



City of Rochester, New Hampshire

Zoning Board of Adjustment

Appeal of Administrative Decision Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2-23-08

DATE FILED 3/10/23

C91
ZONING BOARD CLERK

Applicant: Jack & Lynn Lagasse, Trustees of the Lagasse Family Revocable Trust C/O Brett W. Allard, Esq., Shaughnessy Raiche, PLLC

E-mail: brett@srllaw-nh.com Phone: (603) 644-4357 x3

Applicant Address: 24 Eastman Avenue, Suite C3, Bedford, NH 03110

Property Owner: Jack & Lynn Lagasse, Trustees of the Lagasse Family Revocable Trust

Property Owner Address: 10 Shelby Lane, Unit 1, Rochester, NH 03839

Appeal Address: 10 Shelby Lane, Rochester, NH 03839

Map Lot and Block No: Tax Map 138, Lot 11

Description of Property (give length of lot lines): 1.6 acres

Proposed use or existing use affected: Existing Use: Multifamily Dwelling. Proposed Use: Multifamily Development.

The undersigned alleges that an error has been made in the decision, determination, or requirement of:

Ryan O'Connor, Senior Planner on February 8, 2023 to see attached.

Name of enforcement officer

date

decision

in relation to Article Table 18-A Section _____ of the Zoning Ordinance and hereby
appeals said decision.

ordinance

Signed: Brett W. Allard

Date: 3-9-2023

By: Brett W. Allard, Esq., Attorney for the Applicant/Landowner



From: Ryan O'Connor <ryan.oconnor@rochesternh.gov>
Sent: Wednesday, February 8, 2023 10:44 AM
To: Eric Salovitch <eric@northamsurvey.com>
Cc: info@northamsurvey.com
Subject: 10 Shelby Lane

Good morning Eric,

Following-up on my phone message today regarding the application for an additional unit on 10 Shelby Lane in Rochester.

It looks like the proposal is for a single-family home on the property in addition to the multifamily unit which already exist. Unfortunately, the City doesn't allow multifamily and single-family to be combined on the same lot. Single-family homes and duplexes are required to be on their own independent lot. So, in this case, we couldn't allow the single family in conjunction with the existing multi-family use.

A multi-family development is allowed, which would be an additional building with three or more units. It does seem the lot area could support three additional units, but I don't know about the restrictions with the shoreland setback.

The other option is to go for a variance to allow for a single-family home as part of a multifamily development. The lots proximity to the river does make it unique and mitigating shoreland impacts could be something to consider as a hardship.

Please give me a call to discuss if you have questions. Your office also contacted us yesterday regarding application fees, I can confirm we've received the correct amount for the Minor Site Review.

Thank you,

Ryan O'Connor
Senior Planner

City of Rochester
City Hall Annex, 33 Wakefield Street
Rochester, NH 03867

Email: Ryan.oconnor@rochesternh.net
Phone: (603) 335-1338

INTRODUCTION

Jack and Lynn Lagasse, in their capacity as Trustees of the Lagasse Family Revocable Trust (collectively, the “Applicant”) are the owners of the approximately 1.6-acre property situated at 10 Shelby Lane (Tax Parel 138-11) along the Cocheco River. The lot is situated in the Residential-2 (“R-2”) District. The property is improved with an existing four-unit multifamily dwelling and detached garage. The dwelling was originally constructed in approximately 1892. As shown on the enclosed plan, the Applicant proposes to remove the existing garage and construct a new detached garage with an additional second story dwelling unit above, resulting in a total of five units within two buildings on the property.

As set forth in the enclosed correspondence dated February 8, 2023, Ryan O’Connor, Senior Planner, has taken the position that, while an additional building with three or more units would be permitted by right, “the City doesn’t allow multifamily and single-family to be combined on the same lot”, so the construction of only one additional unit as proposed by the Applicant requires a variance from the ZBA. The crux of the Senior Planner’s decision is that the definition of ‘Single-Family Dwelling’ contained in Section 275-2.1 of the zoning ordinance provides that a “Single-Family Dwelling occupies its own individual lot on which there is no other dwelling or principal use”, and since there is an existing multifamily building on the subject property, a variance is required to allow the additional “Single-Family Dwelling” unit. For the reasons set forth below, the Applicant submits that this decision is in error and requests that the ZBA reverse same and hold that a variance is not required to permit construction of the additional dwelling unit.

