



City of Rochester, New Hampshire

Zoning Board of Adjustment

Special Exception Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2-22-32

DATE FILED 10/18/22

CJ
ZONING BOARD CLERK

Applicant: Back Hill Beer Company LLC

E-mail: info@backhillbeer.com Phone: 603.562.6198

Applicant Address: 73 Pickering Road, Rochester N.H. 03839

Property Owner: Dumont Property Group

Property Owner Address: 750 Exeter RD, Hampton N.H. 03842

Variance Address: 73 Pickering Road, Rochester NH 03839

Map Lot and Block No: Map: 10/42 Lot: 0054 Block: 0000

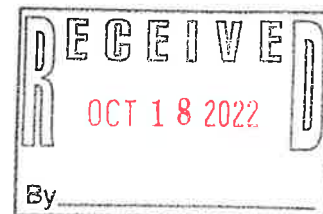
Description of Property (give length of lot lines): _____

Proposed use or existing use affected: NO

The undersigned hereby requests a special exception as provided in section Table 18-C of the Zoning Ordinance to permit a food truck in the office commercial zone.

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 Special Exception.

Signed: [Signature] Date: 10.15.22





City of Rochester, New Hampshire

Zoning Board of Adjustment

275.22 Special Exception Sheet

(a) General Provisions

- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance to additional standards is required, may be permitted in their respective districts, subject to the satisfaction of the requirements and standards set forth in this section 275.22, in addition to all other requirements of this ordinance. All such uses are hereby declared to possess such special characteristics that each shall be considered as an individual case.
- (3) The Board of Adjustment may require that a site plan for development for a proposed special exception be submitted showing the location of all buildings, parking areas, traffic access, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed special exception is in harmony with the intent of this ordinance.

(b) Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

(1) The specific site is an appropriate location for the proposed use or structure. ☒ Yes ☐ No

Reasoning: Presents No Disruptions to existing building usage
& has been approved by all required city departments for this
part of special event permits

(2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. ☐ Yes ☒ No

Reasoning: Does not cause any obstructions to existing use
& operates within reasonable hours

(3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking. ☐ Yes ☒ No Reasoning: The location for
the food truck has been approved by city fire &
police for safety & is not close enough to residents
to cause nuisance

