

# City of Rochester, New Hampshire

DO NOT WRITE IN THIS SPACE

# Zoning Board of Adjustment

# **Variance Application**

TO: BOARD OF ADJUSTMENT CITY OF ROCHESTER  NOV 2 8 ZUZZ	DATE FILED 11128 22 ZONING BOARD CLERK
Applicant: GREGORY JEANSON	
E-mail: gregory.jeanson@gmail.com	none: <u>603.803.0911</u>
Applicant Address: 173 OLD DOVER ROAD, ROCHESTER, NH 03867	7
Property Owner (if different): N/A	
Property Owner Address: N/A	
Variance Address: 173 OLD DOVER ROAD, ROCHESTER, NH 03867	
Map Lot and Block No: 0253-0090-0000	
Description of Property: SINGLE FAMILY RESIDENCE WITH ATTACK	HED GARAGE/WORSHOP
Proposed use or existing use affected: SALES AND SERVICE TO HO	MEOWNER POWER EQUIPMENT
The undersigned hereby requests a variance to the terms of the Roche	ster Zoning Ordinance, Ch. 275, Section
and asks that said terms be waived to permit SALES AND SERVICE T	O HOMEOWNER POWER EQUIPMENT
The undersigned alleges that the following circumstances exist which put the strict terms of the Zoning Ordinance and thus constitute grounds for presenting my case the testimony should be confined to the 5 critical property of the Columbian process of the Columbian proc	or a variance. I understand that while eria and how they pertain to my case.
Gregory W. Jeanson Resistin Lower legislate signed by Gregory W. Jansoon Resistin Lower legislate to the property of the Carles Colored Transport of the State T	Date: 21 NOV 2022



Completed application form

# City of Rochester, New Hampshire

# Zoning Board of Adjustment

# **Variance Application Checklist**

Completed "Criteria for a Variance" sheet, addressing the five items set forth by the New Hampshire
Supreme Court governing the granting of Variances.
A narrative touching on the five criteria and explaining what you are requesting a variance for.
If the applicant is not the property owner, he/she must supply a note signed by the property owner
stating his/her knowledge of the application being submitted to the Zoning Board of Adjustment. The
property owner will receive a copy of the public hearing notice by certified mail along with the abutters.
A sketch including the following:
o Measurements of the distances from any existing structure to the lot lines. If the proposed
structure is not attached to the building you will need the distance between buildings.
o Dimensions of the lot. (If the variance is requesting relief from a setback regulation – The Zoning
Board of Adjustment requires a certified plot plan of the property, if that is not available, you can
ask for a waiver)
Photographs, if you have them.
Abutters list. This information must be obtained from the Planning & Development Department.
The applicant must pay the cost of the certified fee for each abutter, applicant and any other
applicable person on the abutter list, including applicant. (See Zoning Clerk for current fee)
If there are wetlands on the parcel, refer to the City's Ordinance Chapter 275.12.3 for wetland buffers of
50' and 75'.
Prior to applying for a variance regarding wetlands, the applicant must receive all necessary State permits
Application fee (\$175.00). Check is made payable to City of Rochester, including abutters' fees.
One PDF form of your application packet is due as well as <u>ten</u> paper copies.

All of the above information must be completed and submitted to the Planning & Development Department on or before the deadline date, or the application will be considered incomplete and will be postponed until the next scheduled meeting, or until all the requirements have been met.

**NOTE:** All applications will be allowed one postponement of the hearing in their application, and shall notify the Planning & Development Department in writing of their intent to postpone hearing at least two days prior to the meeting at which their application is to be considered. If the applicant requests a second postponement of the hearing, the application will be considered to have been withdrawn and the applicant must file a new application with the Board in order to receive a hearing. The provisions of this paragraph shall not apply to any postponement requested by an applicant as a result of the inability of the Zoning Board of Adjustment to provide the applicant with a five-member board for the hearing on the application.

The applicant or their representative MUST attend the Zoning Board of Adjustment meeting to present their case, or no action will be taken.