ADMINISTRATIVE APPEAL

The administrative decision is in error because the Applicant’s proposal cannot be properly classified as a “Single-Family Dwelling.” Rather, the proper classification for the project under the terms of the zoning ordinance is a Multifamily Development. Multifamily Developments (Dwelling, Multifamily Development) are permitted by right in the R-2 District pursuant to Table 18-A of the zoning ordinance pertaining to residential uses. Section 275-2.2 of the zoning ordinance defines a Multifamily Development as a “development containing two or more buildings containing three or more residential units in total on the same lot. Multifamily development can take many forms.”

“Where the ordinance defines the term and issue, the definition will govern.” See 15 New Hampshire Practice: Land Use Planning and Zoning, Ch. 6.01. “If the language is plain and unambiguous, [the Court] need not look beyond the ordinance itself for further indications of legislative intent.” Boyle v. City of Portsmouth, 154 N.H. 390 (2006).

As such, here, the above-referenced plain and unambiguous definition of a “multifamily development” contained within the zoning ordinance controls. The Applicant’s project falls squarely within that definition because they are proposing two buildings containing five units in total on the same lot. There is no authority in the zoning ordinance supporting the Senior Planner’s position that each building on the lot must contain three or more units in order to constitute a multifamily development. Such an interpretation is contrary to the plain and unambiguous definition of a “multifamily development” contained in the zoning ordinance. Rather, in order to constitute a multifamily development, there simply must be “two or more buildings containing three or more

residential units in total on the same lot”, which is precisely what the Applicant has proposed. In other words, the Applicant is proposing to convert the use of the property from a Multifamily Dwelling use to a Multifamily Development use – both of which are permitted by right in the R-2 District where the subject property is located.

The Senior Planner’s analysis is too narrow – it focuses solely on the proposed new unit and ignores the existing multifamily building. However, taken together, the existing four-unit multifamily building and the proposed new dwelling unit over the garage fall squarely within the definition of a Multifamily Development, which is permitted by right in the R-2 District. Moreover, to the extent the Senior Planner’s decision is based upon the Town’s alleged historic interpretation of the zoning ordinance, “administrative interpretation is irrelevant where it is in clear conflict with express statutory language.” King-Jennings v. Liberty Mut. Ins. Co., 144 N.H. 559 (1999).

Accordingly, the Applicant respectfully requests that the ZBA reverse the decision of the Senior Planner and hold that a variance is not required because the Applicant’s proposal constitutes a Multifamily Development which is permitted by right in the R-2 District.