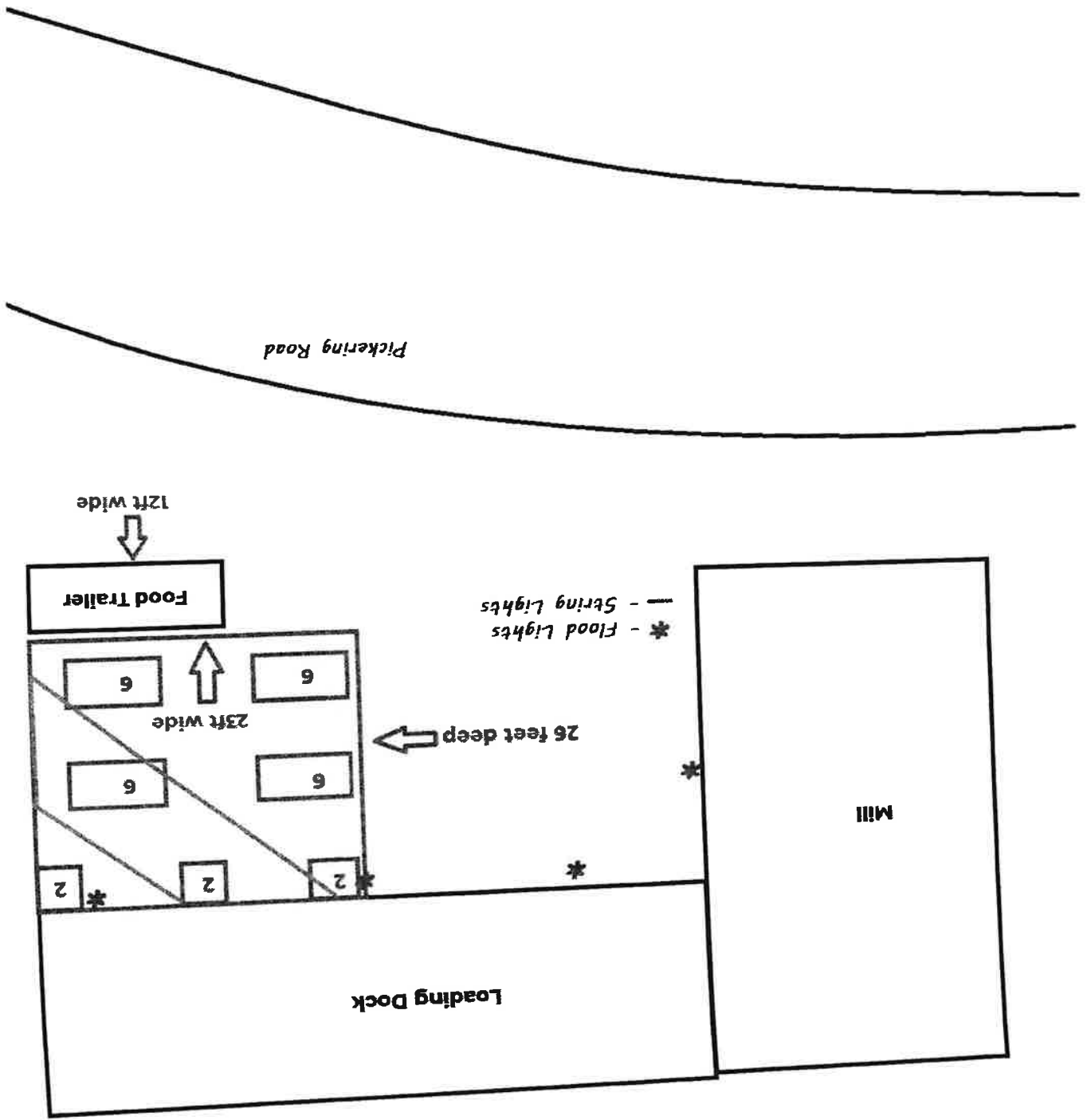
(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. ☒ Yes ☐ No Reasoning: Food trucks will be
fully licensed by the city & state & adequate restroom
facilities are available within the building

(5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. ☒ Yes ☐ No Reasoning: Food trucks are a vital
piece of local culture in the state & U.S. Being
able to have a food truck will enhance our customer's
experience while also bring more business into the
Gonic Area

Please check section 275.22 of the Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.



A321A273 -70.977636 Degrees



ZONING

275 Attachment 3

City of Rochester

Table 18-C Food-Lodging-Public Recreation Uses
[Amended 5-7-2019]