If you have any questions with any of these requirements, please contact the Zoning Clerk, Crystal Galloway. Phone: (603) 335-1338 E-mail: <a href="mailto:crystal.galloway@rochesternh.net">crystal.galloway@rochesternh.net</a>

33 Wakefield Street \* Rochester, NH 03867 \* Telephone: (603)335-1338 \* Fax: (603)330-0023



# City of Rochester, New Hampshire

# Zoning Board of Adjustment

## **Variance Criteria**

1) Granting the variance would not be contrary to the public interest because:
THERE IS NO EXCESSIVE NOISE, TRAFFIC DISTURBANCE, DISTURBANCE OF THE PEACE,
NO ENVIRONMENTAL EMISSIONS OR DISCHARGE
THE ENVIRONMENTAL BANGS ON SHOOT WHEE
2) If the variance were granted, the spirit of the ordinance would be observed because:  THE PROPRETY REMAINS A SINGLE FAMILY RESIDENCE
USED TO ITS FULL POTENTIAL WITHOUT ANY NEGATIVE IMPACT TO THE NEIGHBORHOOD
3) Granting the variance would do substantial justice because: IT ALLOWS ME TO CONTINUE MY HOBBY AND
MENTAL/PHYSICAL THERAPY FOR MY MEDICAL CONDITION
4.) If the variance were granted, the values of the surrounding properties would not be diminished because: ALL CHANGES TO PUBLIC VIEW ARE TEMPORARY AS ITEMS COME AND GO AND DO NOT LINGER
THERE ARE NO PERMANENT CHANGES TO PROPERTY AND ANY USES RELATED TO THIS APPROVAL ARE REVERSIBLE
RECENT AND CURRENT PROPERTY VALUES AND SALES HAVE ONLY INCREASED IN VALUE
<ul> <li>5.) Unnecessary Hardship:</li> <li>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:</li> <li>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:</li> </ul>
IT DOES NOT HARM THE NEIGHBORHOOD AND ALLOWS A SERVICE TO SUPPORT RESIDENTS OF SAME
And: ii. The proposed use is a reasonable one because:
IT SUPERSEDES A PREVIOUS HOME OCCUPATIONAL APPROVAL FOR AUTOMOBILE SERVICES
b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owning 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.

