

City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Application

TO:	BOARD OF ADJUST	IMENT
	CITY OF ROCHEST	FR

DO NOT WRITE IN THIS SPACE

CASE NO. 2-23-52

DATE FILED 92123

ZONING BOARD CLERK

Applicant:
NM Cook Development LLC & NM Cook 17 Farmington Road LLC
E-mail: mcook@metrocast.net Phone: 603-502-5200
Applicant Address: 22 Isaac Lucas Circle, Dove, NH 03820
Property Owner (if different): Same
Property Owner Address: Same
Variance Address: "0" Farmington Road & 17 Farmington Road
Map Lot and Block No: Tax Map 216, Lot 29 & Tax Map 221, Lot 164
Description of Property: Commercial Building, Tides Fish Market and Vacant Parking Lot
Proposed use or existing use affected: Proposing to Merge the parcels and redevelop the site with multiple buildings
The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section
and asks that said terms be waived to permit

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a variance. I understand that while presenting my case the testimony should be confined to the 5 criteria and how they pertain to my case.

Signed:

- Chapter 275-12.8 Uses Allowed, to permit the corner of a proposed building within 50' of a wetland boundary.
- Chapter 275-12.8 (B)(8) to permit land disturbance within 25' of a wetland boundary
- Chapter 275, Article 23.2 (7)(a) to permit a drive through window to be placed on the front of a structure.
- Chapter 275-8.5B.10(a) (1) minimum setbacks to permit a building closer than 100' to the rear boundary line.
- Chapter 275-8.5B.10(a) (1) minimum setbacks to permit a building closer than 50' to the front boundary line to NH Route 11
- Chapter 275-8.5B.10(a) (5) to permit the development without the need for the 300' buffer requirement.



City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Criteria

Granting the variance would not be contrary to the public interest because: See Narrative
2) If the variance were granted, the spirit of the ordinance would be observed because: See Narrative
3) Granting the variance would do substantial justice because: See Narrative
4.) If the variance were granted, the values of the surrounding properties would not be diminished because: See Narrative
5.) Unnecessary Hardship: a. Owning to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in an unnecessary hardship because: i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because: See Narrative
And: ii. The proposed use is a reasonable one because:
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.



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road Barrington, NH 03825 Phone: (603) 332-2863 Fax: (603) 335-4623 www.BerrySurveying.Com crberry@metrocast.net September 20, 2023

City of Rochester Zoning Board

Attention: Shanna Saunders, Director of Planning & Development

33 Wakefield Street Rochester, NH 03867

Re: NM Cook Development LLC & NM Cook 17 Farmington Road LLC

Property Located Between 21 and 17 Farmington Road

Farmington Road / NH Route 11

Tax Map 216, Lot 29 & Tax Map 221, Lot 164

Variance Request(s)

Ms. Saunders

On behalf of our client, NM Cook Development LLC & NM Cook 17 Farmington Road LLC, Berry Surveying & Engineering (BS&E) is requesting variances to six portions of the City of Rochester Zoning Ordinance.

- Chapter 275-12.8 Uses Allowed, to permit a portion of a proposed building within 50' of a wetland boundary.
- Chapter 275-12.8 (B)(8) to permit land disturbance within 25' of a wetland boundary
- Chapter 275, Article 23.2 (7)(a) to permit a drive through window to be placed on the front of a structure.
- Chapter 275-8.5B.10(a) (1) minimum setbacks to permit a building closer than 100' to the rear boundary line.
- Chapter 275-8.5B.10(a) (1) minimum setbacks to permit a building closer than 50' to the front boundary line of NH Route 11
- Chapter 275-8.5B.10(a) (5) to permit the development without the need for the 300' buffer requirement.

Background and General Narrative:

The existing primary sites for development are Tax Map 216, Lot 29 and Tax Map 221, Lot 164, which is situated between the new Meredith Village Savings Bank (MVSB), located at 21 Farmington Road and the plaza located at 17 Farmington Road. The plaza is on Lot 164. The subject parcels and others noted below are all located within the Granite Ridge Development (GR) Zone. Mr. Cook, of NM Cook Development LLC & NM Cook 17 Farmington Road LLC the "applicant" has purchased a number of properties in the area over the years. The presented project combines and promotes uses on each one of the project sites and locations.

In May of 2006, Mr. Cook purchased 23 Farmington Road where he owns and operates Rochester Motorsports. The facility has grown over the years and now offers multiple maintenance and seasonal storage options for their clients.

In May of 2020 Mr. Cook purchased the location at 17 Farmington Road, known by many as "Cardinals Plaza" The site contains multiple store fronts as well as the Mobil Gas station situated against NH Route 11. Tide's Fish Market is located at the back of the site. Over the past few years, Mr. Cook has made internal and external improvements to the building and has improved the occupancy and capacity of the total structure. To increase the business potential located at 23 Farmington Road, the basement area of 17 Farmington Road is being used for storage of the various items sold at Rochester Motorsports.

In July of 2021, Mr. Cook purchased the site formerly known as 21 Farmington Road which is largely comprised of a vacant parking lot. The site has had various uses throughout history. Shortly after purchasing the property, a subdivision and site plan was conducted to permit the construction of MVSB. The shape of the out parcel and the remaining land was intentional and provides connection between the Rochester Motorsports, the remaining middle parcel, and the plaza at 17 Farmington Road.

During former development contemplation of the 21 Farmington Road project site, BS&E has worked with NHDOT on modifying and obtaining updating permitting to access the site in the location across from Rochester VW. During the design of MVSB and the subdivision of the out parcel, BS&E again worked with NHDOT to provide an updated entrance and permit. A dedicated reciprocal access easement was established between the two lots and includes access ability to 17 Farmington Road. A widened shoulder was established to promote the access point as the primary entrance. This entrance provides the greatest sight distance and is the furthest in proximity to the next abutting driveway to the south, and is furthest from the crest within NH Route 11.

The rear of the subject parcel is sloped in the north-northeast direction. The effects of the slope can be seen by the use of a retaining wall on the MVSB project site. The entire parking area and developed site at 17 Farmington Road is sloped in the north-northeast direction. There is an existing gravel road / trail that has been used between the sites within the wetland setback that was historically used to gain access to the rear of one of the former buildings on the 21 Farmington Road site, now occupied by MVSB.