LEGEND

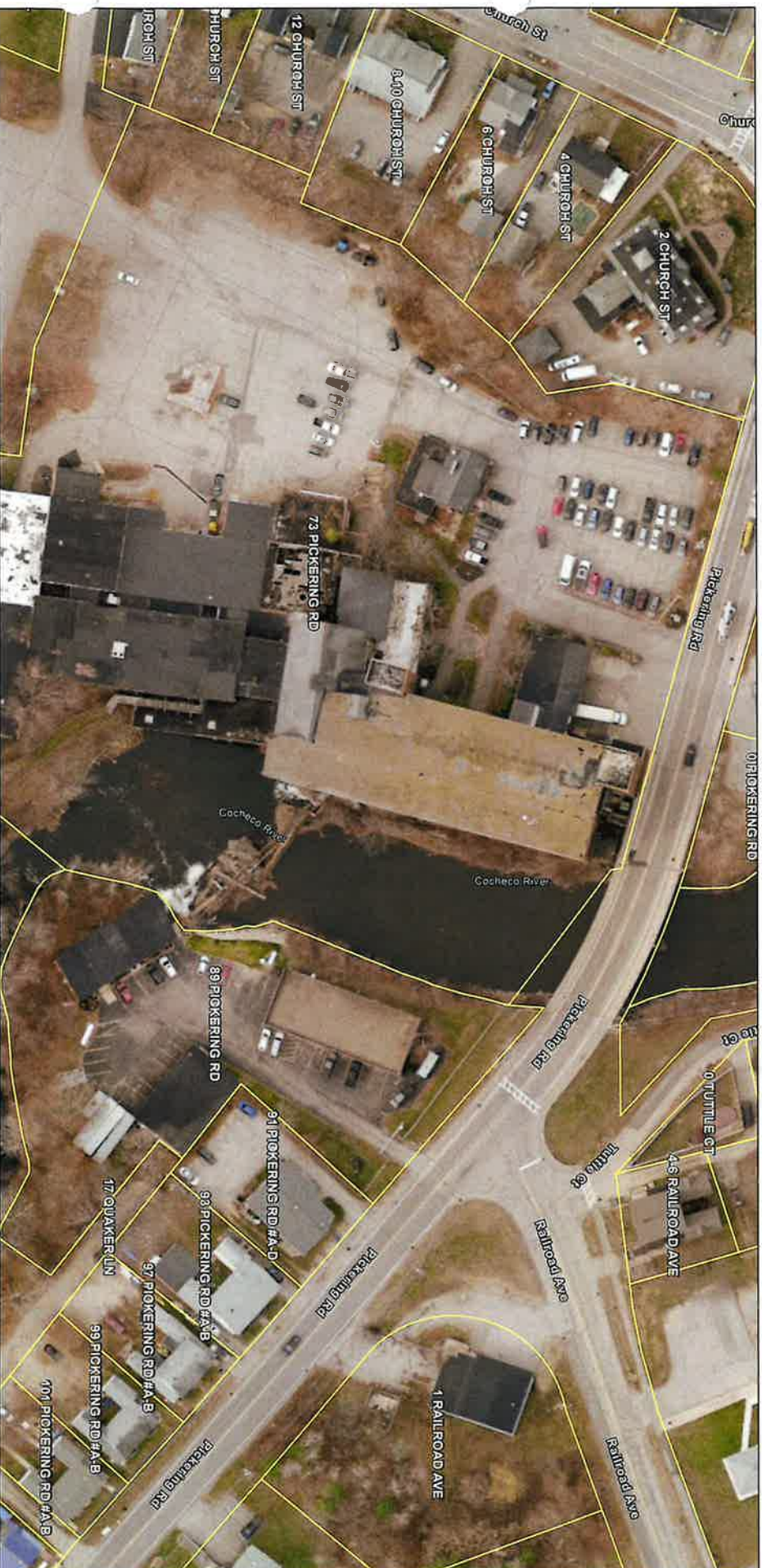
P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Food-Lodging-Public Recreation Uses	Residential Districts				Commercial Districts				Industrial Districts		Special		Criteria/Conditions Reference
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	R1	HS	AS	
Cafe	—	—	P	C	P	P	P	P	—	—	—	P	Article 21
Campground	—	—	—	E	—	—	—	—	—	E	—	—	Article 22
Caterer	—	—	P	—	P	P	—	P	P	P	—	—	Article 21
Club	—	—	C	—	P	P	—	P	—	—	—	—	
Community center	—	—	P	—	P	P	P	P	—	—	—	—	Article 21
Conference center	—	—	C	—	P	P	P	P	—	—	P	P	
Country club	—	—	—	C	—	—	—	E	—	C	—	—	Article 21
Food stand	—	—	E	—	E	E	P	E	E	E	E	E	Article 22
Function hall	—	—	—	—	P	P	P	P	—	—	—	—	Article 22
Golf course	—	—	—	P	—	—	P	—	—	P	—	—	
Health club	—	—	C	C	P	P	P	P	—	—	—	—	Article 21
Lodging, bed-and-breakfast	—	C	P	—	P	P	—	P	—	—	—	—	Article 21
Lodging, hotel	—	—	C	—	P	C	P	P	—	—	C	C	Article 21
Lodging, motel	—	—	—	—	—	—	P	P	—	—	—	C	Articles 20 and 21
Nightclub	—	—	—	—	P	—	P	P	—	—	—	—	
Recreation, indoor	—	—	C	—	P	C	P	P	—	C	—	—	Article 21
Recreation, outdoor	—	—	—	C	—	C	P	P	—	C	—	—	Article 21
Recreation, park	P	P	P	P	P	P	—	P	—	C	—	—	Article 21
Restaurant	—	—	P	—	P	C	P	P	—	—	—	P	Article 21
Restaurant, drive-through	—	—	—	—	P	—	P	P	—	—	—	—	Article 21
Tavern	—	—	C	—	P	—	P	P	—	—	—	P	
Theater/cinema (5,000 square feet or less)	—	—	P	—	P	P	P	P	—	—	—	—	Article 21
Theater/cinema (over 5,000 square feet)	—	—	—	—	C	—	P	P		—	—	—	Article 21