THERE ARE OTHER HOME OCCUPATIONS SCATTERED THROUGHOUT R1 ZONING THAT HAVE BEEN

APPROVED WITH MORE IMPACT ON THEIR RESPECTIVE NEIGHBORHOODS

INCLUDING THE NEED FOR ADDED STRUCTURES AND/OR PARKING



# City of Rochester, New Hampshire

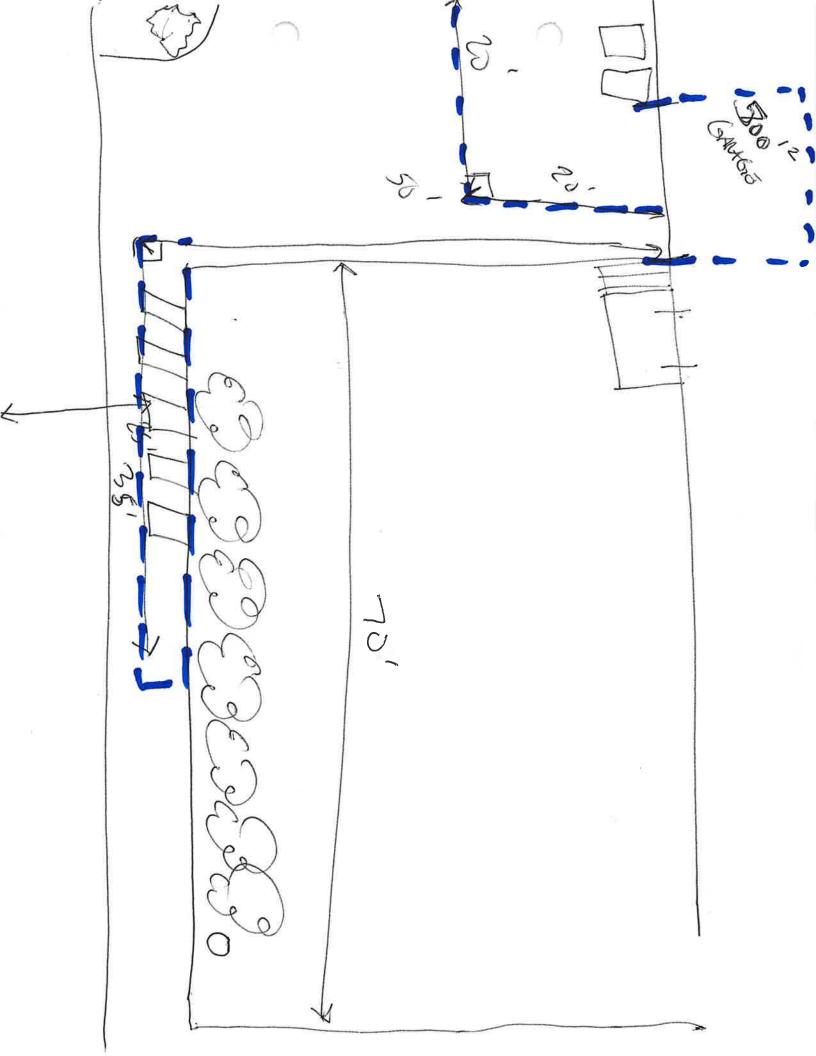
# Zoning Board of Adjustment

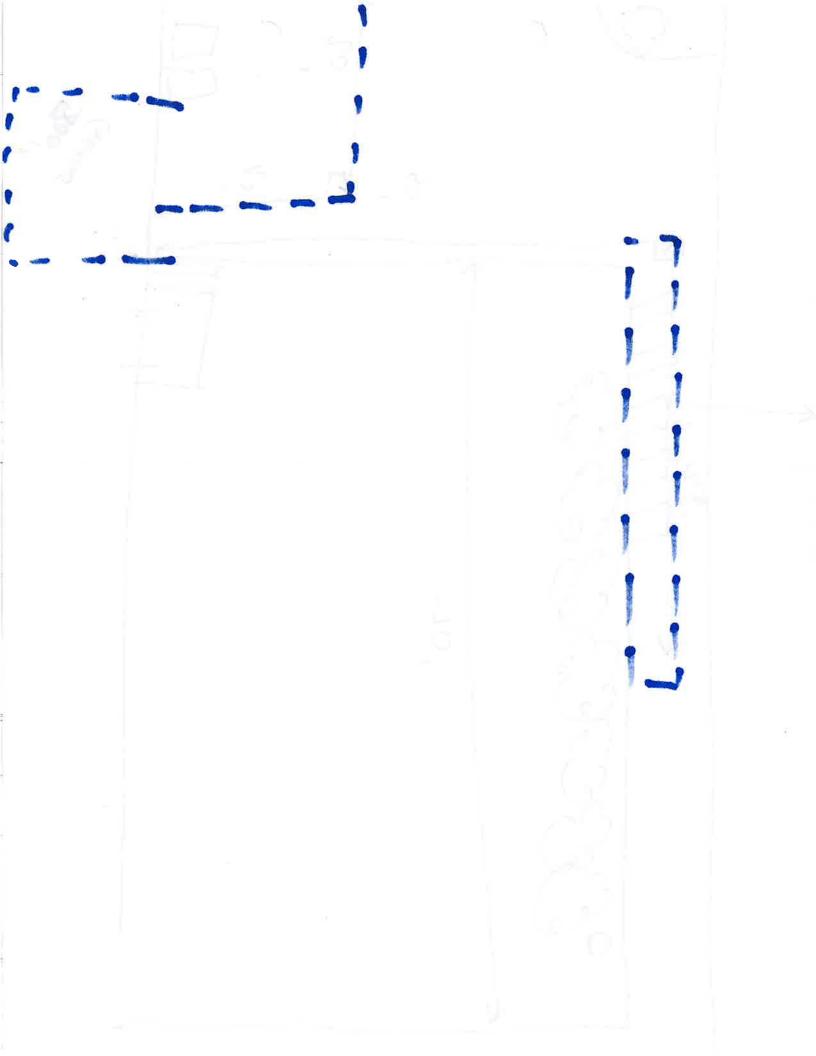
# Request of waiver of requirement to have a Certified Plot Plan for Case #

I request a waiver of the requirement to have a certified plot plan for the following reasons:

•	There are no objections from any abutter, <u>and:</u>
•	Based on the information provided, the distance into the setback will not create any problems to the abutting property because:
	THIS REQUEST ONLY APPLIES TO EXISTING ROAD FRONTAGE
•	The property is described in its deed as being bounded, on the side for which relief is requested, by a natural feature like a: (stone wall/ row of large trees/roadway, etc.
	IRON PIPE TO IRON PIPE
•	The request for relief from the setback required is modest enough that the probability of a surveying error large enough to make a material difference is remote. Yes No
•	Information provided is based upon other surveyed parcels in the immediate vicinity and is consistent with the tax map information, so the probability of a surveying error large enough to make a material difference is remote.  Yes No
•	The request for relief from the setback required is in a direction where any impact on the abutter is small or nonexistent and, should a large surveying error be found in the future, there is adequate land area to correct the problem through a lot-line adjustment. Yes \( \subseteq \) No \( \subseteq \)
•	Any other applicable information:

\*Check with the Planning & Development Department to see if it is necessary to fill out this form\*





# ZONING

275 Attachment 1

City of Rochester

Table 18-A Residential Uses [Amended 4-4-2017; 3-5-2019; 5-7-2019]

LEGEND
P = Permitted Use
C = Conditional Use
E = Use Allowed by Special Exception

es         R1         R2         AG         NMU         DC         OC         HC         GI         R1         HS           essory         E         P			Residential	l Districts		Соши	Commercial Districts	tricts	Industrial Districts	strial ricts	Spe	Special	Criteria/Conditions
aw  aw  aw  by  p  p  p  p  p  multy  p  p  p  p  p  p  p  p  p  p  p  p  p	Residential Uses	R1	R2	AG	NMU	DC	OC	НС	GI	RI	HS	AS	Reference
aw         P	Apartment, accessory (accessory use)	ш	Ь	Ъ	Ь	Ъ	Д	Ч	1	1	Э	I	Article 21 and 23
tacility         P<	Apartment, in-law	Ь	Ъ	Ь	Ь	Ь	Ь	P	1	ij	Î	f	
facility         C<	Apartment, security	1	Ь	1	Ь	Ь	Ъ	Ъ	Ь	Ь	Ь	Ь	Articles 2 and 23
idence-1  — — — — — — — — — — — — — — — — — — —	Assisted living facility	1	ວ	C	၁	Э	С	C	1	1	၁	1	Article 21
idence-1 — E E E — E E — E E E E E E E E E E E	Boardinghouse	1	J	1	1	E			-	1	Î	1	
idence-2 — — — E — — — E — — — E — — E — — E —	Community residence-1	f	E	E	Į	E	E	Ε	1	E	Е	Ţ)	Article 22
bidivision         C	Community residence-2	1	Ι	H	J	ì	E	Ĭ	ľ	Е	Э	1	Article 22
ments         —         —         P         P         C         P         — <td>Conservation subdivision</td> <td>၁</td> <td>ນ</td> <td>C</td> <td>Ţ</td> <td>1</td> <td>၁</td> <td>C</td> <td>1</td> <td>ļ</td> <td>Ì</td> <td>1</td> <td>Articles 21 and 33</td>	Conservation subdivision	၁	ນ	C	Ţ	1	၁	C	1	ļ	Ì	1	Articles 21 and 33
ifamily         —         P         —         P         —         P         —         P         —         P         —         P         —         P         —         P         —         P         —         P         —         P         P         —         —         P </td <td>Dwelling, apartments (apartment/mixed-use building)</td> <td>1</td> <td>ĵ</td> <td>1</td> <td>Ъ</td> <td>Ь</td> <td>C</td> <td>Ь</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>Article 21</td>	Dwelling, apartments (apartment/mixed-use building)	1	ĵ	1	Ъ	Ь	C	Ь	1	1	1	1	Article 21
family — P — — P — — P — — P — — — — — — — —	Dwelling, multifamily development	Ï	Ь	Ĺ		Ь	1	Ъ		Į,	ĺ	Į.	Articles 20 and 22
e-family         p<	Dwelling, multifamily	ı	Ь	ľ	Ų	Ь	Ţ	Ъ	1	I	1	1	
family         —         P         P         C         P         P         — <td>Dwelling, single-family</td> <td>Ь</td> <td>Ь</td> <td>Ь</td> <td>Ъ</td> <td>1</td> <td>Ъ</td> <td>Ъ</td> <td>ſ.</td> <td>Į,</td> <td>Ь</td> <td>ţ</td> <td></td>	Dwelling, single-family	Ь	Ь	Ь	Ъ	1	Ъ	Ъ	ſ.	Į,	Ь	ţ	
on-1 P P P P P P P P P P P P P P P P P P P	Dwelling, two-family	1	Ь	Ь	Ъ	C	Ъ	Ь	ſ	Ţ	Ţ	i	Articles 21 and 33
on-1 P P P P P P P P — — — — — — — — — — —	Flag lots	ı	S	၁	j	Ĩ	Ţ	ĵ	1	Ţ	C	1	Article 21
on-2 P P P P P P P — —	Home occupation-1 (accessory use)	д	Ь	Ч	Ъ	Ь	Ь	Ь	1	J	Д	1	Article 24
	Home occupation-2 (accessory use)	Ь	Ь	а	Ь	Ъ	Д	А	1	Ī	Д	1	Articles 22 and 24

