-0000
CAMA Number: 0235-0055-0000
Property Address: 0 CROWN PT RD

Mailing Address: LAMONTAGNE LAROCQUE RACHELE &
LAROCQUE DAVID W
98 CROWN POINT RD
ROCHESTER, NH 03867-4103

Parcel Number: 0235-0066-0000
CAMA Number: 0235-0066-0000
Property Address: 69 CROWN PT RD

Mailing Address: BRASILEIRO ILDEUBERG & ADELJA
69 CROWN POINT RD
ROCHESTER, NH 03867

Parcel Number: 0235-0066-0001
CAMA Number: 0235-0066-0001
Property Address: 73 CROWN PT RD

Mailing Address: HOPE TERRI & HENSEL WALTER
73 CROWN POINT RD
ROCHESTER, NH 03867



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5/22/2019

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