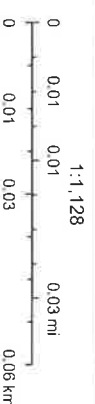
73 Pickering Road



10/18/2022, 8:57:32 AM

Tax Parcels

Parcel Info



Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS, Esri, Community Maps Contributors, Rochester GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/ASA, USGS, EPA, NPS, US Census Bureau, USDA

Property Location 73 PICKERING RD
Vision ID 533

Parcel ID 0142/ 0003/ 0000/ 1

Card # 1 of 3 Account # 533
Sec # 1 of 1 Bldg # 1

Land Use 0430
Print Date 11/5/2021 9:56:51 AM

CURRENT OWNER

GOSPORT PROPERTIES LLC

500 MARKET ST UNIT 2A

PORTSMOUTH NH 03801-3456

UTILITIES

0 CITY WATER C	0 LEVEL
0 CITY SEWER	NEIGHBORHOOD
0 CITY WATER PBO	4004
0 UTILITY TRAF	EXEMPTIONS
0 NONE	Year
0 PAVED	Code
0 LIGHT	Description

LEGAL DESCRIPTION

TOPO

OFFICE

NEIGHBORHOOD

INDUSTRIAL PICKERI

OB

VISION

ROCHESTER, NH



RECORD OF OWNERSHIP

BK-VOL/PAGE	SALE DATE	SALE PRICE	SALE CODE
2757	853	03-19-2003	1,000,001
1930	532	05-14-1997	4,000
1652	185	12-28-1992	0
1418	690	07-02-1988	99
1209	397	02-06-1986	99

PREVIOUS ASSESSMENTS (HISTORY)

Year	Descr	Prior Assesse	Year	Descr	Prior Assesse	Year	Descr	Prior Assesse
2019	BLDG	2,589,800	2020	BLDG	2,589,800	2020	BLDG	2,589,800
	LAND	316,200		LAND	316,200		LAND	316,200
	OB	79,500		OB	79,500		OB	79,500
Total		2,985,500	Total		2,985,500	Total		2,985,500

BUILDING NOTES

GONIC MILL - ADDITIONS TO REAR OF BUILDING; FKA 10 MAIN ST

APPRAISED VALUE SUMMARY

Appraised Building Value (Card)	2,575,600
Appraised Extra Feature Value (Bldg)	13,800
Appraised Outbuilding Value (Bldg)	104,100
Appraised Land Value (Bldg)	316,200

BUILDING PERMIT RECORD

Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes
05-24-2021	E-21-222	ELECTRIC	6,500		0	O	LED Retrofit
04-02-2021	E-21-129	ELECTRIC	4,100	03-22-2021	0	O	Installation of 4 MC circuits to remove extension cords i
09-25-2020	BLDG-20-58	WINDOWS	100	03-22-2021	100	C	Existing doorway framed;
08-27-2020	M-20-343	A/C	7,200	03-22-2021	100	C	(1) 5 ton- split system condenser and evaporator coil;
07-17-2020	E-20-243	ELECTRIC	12,500	03-22-2021	100	C	Replace fluorescent lighting fixtures with LED fixtures in
07-14-2020	B-20-434	SIGN	970	03-22-2021	100	C	
7-08-2020	E-20-233	ELECTRIC	20	03-22-2021	100	C	New Transformer and Panel added;
4-17-2020	M-20-165	A/C	10,500	03-22-2021	100	C	two (2) Daikin 2-ton heat pumps split system. 24,000 BT
04-10-2020	E-20-137	ELECTRIC	25,000	03-22-2021	100	C	400A service;
03-03-2020	P-20-20	PLUMBING	15,000	03-22-2021	100	C	3 bay sink, mop sink, prep sink, hand wash dump sink, t
03-03-2020	E-20-95	ELECTRIC	900	03-22-2021	100	C	Brewery Emergency Lighting;
01-28-2020	M-20-36	HEATING SYS	3,520	03-22-2021	100	C	suite 301 replace existing gas unit heater rhina.