The subject parcels have a large amount of frontage along NH Route 11. The parcel has 410.49 feet along NH Route 11 in a contiguous format. There is an additional 35' on the north side of MVSB and there is frontage created along a perpendicular section to NH Route 11 which bumps out around the portion of the gas station on the parcel. The average depth of the parcel is approximately 254'.



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The Proposal:

Mr. Cook is proposing to develop the underutilized parking lot with a mix of commercial development in multiple buildings. This includes merging the two parcels to have one project site unencumbered by internal boundary lines. The rear of the site is proposed to be developed with a building that is approximately 12,500 Sq.Ft. in size. The building is proposed to contain a full basement for storage use of the abutting complimentary uses. The first-floor commercial space is designed with a large inviting sidewalk at the front to make way for integrated landscape features as well as activated space. The building's basement design is designed around the topographic feature at the rear of the site, and allows for the required slope of the drive aisle to work with the foundation wall. Additional parking is proposed at the rear of this building. The rear building is of regular increment, and is positioned as far to the south as the site will allow. The parking array to the south, parking adjacent to the plaza and the installation of sidewalk for walkability positions the building on the site. Due to this positioning the rear corner of the building is located within the 50' wetland setback, 41.77' at the closest point. A variance for the structure is requested whereas it is not a permitted use in the overlay district.

The drive aisle at the rear of the structure along the abutting boundary line, is proposed to continue to the lower section of the building. It will transition from a 24' aisle to a 15' paved access road which will traverse between the subject parcels and the Rochester Motorsports to the north. This will formally allow materials to travel to and from the sites without the need to enter and exit onto NH Route 11 and the existing traversing activities within the right of way will be discontinued. Though the proposed access road is permitted by Conditional Use, granted by the Planning Board, portions of the access and the associated grading will be located within 25' of the wetland boundary, which is not permitted within the overlay district and therefore requires a variance.

The center of the site contains the main drive aisle and is designed to promote all of the users of the site to enter and exit through the northern entrance previously discussed. The site proposes parking arrays opposing the drive aisle in a conventional design.

Two buildings are proposed at the front of the site. The northern building is approximately 3,600 Sq.Ft., and the southern building is approximately 3,200 Sq.Ft. in size. The intent of the two separated buildings is to promote internal landscaping, visual connection to the rear of the site and the creation of internal activated space. The walks waysadjacent to the center aisle are proposed to be an inviting 8' wide. Though the primary store fronts of the buildings will be internally facing, the architectural requirements of the GR zone will dictate the required features facing NH Route 11.

The southern building is proposed to contain a tenant that would require a drive-through order and pickup window and is logically proposed along the length of the building facing NH Route 11. Article 23.2 (7)(a) requires that these uses are placed on the side or rear of the structure. As noted above the best traffic pattern for NH Route 11 and the site is to promote activity at the



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northern most entrance. This entrance provides for the greatest queue length for the user and will remove the possibility of stacking into the entrance and exit lanes. Additionally, a by-pass lane is proposed to eliminate the potential for congestion. Placing the pickup window on the southern end of the building is not possible due to existing traffic conflicts with the gas station and access in and out of the existing plaza site at the southern entrance.

The design is careful to create an internal traffic connection, safe pedestrian connection and a cohesion between the proposed pad sites through the use of landscape, hardscape and activated space. If a drive through were forced to the internal facade of the building, required parking would be placed at the front of the site and the site will operate as multiple disjointed users which is contrary to modern design ideals.

<u>Variance Criteria for</u> Chapter 275-12.8 to permit a structure within 41.77' of the wetland boundary.

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

 The public interest is in keeping the largest protections to the natural wetland system as practical while providing an opportunity for land owners to exercise property rights. In this case the area of the site where the building is proposed within the 50' required setback has historically been disturbed and is in an unnatural condition.
- 2) If the variance were granted, the spirit of the ordinance would be observed because: If the variance were granted, the spirit of the ordinance would be observed. In other commercial zones buffer reductions such as this are permitted with the overlay district. This speaks to the balance placed in the ordinance to environmental sensitivity and economic growth. The incursion into the setback is small and is within an area of previous disturbance, and is within the spirit of allowing controlled development to take place in economically developing sections of the city.
- 3) Granting the variance would do substantial justice because:

 Substantial justice in this case is achieved whereas the benefit to the applicant far outweighs the detriment to the general public or the ordinance as a whole. The ordinance permits disturbances within the 50' setback by Conditional Use for specific uses, however the building is not a listed use. The proposed building proposes no greater detriment to the wetland than an access road or prior disturbances found onsite. The reduction of the leasable space onsite for the purposes of removing the impact, within an impacted area is a detriment to the applicant and is avoidable with the granting of the variance.
- 4) If the variance were granted, the values of the surrounding properties would not be diminished because:



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If the variance were granted, the values of the surrounding property values will not be changed. The uses proposed are commercial and are within the GR zone which is inherently commercial. The change in the wetland setback will have no bearing on the abutting land uses and therefore will not affect value.

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

In this case there is no fair and substantial relationship between the public purpose and the specific application to the property. The public purpose is designed to protect the wetland boundary by situating buildings a minimum of 50' away. The ordinance then allows for certain disturbances between the building and the 25' buffer. However, portions of the ordinance also permits buffer reductions for the purposes of building commercials sites. Applying a more stringent standard (50') without the benefit of the buffer reduction on a property that is clearly commercially used and within a commercial zone creates an inequitable relationship. The applicant has attempted to reduce the building structure to fit the site, fit the contour of the land, is of regular constructable shape, and meets the needs of the applicant

ii. The proposed use is a reasonable one because:

The request is small compared to the size of the wetland and given the impacted history on the project site. This is a reasonable request given the potential buffer reduction offered to other land owners in other commercial zones.

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 for it.



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The special condition of this parcel is the general dimension of the property in relation to the existing buildings already situated on the project site. When these factors are considered, adjacent to the wetland onsite, which cuts through the corner on an angle, the constraints pose an unnecessary hardship to the applicant.

The denial of the variance would cause an unnecessary hardship to the owner in that it places the site at an economic disadvantage to other identical sites in more favorable zones. This is unnecessary if the variance is granted for a minor encroachment within the 50'

<u>Variance Criteria for</u> Chapter 275-12.8 (B)(8) Land surface within 25' of a wetland is proposed to be altered.