275 Attachment 1:1

# ROCHESTER CODE

								Industrial	trial			
		Residential	l Districts		Comm	Commercial Districts	tricts	Districts	icts	Special	cial	Criteria/Conditions
Residential Uses	R1	R2	AG	NMU	DC	0C	НС	GI	RI	HS	AS	Reference
Home occupation-3 (accessory use)	1	Э	田	P.	Ъ	Ъ	Ь	Ĩ	j	ы	1	Articles 22 and 24
Manufactured housing unit on own lot	1	į	Д	Ţ	Ĩ	[	Į.	1	1	Ĵ	1	Articles 20 and 21
Nursing home	t	Ï	C	ţ	1	С	Į	ľ	ľ	Ь		Articles 20 and 21
Outdoor wood-fired hydronic heater	1	Ĭ	Ь	1	Ĵ	Ţ,	Ī	ľ	1	Ĵ.	Į.	Article 20
Porkchop subdivision	ţ	Ĩ	C	ſ	Î	ij	Į	I	1	Î	ľ	Article 21
Residential facility	***	Ţ	E	1	ï	E	l	1	E	Е	I	Article 22
Senior housing		Ь	C	၁	C	С	Ī	ĵ	1	Î	1	Article 21
Temporary structure	Ь	Ь	Ь	Ь	Ь	P	Ь	P	Ь	Ь	Ь	Article 20
Zero lot line development	C	C	C	t	Ĩ	С	၁	I	ľ	ĵ	ľ	Article 33

## 275-24.4Home occupation-3.

A home occupation-3 is an office, personal services, processing, or small-scale craft-production type home occupation which is more intensive than home occupations-1 and -2. All of the following standards apply:

- <u>A.</u> Employees. There shall be no more than two employees working on site other than family or household members who reside with the operator.
- **B.** Area. There shall be no more than 1,000 square feet of area used for the business.
- <u>C.</u> Signage. There may be only one sign for the business visible from the street. The sign shall be nonilluminated and shall not exceed four square feet in area per side.
- <u>D.</u> Barn sales. If there is a barn on the property which was built prior to 1960 it may be used for retail sales (but not for the sales of any vehicles). The ZBA shall approve the type of items offered for sale as part of a special exception review to ensure there is no adverse impact upon the neighborhood.
- **E.** Classes. Instruction in classes shall be limited to eight pupils at one time.

# § 275-24.5 Review process without special exception.

A home occupation-2 or a home occupation-3 where no special exception is required shall be subject to the minor site plan review process as set forth in the Rochester Site Plan Regulations.

# § 275-24.6 Review process with special exception.

The review process for a home occupation-2 or a home occupation-3 where a special exception is involved requires the submission of a special exception application to the Zoning Board of Adjustment, ZBA approval, and then minor site plan review approval as set forth in the Rochester Site Plan Regulations.

## § 275-24.7Prohibited home occupations.

The following occupations/activities shall not be considered home occupations:

- A. Bed-and-breakfast.
- B. Contractor's storage yard.
- C. Funeral home.

E. Nursing home.
F. Any vehicle or other heavy equipment repair.
G. Restaurant.
H. Retail sales operation (except as noted above).
I. Veterinary clinic.
J. Commercial yard sales (except for barn sales as noted above).