APPRAISED VALUE SUMMARY

3,009,700

Total Appraised Parcel Value	3,009,700
Valuation Method	C

VISIT / CHANGE HISTORY

Date	Id	Purpose/Result	Notes
03-13-2020	LA	OWN ADD CHG	PER REMITTE
04-29-2019	JR	EXT ONLY	Permit #: M-18-
04-29-2019	JR	EXT ONLY	Permit #: E-18-
04-29-2019	JR	EXT ONLY	Permit #: M-18-
04-29-2019	JR	EXT ONLY	Permit #: M-17-
04-29-2019	JR	EXT ONLY	Permit #: B-17-
04-29-2019	JR	EXT ONLY	Permit #: M-19-

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	Appraised Value	Assessed Value	Notes
1	4000	MANUFACT	5.270	PRIMARY	P	1,000	60,000	1.000000	1.00	4004	1.000						60,000	316,200	316,200	
Total Card Land Units					5.27	AC	Parcel Total Land Area					5.27	AC	Total Land Value					316,200	

Property Location 73 PICKERING RD
Vision ID 533

Parcel ID 0142/ 0003/ 0000/ 1

Card # 1 of 3 Account # 533
Sec # 1 of 1 Bldg # 1

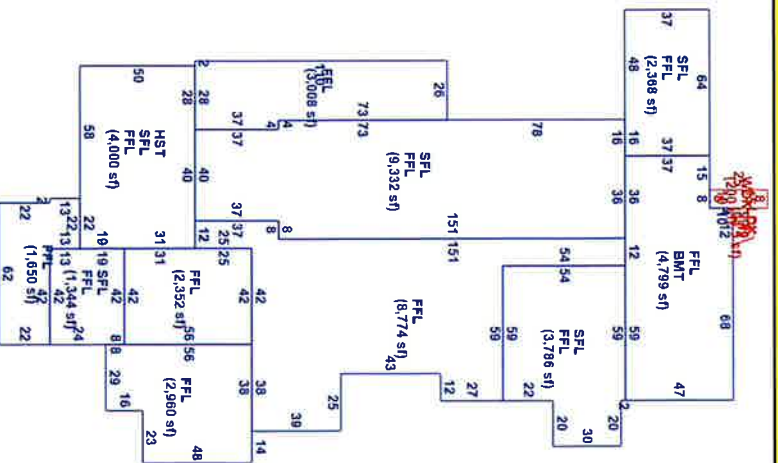
Land Use 0430
Print Date 11/5/2021 9:56:51 AM

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Model	96	Industrial	Half Bath Rating	A	SAME		
Style	N10	INDUST MILL	Extra Fixture(s)	4			
Grade	C	Average	Extra Fix Rating	A			
Stories	3				SAME		
Units	0		MIXED USE				
Residential Unit	0		Code	Description	Percentage		
Comm Units	1.00		4000	MANUFACTURE	100		
Wall Height	13.00				0		
Exterior Wall 1	07	BRICK	COST / MARKET VALUATION				
Exterior Wall 2	21	CONC BLOCK					
2nd Ext Wall %	10						
Roof Structure	04	FLAT					
Roof Cover	12	MULTIPLE					
Interior Wall 1	06	AVERAGE					
Interior Wall 2							
terior Floor 1	12	CONCRETE					
terior Floor 2							
Basement Floor							
% Heated	100.00						
Heat Fuel	02	GAS					
Heat Type	07	SPACE HTRS					
2nd Heat Type							
2nd % Heated	0.00						
# Heat Systems	1.00						
AC Percent	0.00						
Bedrooms	0						
Full Bath(s)	0						
Bath Rating	A	SAME					
3/4 Bath(s)	0						
3/4 Bath Rating							
Half Bath(s)	4						
Half Bath Rating							
Extra Fixture(s)	4	SAME					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Bld	% Gd
PA	PAVING ASPH	L	1	90000	1	C	FR	1976	45
OD	DOOR WDMT	B	1	8	10	C	AV	1900	21
B	STACKS-BRIC	B	1	60	1	C	VP	1900	1
JD	DOOR WDMT	B	1	8	12	C	AV	1900	21
OD	DOOR WDMT	B	1	10	10	C	AV	1900	21
OD	DOOR WDMT	B	1	8	8	C	AV	1900	21