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

 The public interest is the balance between the environmental longevity of the natural resources in the City of Rochester and the growth potential and traffic connectivity of parcel within the GD Zone. In this case the applicant is proposing an access for the connectivity of multiple parcels to alleviate the need to enter into NH Route 11, which aids in the much-needed traffic management issue along the corridor.
- 2) If the variance were granted, the spirit of the ordinance would be observed because:

 If the variance were granted, the spirit of the ordinance would be observed whereas the applicant has designed the access and associated grading to be the most limited needed which allows for a remaining buffer around the wetland boundary.

 Stormwater and buffer plantings will be evaluated during the planning process of the project to ensure current design philosophy is utilized.
- 3) Granting the variance would do substantial justice because:
 Substantial justice in this case is achieved where the applicant gains and maintains access between the parcel without there being a detriment to the ordinance or abutting land owners. The disturbance within 25' of the wetland boundary will not cause harm to abutting land owners in the area and satisfies a need between the multiple project sites.
- 4) If the variance were granted, the values of the surrounding properties would not be diminished because:
 - If the variance were granted, the values will not be diminished whereas value is not determined by the breadth of wetland buffers. The reduction in the buffer will not pose environmental harm given the existing disturbance with the area of impact.



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5) Unnecessary Hardship:

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

The special condition of this parcel is the shape in the context of the existing natural features as well as the topographic features at the rear of the site. The wetland buffer and setback in this area has some existing disturbance. The ordinance is designed to ensure the remaining buffer provides a level of protection to the wetland boundary. This can be done with innovative stormwater methods and enhanced plantings in the area and therefore there is no relationship between the purpose and this specific application.

The denial of the variance would cause an unnecessary hardship to the owner by not allowing access between the parcels in the most appropriate way possible given the context of NH Route 11 and the GR Zone. Connectivity is promoted throughout the GR ordinance and this proposal follows suit on a project specific level.

ii. The proposed use is a reasonable one because:

The proposed use is a reasonable one because it allows for the reasonable development of the existing disturbed area around a wetland to be used for a traffic management purpose.

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 for it.

Though other properties in the immediate area have wetlands on them, this lot is special given the less uniform nature when compared to the property boundary and the existing buildings situated thereon. The need to traverse along the wetland boundary within the buffer is a direct result of the wetlands shape and position as it relates to the developable land on both



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sites. Denial would pose an unnecessary hardship by not permitting a formal access between the parcels.

<u>Variance Criteria for Chapter 275</u>, Article 23.2 (7)(a) Drive Through Window must be on the side or rear of the building.

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

 The public interest is ensuring the corridor is not lined with drive-thru services at the front of project sites, which tend to cause traffic congestion and queuing issues with public highways. In this case, the purpose of the request is to ensure there is adequate traffic management and queue length for the modern-day drive-thru and pick up window.
- 2) If the variance were granted, the spirit of the ordinance would be observed because: The spirit of this ordinance is likely to promote building facades that face the corridor. Drive-thru location and proper building facades are not mutually exclusive items. The site will contain a landscape design between the aisles and the right of way and the building design can still contain architectural elements that are required in the GR Zone.
- 3) Granting the variance would do substantial justice because:

 Substantial justice is provided by allowing the owner to develop the site in a cohesive manner that promotes the best traffic and pedestrian management. There is no detriment to the ordinance or the general public in light of the fact that the alternative options were reviewed and found to pose site related issues that are contrary to other section of the GR Zoning ordinance.
- 4) If the variance were granted, the values of the surrounding properties would not be diminished because:
 If the variance were granted the values of the surrounding property values would not be diminished. There are no abutting properties that would be impacted by allowing the drive-thru components to be placed at the front of the site. In fact, the closest abutting residential user is at the rear of the project site.
- 5) Unnecessary Hardship:
 - a. Owning the special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in an unnecessary hardship because:



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

The special condition of this parcel is the width vs the depth of the property in conjunction with the two restricted, dedicated, access points on the property. The GR district promotes small commercial pods that are interconnected by walks, activated spaces, and cohesive traffic flow. On this property, the public purpose noted above and the public purpose of providing drive-thru items on the side and rear for traffic management reasons are in conflict with one another. Since the traffic management proposed is the reason for the placement of the drive-thru there is no substantial relationship between the two.

The denial of the variance would cause an unnecessary hardship in creating a disjointed development on the project site. If a drive-thru were forced on the rear or side of the building each pad site would be designed to work independently of each other creating disconnection on the entire site.

ii. The proposed use is a reasonable one because:

The proposed use is reasonable whereas the traffic management component and the aesthetic purpose can be satisfied despite having the drive-thru on the front of the building.

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 for it.

As noted above, given the special nature of the parcel's width and depth in conjunction with the southerly abutting building, existing gas station location and existing dedicated driveway locations would not reasonably allow for a drive-thru (an allowed use) to be placed on the project site while maintaining a high level of traffic management and meeting the goals and objectives found in the GR Zone. Not permitting a much needed use on the site due to the location poses an unnecessary hardship to the applicant.



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<u>Variance Criteria for Chapter 275-8.5B.10(a) (1) minimum setbacks to permit a building closer than 100' to the rear boundary line.</u>

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

 The public interest is to provide separation of larger projects within the GR Zone from abutting users that are likely not within the GR Zone. In this case there is a large wooded buffer between the rear building and the closest abutting non-congruent use. (Residential). The building proposed is not imposing and is not proposed to be a tall mixed use building.
- 2) If the variance were granted, the spirit of the ordinance would be observed because: If the variance were granted, the spirit of the ordinance would be observed whereas the project design is relatively small in horizontal and vertical scale. Larger setbacks are supported in projects that have larger massing associated with them. This can be seen later in the GR ordinance where larger buffers from larger structures is contemplated.
- 3) Granting the variance would do substantial justice because:

 Substantial justice in this case is achieved where the applicant is allowed to develop a site that does not contain an abundance of depth, on a scale that is practical given the context of the site.
- 4) If the variance were granted, the values of the surrounding properties would not be diminished because:
 If the variance were granted, the values will not be diminished whereas the proposed reduction in the rear setback is not outside the disturbances and constraints currently observed on the site now. The buildings are not proposed to be large or imposing and are on the same scale as what has been developed on the site in the past.
- 5) Unnecessary Hardship:
 - a. Owning the special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in an unnecessary hardship because:
 - i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

The special condition of this parcel is the shape in the context of the scale of the proposed project. The lack of sizable depth makes



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compliance and reasonable development of a parcel in the GR Zone impossible and therefore constitutes an unnecessary hardship to the applicant. If the intent is to promote larger building projects to have larger setbacks, there is no substantial relationship to projects that are smaller in footprint and profile.