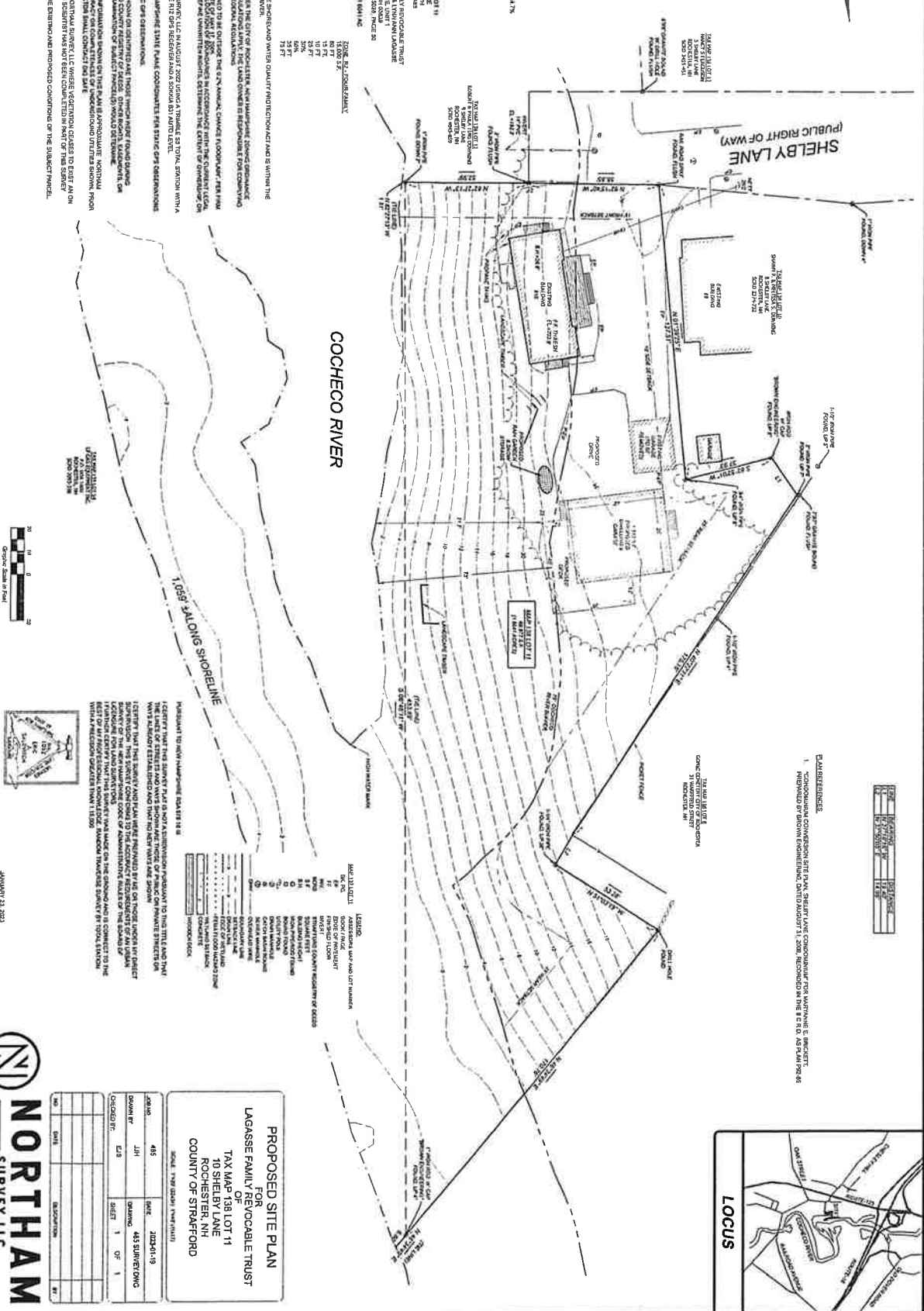
EXISTING SURFACE AREA

EXISTING SURFACE AREA	1,564.57
CONCRETE DRIVEWAY	14.57
PAVEMENT	400.43
TOTAL	1,609.57
PROPOSED SURFACE AREA	1,312.57
CONCRETE DRIVEWAY	14.57
PAVEMENT	80.32
TOTAL	1,327.09
DIFFERENCE	282.48

PROPOSED SURFACE AREA
1,327.09
DIFFERENCE
282.48

1. SUBJECT PROPERTY: 10 SHELBY LANE, ROCHESTER, NH
2. OWNER OF RECORD: LAGASSE FAMILY REVOCABLE TRUST, JACK, JOSEPH & LYNN ANN LAGASSE, ROCHESTER, NH 03066
3. PARCEL AREA: 10.00 AC
4. DIMENSIONAL REQUIREMENTS:
 - MIN. LOT FRONTAGE: 100 FT
 - MIN. LOT DEPTH: 100 FT
 - MIN. SIDE SETBACK: 10 FT
 - MIN. REAR SETBACK: 10 FT
 - MAX. LOT COVERAGE: 80%
 - MAX. LOT AREA: 1,000 SQ. FT.
 - COCHeco RIVER BUFFER: 10 FT