D. Kennels or stables, commercial.

# ZONING

275 Attachment 2

City of Rochester

Table 18-B Sales-Service-Office-Institutional Uses [Amended 9-4-2018; 4-7-2020]

LEGEND
P = Permitted Use
C = Conditional Use
E = Use Allowed by Special Exception

Sales-Service-Office-	H	Residenti	Residential Districts	Ş	ŭ	Commercial Districts	l District	s	Industrial Districts	strial ricts	Spe	Special	Criteria/Conditions
Institutional Uses	RI	R2	NMU	AG	DC	<b>0</b> 0	GR	НС	EI	RI	HS	AS	Reference
Adult day-care center	ī	1	Ħ	田	Ъ	Ъ	1	Ь	E	1	P	į	Article 22
Adult day-care home	1	田	ш	山	Ь	Ь	1	Ь	ĵ	1	P		Article 22
Adult-oriented establishment	Ī	ţ	1	I	t,	Ü	Į	Ü	(122)	C		100	Article 22
Agricultural building, reuse of existing	ပ	ပ	I	၁		Ь	ļ		ĵį.	Į.	Ĩ	Į.	Article 22
Antique shop	Ī	ပ	Ъ		Ь	Ь	Ъ	Ъ	2000	Į.	1	1	Article 21
Artist studio	1	ວ	Ь	Ì	Ь	Ь	Į	Ь	ĵ	ľ	Ĭ	I	Article 21
Bank	ï	ļ	C	Ĩ	Ь	Ь	Ь	Ь	Ţ	1	Î	I	Article 21
Convenience store	1	၁	P	1	Р	E	Ь	Ь	1	1	Ĭ	I	Article 21
Day care-1 (day-care residence)	Ч	Ъ	Д	Д	Ь	Ь	I	Ь	1	1	Ъ	I	
Day care-2 (day care - family)	Ţ.	Э	Ь	丑	Р	Ь	J	Д	į	1	ᅀ	1	Articles 20 and 21
Day care-3 (day-care center)	1	į	日	田	Ь	Ь	Ĭ	Ь	E	1	Ξ	Ĩ	Article 22
Florist	ĺ	Ĺ	P	1	Ь	1	Ь	Ь		1	1	ĵ	
Funeral home	1	Ĩ	C	ſ	Ь	Ь	Ĩ	Ь	Ĭ	ľ	Ь	ľ	
Gas station	1	Ī	1	Î	į	Ţ	Ь	Ь	1	ľ		ĵ	Articles 20 and 21
Grocery store	1	Ĭ	1	Ī	P		д	Ь	Ì	į		Ì	
Hospital	1		1	ï	P	Р	I	Ь	Ĩ	1	Ь	Ĭ	
House of worship	I.	C	С	С	Ь	သ	1	Ь	1		Ь	Ĵ	Article 21
Housing unit sales	I	Î	ľ	Ĩ	2	I	Ĭ	Ь	Ь	ţ	1	È	
Laundry establishment-1	1	C	Ь	1	Ь	1	Ĭ	Ы	Î	1	1	į	Article 21