The proposed use is a reasonable one because:

The proposed use is reasonable given the scale that is contemplated.

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 for it.

It is unreasonable to think the properties in the GR Zone with such stout depths could reasonably be developed to a high potential with such a large rear setback. This poses an unnecessary hardship on the applicant by not permitting the highest in best use of a parcel in a zone that promotes the highest and best uses.

<u>Variance Criteria for Chapter 275-8.5B.10(a) (1) minimum setbacks to permit a building closer than 50' to the front boundary line to NH Route 11</u>

- 1) Granting the variance would not be contrary to the public interest because: The public interest is to provide separation of larger projects within the GR Zone from the road right of way so that they are less imposing to the corridor. The proposed building is set further back from the corridor than the two abutting buildings to the north and south.
- 2) If the variance were granted, the spirit of the ordinance would be observed because: If the variance were granted, the spirit of the ordinance would be observed whereas the project design is relatively small in horizontal and vertical scale. Larger setbacks are supported in projects that have larger massing associated with them. This can be seen later in the GR ordinance where larger buffers from larger structures is contemplated.
- 3) Granting the variance would do substantial justice because:
 Substantial justice in this case is achieved where the applicant is allowed to develop a site that does not contain an abundance of depth, on a scale that is practical given the context of the site.



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

If the variance were granted, the values will not be diminished whereas the proposed reduction in the front setback is not outside the disturbances and constraints currently observed on the site now. The buildings are not proposed to be large or imposing and are on the same scale as what has been developed on the site in the past.

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

The special condition of this parcel is the shape in the context of the scale of the proposed project. The lack of sizable depth makes compliance and reasonable development of a parcel in the GR Zone impossible and therefore constitutes an unnecessary hardship to the applicant. If the intent is to promote larger building projects to have larger setbacks, there is no substantial relationship to projects that are smaller in footprint and profile. Prior to the latest revisions on the zoning document there were not prescribed setback requirements within the zone.

The proposed use is a reasonable one because:

The proposed use is reasonable given the scale that is contemplated.

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 for it.

It is unreasonable to think the properties in the GR Zone with such shallow depths could reasonably be developed to a high potential with such a large front setback. This poses an unnecessary hardship on the applicant by not permitting the highest in best use of a parcel in a zone that promotes the highest and best uses.



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<u>Variance Criteria for Chapter 275-8.5B.10(a) (5)</u> to permit the development without the need for the 300' buffer requirement.

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

 The public interest is to provide separation of larger projects within the GR Zone from the road right of way so that they are less imposing to the corridor and allow the front 300' to be use for smaller scale commercial ventures. This project is within that spirt but cannot meet the buffering requirements within the chapter. Internal landscaping and perimeter landscaping will be proposed and reviewed by the planning board as part of the project but the percentages prescribed in the ordinance will not be obtained based on the entire parcel being located within the 300' buffer.
- 2) If the variance were granted, the spirit of the ordinance would be observed because: If the variance were granted, the spirit of the ordinance would be observed whereas the project design is relatively small in horizontal and vertical scale and will provide the highest level of landscaping appropriate for the site design.
- 3) Granting the variance would do substantial justice because:

 Substantial justice in this case is achieved where the applicant is allowed to develop a site that does not contain an abundance of depth, on a scale that is practical given the context of the site. The site is currently developed and contains no landscaping or vegetation to speak of. The development of the site will improve the landscaping and will bring it closer to compliance.
- 4) If the variance were granted, the values of the surrounding properties would not be diminished because:
 If the variance were granted, the values will not be diminished whereas the site will contain more buffering than the existing condition. Being more inviting and walkable will promote businesses to locate in the area and will raise overall property values.
- 5) Unnecessary Hardship.
 - a. Owning the special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in an unnecessary hardship because:
 - i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:



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The special condition of this parcel is the shape and the fact that it is already fully developed. The development will bring the site closer to complying with the buffering regulations and therefore there is no fair and substantial relationship between this site and the need for full compliance within the zone. Full compliance would require the applicant to not develop the site to the highest and best use which places the land at an economic disadvantage, which is an unnecessary hardship but for the variance request.

The proposed use is a reasonable one because:

The proposed use is reasonable given the scale that is contemplated and the fact that it will be developed closer to compliance than the existing condition.

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 for it.

It is unreasonable to think the properties in the GR Zone with such shallow depths could reasonably be developed to a high potential with such a large buffering requirement. This poses an unnecessary hardship on the applicant by not permitting the highest in best use of a parcel in a zone that promotes the highest and best uses.

We hope the board finds this project is worthy of a variance and approves the request. Thank you all for your time and attention this matter.

Respectfully submitted,

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Christopher R Borry, SIT Principal, President



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275-8.5 Architectural and design standards.

[Added 7-5-2022]

<u>B.</u> Nonresidential site layout. Planning for mixed-use development on a site encompasses items such as its relationship to surrounding uses, building orientation on the site, pedestrian and vehicular circulation, and efficiency of parking areas, screening of loading and utility areas, and the design of landscaping, signage, and lighting.

(10) Dimensional requirements:

(a) Nonresidential/mixed-use buildings:

[1] Minimum structure setback from external lot line:

[a] Side: 50 feet.

[b] Rear: 100 feet.