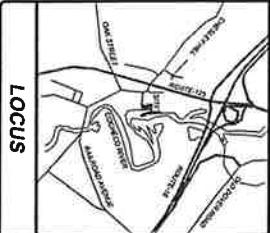
5. THE PARCEL IS SUBJECT TO SEVERAL OTHER INTERESTS, INCLUDING BUT NOT LIMITED TO:
 - THE COCHeco RIVER, WHICH FLOWS THROUGH THE PARCEL.
 - THE COCHeco RIVER BRIDGE, WHICH CROSSES THE RIVER AND PROVIDES ACCESS TO THE PARCEL.
 - THE COCHeco RIVER TRAIL, WHICH RUNS ALONG THE RIVER AND PROVIDES ACCESS TO THE PARCEL.
6. THE PARCEL IS SUBJECT TO THE FOLLOWING ZONING REGULATIONS:
 - THE PARCEL IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY).
 - THE PARCEL IS SUBJECT TO THE FOLLOWING ZONING REQUIREMENTS:
 - MIN. LOT FRONTAGE: 100 FT
 - MIN. LOT DEPTH: 100 FT
 - MIN. SIDE SETBACK: 10 FT
 - MIN. REAR SETBACK: 10 FT
 - MAX. LOT COVERAGE: 80%
 - MAX. LOT AREA: 1,000 SQ. FT.
 - COCHeco RIVER BUFFER: 10 FT
7. THE PARCEL IS SUBJECT TO THE FOLLOWING DEED RESTRICTIONS:
 - THE PARCEL IS SUBJECT TO A DEED RESTRICTION THAT PROHIBITS THE CONSTRUCTION OF ANY STRUCTURE THAT WOULD OBSTRUCT THE VIEW OF THE COCHeco RIVER.
 - THE PARCEL IS SUBJECT TO A DEED RESTRICTION THAT PROHIBITS THE CONSTRUCTION OF ANY STRUCTURE THAT WOULD OBSTRUCT THE VIEW OF THE COCHeco RIVER.
8. THE PARCEL IS SUBJECT TO THE FOLLOWING EASEMENTS:
 - THE PARCEL IS SUBJECT TO A EASEMENT FOR THE COCHeco RIVER TRAIL.
 - THE PARCEL IS SUBJECT TO A EASEMENT FOR THE COCHeco RIVER TRAIL.
9. THE PARCEL IS SUBJECT TO THE FOLLOWING EASEMENTS:
 - THE PARCEL IS SUBJECT TO A EASEMENT FOR THE COCHeco RIVER TRAIL.
 - THE PARCEL IS SUBJECT TO A EASEMENT FOR THE COCHeco RIVER TRAIL.
10. THE PARCEL IS SUBJECT TO THE FOLLOWING EASEMENTS:
 - THE PARCEL IS SUBJECT TO A EASEMENT FOR THE COCHeco RIVER TRAIL.
 - THE PARCEL IS SUBJECT TO A EASEMENT FOR THE COCHeco RIVER TRAIL.
11. THE PARCEL IS SUBJECT TO THE FOLLOWING EASEMENTS:
 - THE PARCEL IS SUBJECT TO A EASEMENT FOR THE COCHeco RIVER TRAIL.
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12. THE PARCEL IS SUBJECT TO THE FOLLOWING EASEMENTS:
 - THE PARCEL IS SUBJECT TO A EASEMENT FOR THE COCHeco RIVER TRAIL.
 - THE PARCEL IS SUBJECT TO A EASEMENT FOR THE COCHeco RIVER TRAIL.
13. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING AND PROPOSED CONDITIONS OF THE SUBJECT PARCEL.



NO.	DATE	DESCRIPTION	BY
1	1/23/2023	PROPOSED SITE PLAN	JLH

REFERENCES

1. "COMPREHENSIVE CONVERSION SITE PLAN, SHELBY LANE, CONCORD, NH, 1997" BY J. LAGASSE, 11 SHELBY LANE, CONCORD, NH 03301



NORTHAM
SURVEY LLC

100% Copyright Law, 17 USC 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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

Residential Uses	Residential Districts					Commercial Districts			Industrial Districts		Special		Criteria/Conditions Reference
	R1	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS		
Apartment, accessory (accessory use)	E	P	P	P	P	P	P	—	—	E	—	Article 21 and 23	
Apartment, in-law	P	P	P	P	P	P	P	—	—	—	—		
Apartment, security	—	P	—	P	P	P	P	P	P	P	P	Articles 2 and 23	
Assisted living facility	—	C	C	C	C	C	C	—	—	C	—	Article 21	
Boardinghouse	—	—	—	—	E	—	—	—	—	—	—		
Community residence-1	—	E	E	—	E	E	E	—	E	E	—	Article 22	
Community residence-2	—	—	E	—	—	E	—	—	E	E	—	Article 22	
Conservation subdivision	C	C	C	—	—	C	C	—	—	—	—	Articles 21 and 33	
Dwelling, apartments (apartment/mixed-use building)	—	—	—	P	P	C	P	—	—	—	—	Article 21	
Dwelling, multifamily development	—	P	—	—	P	—	P	—	—	—	—	Articles 20 and 22	
Dwelling, multifamily	—	P	—	—	P	—	P	—	—	—	—		
Dwelling, single-family	P	P	P	P	—	P	P	—	—	P	—		
Dwelling, two-family	—	P	P	P	C	P	P	—	—	—	—	Articles 21 and 33	
Flag lots	—	C	C	—	—	—	—	—	—	C	—	Article 21	
Home occupation-1 (accessory use)	P	P	P	P	P	P	P	—	—	P	—	Article 24	
Home occupation-2 (accessory use)	P	P	P	P	P	P	P	—	—	P	—	Articles 22 and 24	