275 Attachment 2:1

# Supp 4, Mar 2021

# ROCHESTER CODE

	,				(				Indu	Industrial			Ç
Sales-Service-Office-	- 1	esidentia	Kesigentiai Districts	- 1	- 1	Commercial Districts	II DISILIC	- 1	DISI	DISTRICTS	Special	Clail	Criteria/Conditions
Institutional Uses	R1	R2	NMO	ΑG	DC	၁၀	SR SR	НС	IJ	22	HS	AS	Reference
Laundry establishment-2	1		Ь	Ì	Ъ	Î	Ţ	Ь	Ĩ	1	Ĩ	1	
Library	Î	Э	P	C	Ь	Ь	Ī	Ь	ĵ	1	1	*	Article 21
Marina	Ť	i	I	l	1	1	1	Ь	Ĭ	1	1	1	
Museum	Ī	C	Ь	C	Ь	Ь	Ъ	Ь		1	1		Article 21
Office	1	f:	Ь	[	Ь	Ь	Ь	Ь	Ь	Ь	ij	ij	
Office, medical	Î	1	C	ĺ	Ь	Ь	Ь	Ь	С	ľ,	Ъ	Ь	Article 21
Office, professional	Ĩ	1	Ь	Ĭ	Ь	P	Ь	Ь	Ъ	1	1	1	
Personal service establishment	1	1	Ь	Ĩ	Ь	Ъ	Ь	Ь	ĵ		ì	1	
Retail sales (under 5,000 square feet)	Î		Ь	ĵ	Ь	Э	Ъ	Ь	Ì	1	Ï	Ţ	
Retail sales (5,000 to 30,000 square feet)	Î	1.1		Ĩ	Ъ	Ĩ	ď	Ъ	Ĩ	1	Ī	Î	
Retail sales (over 30,000 square feet)	1	1		Ĭ	1	Ĩ	Ь	Ъ	Ĩ	Į.	Ĩ	Ĭ.	
Retail service			သ		Ь	P	Ь	Ь	I	1	1	I	Article 21
School, K-12	၁	၁	၁	C	С	P	Į,	С	Ĩ	1	Î		Article 21
School, other	1	С	C	С	Ь	Ь	Ţ	Ь	С	1	Ĩ	į	Article 21
Secondhand shop		Э	P	1	Ь	Ь	Ţ	Ь	Ĩ	1	1	Ĩ	Article 21
Service establishment	2.35	J	C	Ī	C	1	Ь	C	Ъ	1	1	J	Article 21
Shelter	Ĩ	I	Ü	ĵ	E	Е	Į,	Ь	Е	Е	田	Ĺ	
Small wind energy systems	Ь	Ь	P	Ъ	Ь	Ь	Ь	Ь	Ь	P	Ь	Ь	Article 20
Temporary use shelter	1			1	E	E	I	Ь	E	E	日	Į	
Vehicle sales, new	1	I	Э	1	1	1	Ь	Ь	1	Ţ	Ĭ	į	Articles 20 and 21
Vehicles sales, used	ľ	Į	С	Ĭ	ľ	1	Ъ	Ь	Ţ	ı	ľ	į	Article 20
Vehicle service	1	Î	1	Ĩ	Ì	1	Ъ	Ь	Ь	1	Ĩ	Ĩ	
Yard sale, commercial	1	Ţ		Î		1	Î	C	1	1	I	Ĭ	Articles 20 and 22

# § 275-20.2 Conditions for particular uses.

For each individual use listed below, all of the specific conditions attached to that use must be met along with any other requirements of this chapter.

# V. Yard sale, commercial.

- (1) A secondhand dealer license must be obtained from the City Council. [2] Editor's Note: See Ch. 110, Junk and Secondhand Dealers.
- (2) Items may be displayed outside on the lawn or driveway or in a garage or other structure. The items must be displayed neatly and may not be left outdoors overnight.

# 173 Old Dover Road



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

0252/0000/0000//	
Oliopred	1 1 2 2 E -
173 OLD DOVER RD	
Location	5000

Property

and Use 1010

9891

55,000 115,100 55,000 55,000 170,100 170,100 170,100 115,100 O R; Permit #: 09-12 Permit #: 43 Permit #: 43 Descri Prior Assesse Q - INSPECTE ROCHESTER, NH Print Date 11/8/2021 5:33:36 PM NOISIN Notes Notes Total Land Value Total BLDG LAND Total 170,100 To VISIT / CHANGE HISTOR Current Assesse 115,100 55,000 2020 Year | Descri | Prior Assesse | Year | Descri | Prior Assess | Year Assessed Purpost/Result 170.100 SSMENTS (HISTORY Value DEED CHANGE 115,100 55,000 SALES VER Appraised Extra Feature Value (Bldg) EXT ONLY EXT ONLY EXT ONLY EXT ONLY EXT ONLY Appraised Value Appraised Outbuilding Value (Bldg) 55,000 Appraised Building Value (Card) Total Appraised Parcel Value Total Appraised Parcel Value Appraised Land Value (Bldg) Prior Assessed 115,100 170,100 VIOUS ASSESSIN 55,000 **ASSESSMENT** BLDG LAND SEFFFE Adj UnitPrice 124,908 Valuation Method Account # Bldg # 1 2020 03-15-2005 10-27-2004 08-02-2004 07-19-2004 07-08-2013 01-20-2010 09-10-2015 Infl3 Adj 115,100 55,000 170,100 Total LUC Co 55 Infl3 ರ್ ಕ Infl2 Adj **Fotal** BLDG LAND Card # Sec # BLDG LAND 2019 Inf12 LAND LINE VALUATION SECTION Infl1 Adj 0.44 AC 888288 RURAL SOUTHWEST Notes SALE CODE R1 RESIDENCE NHBD NAM Infl1 Description UnitPric | Size Adj | Cond | Nbhd | Nb Adj 1.000 Parcel Total Land Area EXEMPTIONS 192,133 0 0 000'69 SALE PRICE 1070 RENEWAL GARAGE; EGAL DESCRIPTION LEVEL NEIGHBORHOOD DECK; SIGN; 1.00 **BUILDING PERMIT RECORD** Code 1070 JNF=ATC Stat B000000 60,000 2.08182 **BUILDING NOTES** 07-21-2015 04-19-2004 04-02-2004 05-28-1997 05-28-1997 SALE DATE Year ပ % 555555 Total Card Land Units 0.44 AC Disclaimer. This information is believed to be correct but is subject to change and is not warranteed 01-20-2010 03-15-2005 04-09-2002 04-09-2002 04-09-2002 Insp Date 0 SEPTIC 0 NONE 1.000 0 CTY WTR PBO 178 478 286 313 311 Loc Adj 6,174 20,000 10,000 200 200 1,000 1,000 O MEDIUM Price PAVED 4314 2978 2970 1929 1929 0 LandU Land Type PRIMARY Description SALES INFORMATION-GRANTEE 03867-4546 JEANSON GREGORY W JEANSON GREGORY W LEVESQUE KEVIN A LEMKE STACIE L & LEVESQUE KEVI BOILER GARAGE GARAGE SIGN 0.440 JEANSON MAUREEN ANNE JEANSON GREGORY W AMONTAGNE ROSE F Permit Id 풀 Description SINGLE FA 173 OLD DOVER RD 09-1247 698 476 476 475 475 ROCHESTER 01-20-2004 08-03-2001 06-12-2001 06-12-2001 06-11-1999 06-11-1999 Issue Date 11-13-2009 1010 Vision ID rnc В