Property Location 17 FARMINGTON RD Vision ID 686	TON RD		Parcel ID	- 1	0221/016		4/ 0000/ /			Card # Sec #	- 4 # 1 - # 1	of 7 of 7	Account # Bldg # 1	nt # 686 . 1	9	Land Print [Land Use 3250 Print Date 6/4/2023 1:42:49 PM	.023 1:42:	49 PM
CURRENT OWNER NM COOK 17 FARMINGTON RD LLC 22 ISAAC LUCAS CIR DOVER NH 03820-4910	0	UTLITIES O CITY WATER C NONE O CITY SEWER UTL/ST/TRA O NONE O NONE O HEAVY ESMNTS BK3973	AF 3 PG707	TOPO 0 LEVEL 3001 3001 Year Code	TOPO ILEVEL NEIGHBORHOOI 3001 EXI ear Code GAL DESCRIPTI	DOD C	G GRANITE COMMERCIA MPTIONS Description Description	G GRANITE NHBD NAME COMMERCIAL RT11 N TIONS Description DBY BK- 4766, PG- 2		Desci BLDG CLAND OB	Description 0.6	1 LUC Co 1 LUC Co 325 325 325		ASSESSMENT Prior Assessed 705,90 203,00 97,00	1000	Current Assesse 748,300 203,000 97,000		VISION ROCHESTER, NH	S. N.
RECORD OF OWNERSHIP	-[BK-VOL/PA	PAGE SALE	SALE DATE	SALEP	PRICE		SALE CODE					Total PREVIOL	1,005,900 JS ASSESSIN	1,005,900 1,048,300 //OUS ASSESSMENTS (HISTORY	1,048,300 (HISTORY)			
NM COOK 17 FARMINGTON RD LLC BGF REALTY LLC BGF-A LLC CARDINAL RENE & WAYNE CARDINAL RENE & WAYNE		4766 234 4539 260 4000 989 3973 715 0 0		06-01-2020 12-26-2017 02-10-2012 12-01-2011 10-05-2006		1,000,000 0 100,000 900,000	0000	02 40 45 02 81		Year C 2020 B C C C C C C C C C	Descri F BLDG LAND OB Total	Prior Assesse 624,700 203,000 82,500 910,200		Year Descri 2021 BLDG LAND OB			Year Descri 2022 BLDG LAND OB	Descri Prio BLDG LAND OB	Prior Assesse 705,900 203,000 97,000 1,005,900
			BUILDING NOT	IG NOT	S							7		AP	APPRAISED VALUE	VALUES	SUMMARY	١,	
CARDINAL PLAZA: MOBIL & 3 VACANT	ACANT											रॅं रॅं रॅं	Appraised Building Value (C& Appraised Extra Feature Valu Appraised Outbuilding Value Appraised Land Value (Bldg)	uilding Va	Appraised Building Value (Card) Appraised Extra Feature Value (Bldg) Appraised Outbuilding Value (Bldg) Appraised Land Value (Bldg)	(b)			748,300 0 97,000 203,000
			DIN DING BEDWIT BECODE	G TING	ECOB							<u> </u>	Total Appraised Parcel Value	sed Parci	el Value				1,048,300
		Da	ILDING FI	LIMIN .	FOOR							>	Valuation Method	lethod					ر
Issue Date Permit Id Der N7-21-2022 M-22-345 A/C	Description	Price 4,800 (Insp Date 04-13-2023	% C		new condne	ser and	Notes ondneser and evaporator coil	Notes rator coil										
P-22-36 P-22-19	PLUMBING		04-13-2023 04-13-2023		CE Ro	Rough plum move toilet.	bing for install H	1/2 bath WH. ins	oom la:	sink, inst	plumbing for 1/2 bathroom oilet. install HWH. install mop sink, install 2 beaut		Total Appraised	ised Parc	Parcel Value				1,048,300
SG-21-45)		04-13-2023	_		WALL			-				Date	PI	2	SIT / CHANGE HISTORY Purpost/Result	ISTORY esult		Notes
SG-21-17 MJB-21-4 M-21-57	SMT		04-13-2023 04-13-2023 03-22-2021	_		Coverting basement to storage GAS PIPING; JR	asement G; JR	to storaç	<u> </u>				03-22-2021	,,,	SENT!	SENT NOTICE EXT ONLY		WROT JRVR-	WROTE MR. C JRVR- CNG CO
M-21-29 P-20-186 E-20-486 B-20-447	HEATING SYS PLUMBING ELECTRIC ROOFING		03-22-2021 03-22-2021 03-22-2021 03-22-2021		C C C See See C C C C C C See See C C C C		water co eceptack	condition nnection(ss in Bas	ing; JR s for 6 ur ement, li	uits for fu ghting re	rnace and air conditioning, JK and water connections for 6 units for future plumb ig, Receptacles in Basement, lighting recess cans	gu su	08-03-2020 02-21-2020 04-09-2018 01-02-2018			DEED CHANGE NO INSP MEAS+INSPCTD DEED CHANGE		Permit PU NE	Permit #: M-19- PU NEW TANK
05-03-2019 M-19-165 MANUAL	IAL	2001	02-21-2020	100	e e	Gaspine manifol for convection oven and cooking LAND LINE VALUATION SECTION	LINE V	1LUATIV	ON SEC	TION CC	okton:		07-10-70		TIME TO SOLVE	1		XX - 11	
B LUC Description LandU	Land Type	Loc Adj	UnitPric	ic Size Adj	^dj Cond	Nbhd		Infl1	Infl1 Adj	Infl2	Infl2 Adj		Infl3 Adj	Adj UnitPrice	Appraised Value	As	ssed	Notes	35
1 3250 RETAIL/SVC 1,160	PRIMARY	□	1.000 175,00	1.00000	1.00	3001	1.000					그 F3		175,000	203,000		203,000		
	Total Card Land Units	d Units	1.16 AC	Q	Parce	Parcel Total Land Area	nd Area		1.16 AC								Total Land Value	Value	203,000
Disclaimer: This information is believed to be correct but its subject to change and is not warranteed.	correct but is subje	ect to change	and is not war	ranteed.															