ROCHESTER CODE

Residential Uses	Residential Districts					Commercial Districts			Industrial Districts			Special		Criteria/Conditions
	R1	R2	AG	NMU	DC	OC	HC	GI	RJ	HS	AS			
Home occupation-3 (accessory use)	—	E	E	P	P	P	P	—	—	E	—	Articles 22 and 24		
Manufactured housing unit on own lot	—	—	P	—	—	—	—	—	—	—	—	Articles 20 and 21		
Nursing home	—	—	C	—	—	C	—	—	—	P	—	Articles 20 and 21		
Outdoor wood-fired hydronic heater	—	—	P	—	—	—	—	—	—	—	—	Article 20		
Porch subdivision	—	—	C	—	—	—	—	—	—	—	—	Article 21		
Residential facility	—	—	E	—	—	E	—	—	E	E	—	Article 22		
Senior housing	—	P	C	C	C	C	—	—	—	—	—	Article 21		
Temporary structure	P	P	P	P	P	P	P	P	P	P	P	Article 20		
Zero lot line development	C	C	C	—	—	C	C	—	—	—	—	Article 33		

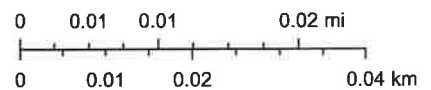
10 Shelby Lane



3/13/2023, 2:28:00 PM

 Tax Parcels

1:1,128

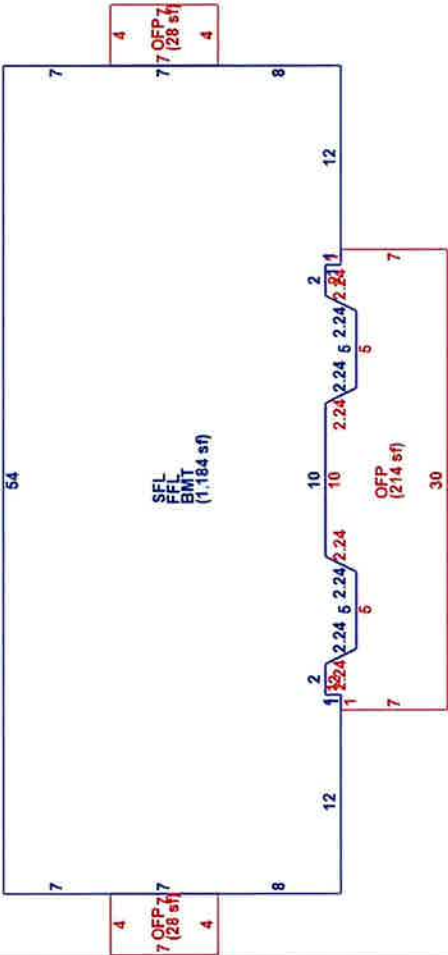


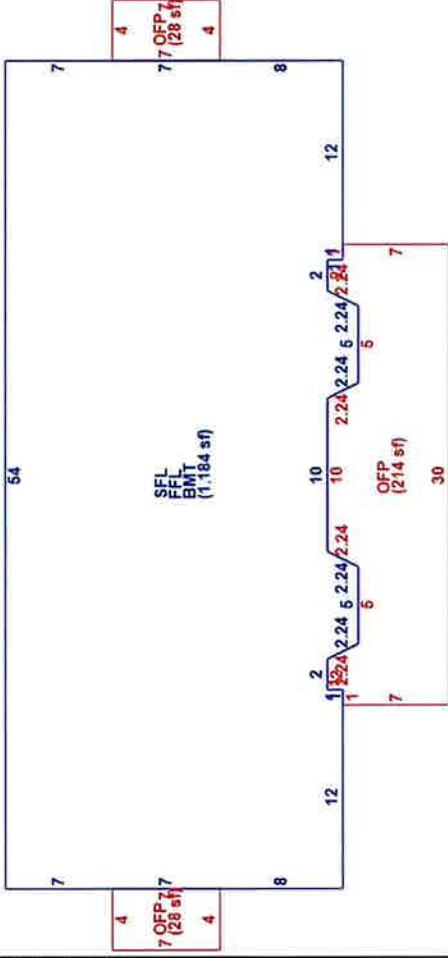
Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Esri Community Maps Contributors, Rochester GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