24 Land Use 1010 Print Date 11/8/2021 5:33:36 PM NI BE 33 FFL BIMT (960 sf) 9891 Account #
Bldg # 1 24 24 GAR (336 sf) 14 ರ್ ರ 28,752 115,010 17,922 -9,105 162,255 GAR 24 26 44 51 24 (192 sf) Card # Sec # Dim 2 | Grade | Condition | Yr Blt | % Gd | Unit Price | Grade Adj. | Appr. Value Undepreciated Value œ UNFIN (-76 sf) Cost to Cure Ovr Cost to Cure Ovr Comment OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) 48.05 29.95 119.80 26.67 0 22.55 Unit Cost Parcel ID 0253/ 0090/ 0000/ / CONSTRUCTION DETAIL (CONTINUED) Building #
Section #
% Owner Description 240 960 0 -76 Complex # 185,566 62 115,100 BUILDING SUB-AREA SUMMARY SECTION Eff Area 1.000 1960 ထ္တ ഗ CONDO DATA 192 960 960 672 -76 Floor Area Code BO Misc Imp Ovr Comment Dep % Ovr Dep Ovr Comment Misc Imp Ovr **Building Value New** Depreciation Code Depreciation % Functional Obsol Economic Obsol Condo Location Remodel Rating Year Remodeled Half Bath Rati Extra Fixture(s Extra Fix Ratin Adjust Type Percent Good Living Area 960 961 Element Frend Factor Condo Main Condition % Condo Flooi Special Adj 'ear Built RCNLD Itl Gross Liv / Lease Area GABLE ASPH SHINGLE DRYWALL L/B | Qnty | Dim 1 Description FORCED H/W 173 OLD DOVER RD **BRICK VENR** CONCRETE ALUMIVINYL Residential RANCH AVERAGE AVERAGE CONSTRUCTION DETAIL UNFINISHED AREA ADJ WOOD DECK Description SAME ᇹ ATTIC BASEMENT 1ST FLOOR GARAGE 12 93.00 0.00 Description Property Location Vision ID 9891 Basement Floor % Heated Half Bath(s) Half Bath Ratin Extra Fixture(s) Exterior Wall 2 2nd Ext Wall % # Heat Systems Residential Unit 2nd Int Wall % Interior Floor 1 Heat Type 2nd Heat Type 3/4 Bath Rating Roof Structure Exterior Wall 1 Interior Floor 2 Interior Wall 2 2nd % Heated Interior Wall 1 Bath Rating 3/4 Bath(s) AC Percent Bedrooms Element Comm Units Full Bath(s) Roof Cover Heat Fuel Code Code Grade Stories FFL GAR UNFIN WDK Mode Units ATC BMT Style