Vision ID 686			ļ						Sec# 1 Of 1	Blog #	Print Date 6/4/2023 1:42:49 PM
CON	TRUCTI	CONSTRUCTION DETAIL	CONSTR	UCTIO	TAIL (CC	NTINUED	((1 36-1	
Element Model Style Grade	0 0 94 0 0 39	Description Commercial MIX RETAIL Average	Element Half Bath Ratin Extra Fixture(s) Extra Fix Rating	atin A ((s) 0 ting	SAME	SAME				(D)	
Stories Units Residentíal Unit Comm Units	0 6.00		Code 3250 RE	MIXED USE Description RETAIL/SVC	O USE	Percentage 100	lage			Ф. Ф.	
Wall Height Exterior Wall 1	10.00	VINYL	00	COST / MARKET VALUATIO	TVALUA	NOLL				FFL BMT 104	
Exterior Wall & 2nd Ext Wall % Roof Structure Roof Cover Interior Wall 1	0 11 06	MULTI TYPE MULTIPLE AVERAGE	RCN Year Buill		9.	931,900 1986				27	
Interior Wall 2 Interior Floor 1	80	AVERAGE	Depreciation Code	Code	<u> </u>					28	
Basement Floor % Heated Heat Fuel	12 100.00 10	CONCRETE	Remodel Rating Year Remodeled Depreciation %	uting leled 1%	56	(2				32	
Heat Type 2nd Heat Type	01	FORCED W/A	Functional Obsortional Cosortional Conomic Obsortional Trend Factor	Josei Ibsol r	+	1.000				42	
2nd % Heated # Heat Systems AC Percent Bedrooms	2.00 100.00		Special Adj Condition % Percent Good RCNLD	þí	72	74 689,600				6 FFL 76 2 BMT 88 (3,364.8f)	
Full Bath(s) Bath Rating	0 4 (SAME	Dep % Ovr Dep Ovr Comment	mment					.,4	. 82	
3/4 Bath(s) 3/4 Bath Rating Half Bath(s)	0 2		Misc Imp Ovr Misc Imp Ovr Co Cost to Cure Ovr	Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr						961	
Half Bath Ratin Extra Fixture(s)	4 0	SAME	Cost to Cure	Cost to Cure Ovr Comment	ıt.					20	
-		- OUTBUILDING		S(L) / XF - B	UILDING	RA	FEATURES(B)	(B)	ouley year		///
ge		L/B Onty Dim 1	5	3	Yr Bill		-	Grade Adj.	Appi. Value		
TF TANK I/G FIB TF TANK I/G FIB GC COMM CANO GP GAS PUMPS PA PAVING ASPH PK PARK'G SPAC		8	15000 C 12000 C 45 C 1 C 32000 C	\$ \$ \$ \$ \$ \$	2017 2017 1986 1986 1980	30 30 45 100	1.25 1.25 23.25 15000.00 2.57 0.00	0.0000000000000000000000000000000000000	13,500 9,400 18,000 37,000		Igow
Code		Description	BUILDING SUB-AREA SUMMARY SECTIO Living Area Floor Area	WING Area	ARY SEC	2	П		Undeprec Value		
	BASEMENT 1ST FLOOR OPEN PORCI FRAME SHEE	R	חדוניד	6,682 0 0	6,682 6,682 876 128		6,682 0 0	24.42 97.66 61.27 40.41	163,185 652,545 53,673 5,172		
						_	_			TO THE REAL PROPERTY.	

Property Location 17 F. Vision ID 686	17 FARMINGTON RD	Q	_	Parcel ID		0221/0164	4/ 0000/ /				Card # Sec #	1 2 of	2 Ac	Account # Bldg # 2	989		Land Use 3250 Print Date 6/4/2	3250 6/4/2023	Land Use 3250 Print Date 6/4/2023 1:42:50 PM
CURRENT OWNER NM COOK 17 FARMINGTON RD LLC 22 ISAAC LUCAS CIR DOVER NH 03820-491	TON RD LLC	CITY WATER C O LEVEL	TIES ATER C TITRAF TITRAF SK3973 PC	Vear Year LEGAU	O LEVEL NEIGHBORHOOD 3001 Year Code LEGAL DESCRIPTIO	NA EXEMINAT	S U	G GRANITE MHBD NAME COMMERCIAL RT TIONS Description BY BK- 4766, PG-	G GRANITE COMMERCIAL RT11 N TIONS Description DBY BK- 4766, PG- 2	PLE	Description (G			ASSES Prior As	A SSESSIMENT Prior Assessed 705,900 203,000 97,000	Current	Current Assesse 748,300 203,000 97,000	201	VISION ROCHESTER, NH
RECORD OF OWNERSHIP	WNERSHIP	BK-VOL/PAGE	/PAGE	SALE DATE		SALEPR	RICE	SAL	SALE CODE			1	PREV	NOUS A	SSESSI	MENTS (IISTORY)		e e
NM COOK 17 FARMINGTON RD LLC BGF REALTY LLC BGF-A LLC CARDINAL RENE & WAYNE CARDINAL RENE & WAYNE	TON RD LLC YNE	4766 4539 4000 3973 0	234 260 989 715 0	06-01-2020 12-26-2017 02-10-2012 12-01-2011 10-05-2006	2020 2017 2012 2011 2006	1,0	1,000,000 0 100,000 900,000 0		02 40 45 02 81	Year 2020			Prior Assesse 624,700 203,000 82,500 910,200	Year 2021	Descri BLDG LAND OB Total	Descri Prior Assess I-DG 705,900 AND 203,000 9B 97,000 Total 1,005,900		Year Descri 2022 BLDG LAND OB	705,900 203,000 97,000 1,005,900
			BL	BUILDING NOTES	VOTES										APPRA	AISED VA		MARY	
TIDES FISH MARKET			i										Apprais Appraisi Appraisi	ed Buildin	Appraised Building Value (Card) Appraised Extra Feature Value (Appraised Outbuilding Value (Bldg) Appraised Land Value (Bldg)	Appraised Building Value (Card) Appraised Extra Feature Value (Bldg) Appraised Outbuilding Value (Bldg) Appraised Land Value (Bldg)	(B		748,300 0 97,000 203,000
			BUILDI	BUILDING PERMIT RECORD	IIT REC	ORD							Valuatic	l otal Appraised P. Valuation Method	Lotal Appraised Parcel Value Valuation Method	ance			040,300 C
Issue Date Permit Id	Description	n Price	Insp	Insp Date %	% C Stat	-			Notes			j.							
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													Total A	ppraised	Total Appraised Parcel Value	alue			1,048,300
													ä	Date	NSIA Id	T/CHAI	VISIT / CHANGE HISTORY Purpost/Result	ORY	Notes
															•			-	
						1	LAND LI	NE VAL	ND LINE VALUATION SECTION	SECTIC	NC		_	Ĺ	ı	7		7	
B LUC Description	LandU Land Type		Loc Adj	UnitPric	Size Adj	Cond		_	Infl1 Infl1 Adj	_	Infl2 Infl2 Adj	Adj Infl3	13 Infl3 Adj	_	_	Appraised Value	Assessed Value		Notes
2 3250 RETAIL/SVC	0.000 PRIMARY	IARY P	0.000	175,00 1.00000	1.00000	1.00	3001	1,000						17	175,000	0		0	
	Total C	ard Land Unit	S).00 AC		arcel T	Parcel Total Land Area	l Area	1.16	AC							Tota	Total Land Value	an
Distriction of This information is hollowed to be correct but is exhibit. In change and is not warranteed	alianed to be connect	but is enhiant to of	i hue aoue	e not warrant															