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Lot Area	Unit Cost	Unit Price	Grade Adj.	Appr. Value	
BMT	BASEMENT	0	4,799	1,200	16.32			78,308	
FFL	1ST FLOOR	44,373	44,373	44,373	65.26			2,895,640	
HST	HALF STORY	2,000	4,000	2,000	32.63			130,514	
LDK	LOADING DK	0	95	0	37.63			3,575	
SFL	2ND FLOOR	20,830	20,830	20,830	65.26			1,359,299	
WDK	WOOD DECK	0	200	0	27.15			5,430	

11 Gross Liv / Lease Area 67,203 74,297 68,403 4,472,765									
--	--	--	--	--	--	--	--	--	--



Property Location 73 PICKERING RD
Vision ID 533

Parcel ID 0142/ 0003/ 0000/ 1

Card # 2 of 3 Account # 533
Sec # 1 of 1 Bldg # 2

Land Use 0430
Print Date 11/5/2021 9:56:51 AM

CURRENT OWNER		UTILITIES		TOPO	ZONING	CURRENT ASSESSMENT		VISION ROCHESTER, NH 	
GOSPORT PROPERTIES LLC	0 CITY WATER C	0 LEVEL	NEIGHBORHOOD	OFFICE	Description	LUC Co	Prior Assessed		Current Assesse
500 MARKET ST UNIT 2A	0 CITY SEWER	4004	EXEMPTIONS	INDUSTRIAL PICKER	BLDG	400	2,589,800		2,589,400
PORTSMOUTH NH 03801-3456	0 CTYWTR PBO				LAND	400	316,200		316,200
		UTL/ST/TRAFF	Year	Code	Description	OB	400	79,500	104,100
		0 NONE							
		0 PAVED							
		0 LIGHT							
LEGAL DESCRIPTION									

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)					
GOSPORT PROPERTIES LLC	2757	853	03-19-2003		1,000,001	40		Year	Descr	Prior Assesse	Year	Descr	Prior Assesse
DOVER MILLS PARTNERSHIP,	1930	532	05-14-1997		4,000	47		2019	BLDG	2,589,800	2020	BLDG	2,589,800
DOVER MILLS PARTNERSHIP,	1652	185	12-28-1992		0	99			LAND	316,200		LAND	316,200
DOVER MILLS PARTNERSHIP	1418	690	07-02-1988		0	99			OB	79,500		OB	79,500
ONIC REALTYTRUST	1209	397	02-06-1986		0	99		Total		2,985,500	Total		2,985,500

BUILDING NOTES													
GONIC MILL FRONT OF BUILDING; FKA 10													
MAIN ST													
Appraised Building Value (Card)													
Appraised Extra Feature Value (Bldg)													
Appraised Outbuilding Value (Bldg)													
Appraised Land Value (Bldg)													
Total Appraised Parcel Value													
Valuation Method													
C													

BUILDING PERMIT RECORD													
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes						

LAND LINE VALUATION SECTION													
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Intf1	Intf1 Adj	Intf2
2	4000	MANUFACT	0.000	PRIMARY	P	0.000	60.000	1.00000	1.00	4004	1.000		
Total Appraised Parcel Value													
3,009,700													

VISIT / CHANGE HISTORY													
Total Appraised Parcel Value													
3,009,700													

VISIT / CHANGE HISTORY													
Date													
Id													
Purposi/Result													
Notes													

Total Card Land Units													
0.00 AC													
Parcel Total Land Area													
5.27 AC													
Total Land Value													
0													

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

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model Style Grade C Stories Units Residential Unit Comm Units Wall Height Exterior Wall 1 Exterior Wall 2 2nd Ext Wall % Roof Structure Roof Cover Interior Wall 1 Interior Wall 2 Exterior Floor 1 Exterior Floor 2 Basement Floor % Heated Heat Fuel Heat Type 2nd Heat Type 2nd % Heated # Heat Systems AC Percent Bedrooms Full Bath(s) Bath Rating 3/4 Bath(s) 3/4 Bath Rating Half Bath(s) Half Bath Rating Extra Fixture(s)	96 N10 C 4 0 23.00 10.00 07 0 04 04 06 08 08 100.00 02 07 0.00 1.00 0.00 0 A 0 8 A 0	Industrial INDUST MILL Average	Half Bath Ratio Extra Fixture(s) Extra Fix Rating	A 0 	SAME
MIXED USE					
Code		Description	Percentage		
4000		MANUFACTURE	100 0 0		
COST / MARKET VALUATION					
RCN			4,326,042		
Year Built			1935		
Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol Economic Obsol Trend Factor Special Adj Condition % Percent Good RCNLD			AG 65		
Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment			1,406,000		