CURRENT OWNER				UTILITIES		TOPO	ZONING		CURRENT ASSESSMENT				VISION			
COMMONWEALTH COLLECTIVE LLC PO BOX 611 PELHAM NH 03076				0	CITY WATER R	0	LEVEL	R2 RESIDENCE 2	Description	LUC Co	Prior Assessed	Current Assesse				
				0	PROPANE		NEIGHBORHOOD	NHBD NAME	BLDG	110	199,700	219,100				
				0	CITY WTR PBO	2004		2 TO 4 UNITS DOWNT	LAND	110	47,000	47,000				
					UTL/ST/ TRAF		EXEMPTIONS		OB	110	10,000	10,400				
				0	CITY SEWER											
				0	PAVED				Description							
				0	LIGHT											

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
03 Model 23M Style C Grade 2 Stories 4 Units		Multi-Family MULTIFAMILY AVERAGE	Half Bath Rati Extra Fixture(s) Extra Fix Ratin	0								
Residential Unit			CONDO DATA									
Comm Units			Condo Main		Complex #							
Exterior Wall 1	04	VINYL	Adjust Type	Code	Building #							
Exterior Wall 2			Condo Floor		Section #							
2nd Ext Wall %	0		Condo Location		% Owner							
Roof Structure	01	GABLE	COST / MARKET VALUATION									
Roof Cover	01	ASPH SHINGLE	Building Value New		322,146							
Interior Wall 1	01	DRYWALL										
Interior Wall 2												
2nd Int Wall %	0	AVERAGE	Year Built		1892							
Interior Floor 1	08	CONCRETE	Depreciation Code		VG							
Basement Floor	12		Remodel Rating									
% Heated	100.00		Year Remodeled		32							
Heat Fuel	10	PROPANE	Depreciation %									
Heat Type	07	SPACE HTRS	Functional Obsol									
2nd Heat Type			Economic Obsol									
2nd % Heated	0.00		Trend Factor		1.000							
# Heat Systems	4.00		Special Adj									
AC Percent	0.00		Condition %		68							
Bedrooms	5		Percent Good		219,100							
Full Bath(s)	1	SAME	RCNLD									
Bath Rating	A		Dep % Ovr									
3/4 Bath(s)	3		Dep Ovr Comment									
3/4 Bath Rating	A		Misc Imp Ovr									
Half Bath(s)	0	SAME	Misc Imp Ovr Comment									
Half Bath Ratin			Cost to Cure Ovr									
Extra Fixture(s)	0		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 Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
04	GARAGE FR	L	1	24	24	C	AV	1901	70	25.75	1.00	10,400
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value						
BMT	BASEMENT		0	1,184	296	29,322						
FFL	1ST FLOOR	1,184	1,184	1,184	99.06	117,289						
OFF	OPEN PORCH	0	0	270	39.13	10,565						
SFL	2ND FLOOR	1,184	1,184	1,184	99.06	117,289						
Totl Gross Liv / Lease Area		2,368	3,822	2,664		274,465						







COUTURE ERNEST JR & LINDA
22 PICKERING RD
ROCHESTER, NH 03839-4626

HARTE DENNIS P &
CARR LINDA M
11 ELECTRIC AVE
ROCHESTER, NH 03839-5257

ROMAN CATHOLIC BISHOP %
FINANCE & REAL ESTATE OFFICE
153 ASH ST
MANCHESTER, NH 03104-4396

GONIC CEMETERY
% CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH 03867-1917

LAGASSE FAMILY REVOCABLE TRUST
LAGASSE JACK JOSEPH & LYNN ANN
10 SHELBY LN UNIT 1
ROCHESTER, NH 03839-5260

FECTEAU JOEL
6 SHELBY LN
ROCHESTER, NH 03839-5230

TING DOWNING PAULA
DOWNING ROBERT
9 SHELBY LN
ROCHESTER, NH 03839-5231

DUNNING SHAWN P & MELISSA S
8 SHELBY LN
ROCHESTER, NH 03839

LP GAS EQUIPMENT INC
ACCOUNT 58314/120
P O BOX 1800
ROCHESTER, NH 03866-1800