22 Land Use 3250 Print Date 6/4/2023 1:42:50 PM 7 GAR (308 sf) 14 14 H 16,81)5 # FFL (196 sf) PISH MARKET 989 4 7 Account # Bldg # 2 ರ್ ರ TOS FFL BMT (832 sf) Undeprec Value 15,808 78,128 4,675 415 146,730 009 Card # Sec # Appr. Value STG (28 af) % Gd Unit Price Grade Adj. Unit Cost 19.00 76.00 15.18 16.59 9.34 57.00 OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) 84P 312.50 312.50 Parcel ID 0221/0164/0000// 208 1,028 0 0 0 624 Percentage 1.860 CONSTRUCTION DETAIL (CONTINUED) 80 Description 146,730 COST / MARKET VALUATION 40 58,700 55 1.000 1950 832 028 308 30 30 30 832 3,055 9 Dim 2 Grade Condition Yr Blt 1990 1990 MIXED US Description RETAIL/SVC Cost to Cure Ovr Comment S Misc Imp Ovr Comment 1,028 0 0 1,652 ≥ ≥ Dep Ovr Comment Depreciation Code BUILDING SUB-AREA Functional Obsol Cost to Cure Ovr Economic Obsol Remodel Rating Year Remodeled Extra Fix Rating Depreciation % Half Bath Ratin Extra Fixture(s) Percent Good Misc Imp Ovr Special Adj Condition % rend Factor Element ပပ Dep % Ovr ear Built RCNLD III Gross Liv / Lease Area Code 3250 RCN FRAME SHED BULKHEAD/FRAME UTILIT STOOP Dim 1 ASPH SHINGLE Description RETAIL STORE OIL FORCED W/A 17 FARMINGTON RD CONCRETE Commercial AVERAGE AVERAGE CONSTRUCTION DETAIL L/B Qnty GABLE SAME SAME VINYL 5 2 12 100.00 1ST FLOOR BASEMEN⁻ 3/4 STORY 1.00 1.00 LIGHT M/POL LIGHT M/POL 94 C37 D 0.00 GARAGE Description 833 80 5 Property Location 3/4 Bath(s) 3/4 Bath Rating Half Bath(s) Half Bath Ratin # Heat Systems Basement Floor Residential Unit 2nd Ext Wall % Extra Fixture(s) Roof Structure 2nd Heat Type Exterior Wall 1 Exterior Wall 2 Interior Wall 1 Interior Wall 2 Interior Floor 1 Interior Floor 2 2nd % Heated Comm Units Wall Height Bath Rating Elemen Roof Cover AC Percent Full Bath(s) Heat Type Bedrooms % Heated Heat Fuel Vision ID Code Stories Grade GAR STG STP TQS Style

Property Location 0 FARMINGTON RD Parcel I Vision ID 660

Parcel ID 0216/ 0029/ 0000/ /

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

Land Use 3900 Print Date 6/4/2023 1:40:10 PM

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OCC OT HOISIN	2000	Carried Comment		000	0		TOMINO	200			1110	CHEBENT ASSESSMENT	TO CLOS	TEATT				
NM COOK DEVELOPMENT LLC	0 CITY WATER C	CITY WATER C	0	O ILEVEL NEIGHBORHOOD	PHOOF	Ħ	G GRANITE	ENAME	Q	Description		LUC Co P	Prior Assessed	1	Current Assesse		N N	VISION
22 ISAAC LUCAS CIR		CITY SEWER UTL/ST/TRAF NONE		3001 Year Code	J1 EXE	N	ONS ONS Description	COMMERCIAL RT11 N TIONS Description					2		<u> </u>		4OCHE	ROCHESTER, NH
DOVER NH 03820	0 PAVED 0 HEAVY			FGAL DESCRIPTION	CRIPTI	NO											ISOS I	ROCHESTER
	ESMNTS BK3973 PG707 & PG709 TERMINAT	BK3973 §	2G707 &	PG709 T	ERMINA	TED BY	ED BY BK- 4766, PG-	36, PG- 2								_	S. S	Charte Section
SAI ES INEOPMATION- GRANTEE		ROOKIPAGE	SALFDATE		SALEPRICE	SICE	SAL	SALE CODE				Total	US ASS	184,200 184,200 184,200 185 ASSESSMENTS (HISTORY	18 TS (HIST	184,200 STORY)	'	١
NM COOK DEVELOPMENT LLC 21 FARMINGTON ROAD LLC CARDINALS SEAFARER RESTAURANT CARDINAL RENE & WAYNE DEMERITT WILLIAM F & ISABELLE		928 628 789 107 479	07-10-2021 10-08-2014 07-16-1984 12-30-1976 12-03-1971		92 71 3	325,000 717,534 0 30,000			02 Year 02 2020 40 01 99	LAND		9 0 0 0	Year De	Descri Prior Assess LAND 140,600 352,300 43,500	140,600 352,300 43,500	- 0	Descri F LAND	Descri Prior Assesse LAND 184,200
				MOTER					Ц	Total		526,500		Total 536,400	536,400	To	Total	184,200
		B	OILDING	NOTES										TOWNS.	מאקה	1000	I WW	
VACANT												Appraised Building Value (Ce Appraised Extra Feature Valu Appraised Outbuilding Value Appraised Land Value (Bldg)	Building ' Extra Fee Outbuildii Land Valt	Appraised Building Value (Card) Appraised Extra Feature Value (Bldg) Appraised Outbuilding Value (Bldg) Appraised Land Value (Bldg)	d) e (Bldg) Bldg)			0 0 0 184,200
												Total Appraised Parcel Value	aised Par	cel Value				184,200
		BUILD	BUILDING PERMIT RECORD	MIT REC	ORD							Valuation Method	Method					O
Issue Date Permit Id Description	ion Price		Insp Date	% C Stat	_			Notes										
09-07-2021 D-21-46 DEMOLITION 10-23-2019 E-19-435 ELECTRIC 17-3-2016 E-16-230 FI ECTRIC	Z0,		03-25-2022 02-21-2020	100 100 100 100 100 100 100 100 100 100		SMALL 00A elec CIRCUI	TWO SMALL BUILDINGS new 100A electrical service TEST CIRCUITS TO MAK	TWO SMALL BUILDINGS new 100A electrical service on utility pole; TEST CIRCUITS TO MAKE SAFE;	lity pole;			Total Appraised	raised Par	Parcel Value				184,200
E-16-230			01-20-2017			<u> </u>	()		-	ı.		Date	r	VISIT /	VISIT / CHANGE HISTORY	HISTOR	- A2	Notes
10-29-2015 12097 DEMOLITION 10-29-2015 12097 DEMOLITION 04-15-2008 08-313 GARAGE		6,800 6,800 30,000 30,000	01-20-2017	 		SE BLD: SE BLD: ICTURE	OFFICE BLDG & STG BLL OFFICE BLDG & STG BLL STRUCTURE NOT BUILT;	OFFICE BLDG & STG BLDG STILL HEKE: OFFICE BLDG & STG BLDG STRUCTURE NOT BUILT;		ií.	L	06-03-2022 04-11-2022 04-11-2022	-	TH CORI	CORRECTION EXT ONLY MAPPING CHG		3/2	CORRECTED 3/25/22- ALL BL
					7	AND LI	NE VAL	AND LINE VALUATION SECTION	ECTION									
B LUC Description Land Land Type	_	Loc Adj	UnitPric	Size Adj	Cond	N phd N	Nb Adj Int	Infi1 Infi1 Adj	Adj Infl2	lnfl2 Adj	Jj Infl3	Infl3 Adj	Adj UnitPrice	Appraised ce Value		Assessed Value	_	Notes
1 3900 COM DEV L 1,000 PRIMARY 1 3900 COM DEV L 0.610 EXCESS A	PRIMARY P	1,000	175,00 15,000.	1.00000	1.00	30001	1,000				TIF3		175,000 15,000		9,200	9,200 9,200		
O leto T	Total Card Land Units		1.61 AC		Parcel Total Land Area	tal Land	Area	1.61	AC						-	Total L	Total Land Value	184,200
Nistaine This information is halfmand to be necessal but in cubined to change and is not warranteed	her in emblant to a	hanna and	e not warran															