[illegible]

OB - OUTBUILDING & YARD ITEMS(L) / XF- BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
LB	DOCK LEVEL	B	4	1	1	C	AV	1935	32	3125.00	1.00	4,000
ELEVATOR	ELEVATOR E/	B	1	4	1	C	AV	1935	32	3750.00	1.00	8,600
D	DOOR WDMT	B	4	8	8	C	AV	1935	32	7.18	1.00	600
FFL	1ST FLOOR						19,311	19,311	19,311		67.45	1,302,490
SFL	OPEN PORCH						0	240	0		51.39	12,334
TFL	2ND FLOOR						16,535	16,535	16,535		67.45	1,115,254
	3RD FLOOR						14,882	16,535	14,882		60.71	1,003,763
UFL	UPPER FLOORS						13,228	16,535	13,228		53.96	892,203
Code	Description						Living Area	Floor Area	Est Area	Unit Cost		Undeprc Value
M	Gross Liv / Lease Area						63,956	69,156	63,956			4,326,044



Property Location 71 PICKERING RD
Vision ID 533

Parcel ID 0142/ 0003/ 0000 /

Card # 3 of 3 Account # 533
Sec # 1 of 1 Bldg # 3

Land Use 0430
Print Date 11/5/2021 9:56:52 AM

CURRENT OWNER		UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT		VISION	
GOSPORT PROPERTIES LLC		0 CITY WATER C	0 LEVEL	NEIGHBORHOOD		NHBD NAME		Description	LUC Co	Prior Assessed	Current Assesse
500 MARKET ST UNIT 2A		0 CITY SEWER	4004	INDUSTRIAL PICKERI		OB		BLDG	400	2,589,800	2,589,400
PORTSMOUTH NH 03801-3456		0 CITY WTR PBO	EXEMPTIONS		Description		LAND	400	316,200	316,200	104,100
		0 NONE	Year	Code			OB	400	79,500		
		0 PAVED									
		0 LIGHT									
LEGAL DESCRIPTION											

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)														
	BK-VOL/PAGE	SALE DATE	SALE PRICE	SALE CODE														
GOSPORT PROPERTIES LLC DOVER MILLS PARTNERSHIP, DOVER MILLS PARTNERSHIP DOVER MILLS PARTNERSHIP IONIC REALTYTRUST	2757	853	03-19-2003	1,000,001	40													
	1930	532	05-14-1997	4,000	47	Year	Descr	Prior Assesse	Year	Descr	Prior Assesse	Year	Descr	Prior Assesse				
	1652	185	12-28-1992	0	99	2019	BLDG	2,589,800	2020	BLDG	2,589,800	2020	BLDG	2,589,800				
	1418	690	07-02-1988	0	99		LAND	316,200		LAND	316,200		LAND	316,200				
	1209	397	02-06-1986	0	99		OB	79,500		OB	79,500		OB	79,500				
						Total		2,985,500				Total		2,985,500				
SUBTOTAL															4,009,450.00		SUMMARY	

BUILDING NOTES										APPRAISED VALUE SUMMARY			
BRICK STONES AT THE MILL, FKA 10 MAIN ST										Appraised Building Value (Card)			
										Appraised Extra Feature Value (Bldg)			
										Appraised Outbuilding Value (Bldg)			
										Appraised Land Value (Bldg)			
										Total Appraised Parcel Value			
										Valuation Method			
										3,009,700			

BUILDING PERMIT RECORD										Valuation Method		C
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes					
05-11-2010	10-436	REPAIRS	3,300	02-17-2011	100	C					Total Appraised Parcel Value	3,009,700
										VISIT / CHANGE HISTORY		

LAND LINE VALUATION SECTION													
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Intf1	Intf1 Adj	Intf2
3	400C	MANUFACT	0.000	PRIMARY	P	0.000	60.000	1.00000	1.00	4004	1.000	Intf3	Intf3 Adj