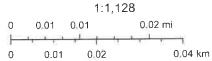
Land Use 3900 Print Date 6/4/2023 1:40:10 PM			
Account # 660 Bldg # 1		No Sketch	
Card # 1 of 1 Sec # 1 of 1			undepreciated Value
0216/ 0029/ 0000/ /	(CONTINUED)	Description Complex # Building # Section # % Owner VALUATION 1.000	NG EXTRA FEATURES(B) SECTION Eff Area Unit Cost Under
Parcel ID 021	UCTIO	Solar Contral Vac Nah Make MH Serial # Color;Mdl #;D Condo Main Adjust Type Condo Floor Condo Floor Condo Location Condo Location Condo Location Condo Rating Year Built Building Value New Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol Economic Obsol Trend Factor Special Adj Condition % Functional Obsol Economic Obsol Trend Factor Special Adj Condition % Functional Obsol Economic Obsol Trend Factor Special Adj Condition % Functional Obsol Functional	Dim 2 Grade Condition Yr Bit % Gd Unit Price Grade Condition Grade Gr
0 FARMINGTON RD	TION DE		OB - OUTBUILDING & L/B Qrty Dim 1 BUIL Description
Property Location 0		Element Carade Stories Units Frame Foundation Exterior Wall 1 Roof Structure Roof Cover View Interior Floor 1 Basement Flo Basement Floor Interior/Exterio Maladitics Insulation Interior/Exterio Maladitics Insulation Interior/Exterio Kall Bath(s) Haff Bath(s) Extra Fixture(s) Kitchen(s) Extra Kitchen(s) Extra Kitchen(s) Fireplace(s)	Code Description

0 & 17 Farmington Road



9/22/2023, 8:36:54 AM

Tax Parcels



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Owner1	Owner2	BillingAddress	City State Zip
COOK N MILES III	ROCHESTER MOTORSPORTS	23 FARMINGTON RD	ROCHESTER, NH 03867
SECKENDORF REAL ESTATE	HOLDINGS LLC	11 FARMINGTON RD	ROCHESTER, NH 03867
20 FARMINGTON LLC		1346 BALD HILL RD	WARWICK, RI 02866
GARZILLO MICHAEL V & JEAN F	REV TRUST TRUSTEES	18 FARMINGTON RD	ROCHESTER, NH 03867-4304
NM COOK DEVELOPMENT LLC		22 ISAAC LUCAS CIR	DOVER, NH 03820
20 FARMINGTON LLC		1346 BALD HILL RD	WARWICK, RI 02866
NM COOK 17 FARMINGTON RD LLC		22 ISAAC LUCAS CIR	DOVER, NH 03820-4910
MEREDITH VILLAGE SAVINGS BANK		PO BOX 177	MEREDITH, NH 03253
10 FARMINGTON ROAD LLC		549 ROUTE 1 BY-PASS	PORTSMOUTH, NH 03801
DONALD TOY REVOCABLE TRUST	BONNIE TOY REVOCABLE TRUST	7497 NE 8TH COURT	BOCA RATON, FL 33487
KAREN & BRIAN TUCKER	JEFFERY TUCKER	23 SHILOH DRIVE	ROCHESTER, NH 03867
JANET MCDONALD		27 SHILOH DRIVE	ROCHESTER, NH 03867
MANSON LIVING TRUST	ROBERT & ISABEL MANSON	29 SHILOH DRIVE	ROCHESTER, NH 03867
DWIGHT & ANNE HARVEY		33 SHILOH DRIVE	ROCHESTER, NH 03867
JAMES & THERESE GORSUCH		37 SHILOH DRIVE	ROCHESTER, NH 03867
VIRGINIA CHAPPELL REV TRUST	VIRGINIA CHAPPELL	5772 COUNTY ROAD 4712	LARUE, TX 75770-3519
EDWARD & KATHLEEN WILENT		41 SHILOH DRIVE	ROCHESTER, NH 03867
LESLIE & ANN HEISLER		45 SHILOH DRIVE	ROCHESTER, NH 03867
GOLONKA FAMILY TRUST	WILLIAM & JOANNE GOLONKA	49 SHILOH DRIVE	ROCHESTER, NH 03867