Total Card Land Units				0.00	AC	Parcel Total Land Area				5.27	AC	Total Land Value		0
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Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Model	94	Commercial	Half Bath Rating	A	SAME
Style	C-1	RESTAURANT	Extra Fixture(s)	0	
Grade	C	Average	Extra Fix Rating		
Stories	1				
Units	0				
Residential Unit	0				
Comm Units	1.00				
Wall Height	10.00				
Exterior Wall 1	07	BRICK			
Exterior Wall 2	0				
2nd Ext Wall %	0				
Roof Structure	01	GABLE			
Roof Cover	01	ASPH SHINGLE			
Interior Wall 1	06	AVERAGE			
Interior Wall 2	08	AVERAGE			
Interior Floor 1					
Interior Floor 2					
Basement Floor	12	CONCRETE			
% Heated	100.00				
Heat Fuel	02	GAS			
Heat Type	01	FORCED W/A			
2nd Heat Type					
2nd % Heated	0.00				
# Heat Systems	1.00				
AC Percent	0.00				
Bedrooms	0				
Full Bath(s)	0				
Bath Rating	A	SAME			
3/4 Bath(s)	0				
3/4 Bath Rating					
Half Bath(s)	2				
Half Bath Rating	A	SAME			
Extra Fixture(s)	0				

MIXED USE

Code	Description	Percentage
400C	MANUFACTURE-Comm	100
		0

COST / MARKET VALUATION

RCN	500,744
Year Built	1955
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	54
Functional Obsol	
Economic Obsol	
Trend Factor	1.000
Special Adj	
Condition %	
Percent Good	46
RCNLD	230,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Bld	% Gd	Unit Price	Grade Adj.	Appr. Value
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BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Elt Area	Unit Cost	Undeprc Value
BMT	BASEMENT	0	1,286	322	50.35	64,744
CNP	CANOPY	0	42	0	17.82	748
FFL	1ST FLOOR	2,162	2,162	2,162	201.07	434,709
WDK	WOOD DECK	0	20	0	27.15	543

11 GROSS LIV / Lease Area

2,162

3,510

2,484

500,744



BACK HILL BEER COMPANY LLC

1407
53-715/2113

10/18/22
Date

Pay to the
order of

City of Rochester, N.H. \$ 229.84
Two hundred Twenty Nine ⁸⁴/₁₀₀ — Dollars



Newburyport Bank

For

Zoning Application

 MP

⑆ 211371502⑆ 29150323⑆ 1407

Main Street Newburyport Bank

NO. 135
DATE 10/18/22
RECEIVED FROM Back Hill Beer
Two hundred twenty nine ⁸⁴/₁₀₀ DOLLARS
Account Total \$ CK # 1407
Amount Paid \$ 229.84
Balance Due \$ 
Signature 

Owner1	Owner2	BillingAddress	City State Zip
CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER, NH 00000
TOWLE KEVIN P & KATHY LYNN		4 CHURCH ST	ROCHESTER, NH 03839-5200
6 CHURCH STREET LLC		78 DEER RIDGE DR	BARRINGTON, NH 03825
GOURGUE ARTHUR REV TRUST %	GOURGUE ARTHUR TRUSTEE	125 CARTLAND RD	LEE, NH 03861
CHAN ANDREA D		P O BOX 7109	GONIC, NH 03839-7109
KEEPER STRIPER PROPERTIES LLC		500 MARKET ST UNIT 2A	PORTSMOUTH, NH 03801
ROSEWOOD MANOR ASSISTED LIVING	RESIDENCE LLC	8 MERRILL LN	HOLLIS, NH 03049-6594
GARNEAU JOHANNA K		26 CHURCH ST	ROCHESTER, NH 03839-5200
ACACIA LLC		1 OLD DOVER RD STE 2	ROCHESTER, NH 03867-3460
ONE PICKERING ROAD LLC		P O BOX 7399	ROCHESTER, NH 03839-7399
JAV PROPERTIES LLC		PO BOX 1113	MILTON, NH 03851
GOSPORT PROPERTIES LLC		500 MARKET ST UNIT 2A	PORTSMOUTH, NH 03801-3456
STATE OF NEW HAMPSHIRE %	INNOVISION REALTY GROUP LLC	470 MAST RD	GOFFSTOWN, NH 03045-5248