



City of Rochester, New Hampshire

Zoning Board of Adjustment

Special Exception Application Checklist

- ☒ It must be determined that your proposed use is not permitted without a special exception.
- ☒ Complete the application form.
- ☒ Complete the 275.22 Special Exception sheet, addressing the five questions. If the special exception is for a garage, you must also complete the Garage Setbacks sheet.
- ☒ A narrative touching the five criteria and explaining what you are requesting a special exception 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:
 - ☐ 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.
 - ☐ Dimensions of the lot. A certified plot plan of your property is required by the Zoning Board. If you do not have a certified plot plan you may request a waiver (see zoning clerk)
 - ☐ If for a garage, all appropriate information on proposed garage
- ☒ Photographs, if you have them.
- ☒ Abutter's list. **This information must be obtained from the Zoning Clerk in the Building, Zoning, and Licensing Office. The applicant must pay the cost of the certified fee for each abutter, applicant and any other applicable person.** (See Zoning Clerk for current fee)
- ☒ Application fee of \$175.00. Check made payable to City of Rochester, including abutters' fees.
- ☒ One **PDF form** of your application packet is due as well as **ten** paper copies.

All of the above information must be completed and submitted to the Building, Zoning 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 Building, Zoning, and Licensing office 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 If the applicant requests a second postponement of the hearing, the application will be considered to have been withdrawn and the applicant must file a new application with the Board in order to receive a hearing.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, Dee Mondou.

Phone: (603)332-3508 x0

E-mail: dee.mondou@rochesternh.net



City of Rochester, New Hampshire

Zoning Board of Adjustment

Special Exception Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. Z-20-7

DATE FILED 4/20/2020

Dee Mondou

ZONING BOARD CLERK

Applicant: Brianne St. Pierre

E-mail: briestpierre@gmail.com

Phone: 603-781-5743

Applicant Address: 92B Trinity Circle Rochester, NH 03839

Property Owner: Rene and Brianne St. Pierre

Property Owner Address: Same as applicant

Variance Address: 54 Church Street

Map Lot and Block No: 142, 19

Description of Property (give length of lot lines): Road frontage=100.2'; southern line=247.4'; back lot line=98.23'; northern line=244.86'

Proposed use or existing use affected: Use the main floor of the existing barn for a 1-bedroom apartment for my mother.

The undersigned hereby requests a special exception as provided in section Table 18-A of the Zoning Ordinance to permit an accessory apartment.

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a variance.

Signed: Brian St. Pierre Date: 3/18/2020



City of Rochester, New Hampshire

Zoning Board of Adjustment

275.22 Special Exception Sheet

(a) General Provisions

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

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

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

Reasoning: We would utilize an already existing building (barn) on site. Also, there are condos and duplexes on Church Street that are also zoned R1 which shows a precedence being set that Church St is an appropriate location for multi-family properties.

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

Reasoning: It does not change the look of the property as we are not adding any structures. It also will not change the number of residents at the property.

- (3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking. ☐ Yes ☒ No Reasoning: Parking and access ways are unaffected. We will have the same number of vehicles and residents with or without the apartment.

- (4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. ☒ Yes ☐ No Reasoning: We will hire certified tradesmen and acquire proper permits to add the necessary utilities.

- (5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. ☒ Yes ☐ No Reasoning: The use of the proposed apartment is for my mother, in the spirit of an in-law apartment which is allowed in R1 zoning. Because we are utilizing an existing building (barn), the apartment will not have direct access to the main house and the square footage will be larger than 400sq ft which is why we are requesting a special exception for an accessory apartment.

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

Narrative to support Special Exception application for an accessory apartment at 54 Church Street

We would like to utilize the main floor of our existing barn for a one-bedroom apartment for my mother (68 years old). My mother has lived with us for over five years now since my father passed away. The preliminary design for the apartment is ADA compliant and will allow my mother to “age in place.” We understand that in-law apartments are acceptable for our zone (R1), however the existing structure we would use is separate from the main house so it does not follow the guidelines for an in-law. We are asking for a special exception to allow an accessory apartment for my mother to live in. She lives with us, so this change in the proposed use of the barn will not change the number of residents at our property. Upon researching other property tax cards on Church Street in the R1 zone, there are condos and duplexes. This supports that “multi-family” properties are acceptable in this location based on the precedence set by 32, 42, 44, 46, 48, and 74 Church Street.

Thank you for your consideration.

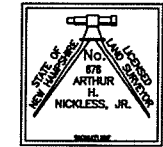


ELECT
JEAN
MAYOR



SCALE: AS NOTED
DATE: 03.16.2020
DRAWING NO.:
A1.2

MAP/LOT	OWNER/APPLICANT
142/19	John F. & Teresa A. Connelly; 54 Church Street, Gonic, NH 03839-5200
MAP/LOT	ADJUTERS
142/11	Gosport Properties, LLC; 1 Merrill Industrial Drive; Hampton, NH 03842
142/16	Robert M. & Helen L. Williams; 48 Church Street, Gonic, NH 03839-5200
142/18	James A. & Suzanne M. Alderette; 52 Church Street, Gonic, NH 03839-5200
142/20	John W. Good, Jr.; 56 Church Street, Gonic, NH 03839-5200
142/21	Robert E., Jr. & Gail L. Feineman; 62 Church Street, Gonic, NH 03839-5200
142/22	Joseph W. & Jeannine L. Lambert; 64 Church Street, Gonic, NH 03839-5200
142/23	Robert & Theresa Lanoix; 61 Church Street, Gonic, NH 03839-5243
142/24	August & Lisa Kurtz; 59B Church Street, Gonic, NH 03839-5243
142/25	Muriel P. Gagnon; 59 Church Street, Gonic, NH 03839-5200
142/26	Priscilla Larose; 57 Church Street, Gonic, NH 03839-5200
142/27	Charles Lanoix & Mary Lytle; 55 Church Street, Gonic, NH 03839



REVISIONS:
3/29/2005-PREC. CONDS., ETC.

APPROVED FOR RECORD:

ROCHESTER PLANNING BOARD

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF LOT 19 INTO TWO LOTS AND A LOT LINE REVISION WITH LOT 21.
- OWNERS OF RECORD:
JOHN & TERESA CONNELLY
54 CHURCH STREET
ROCHESTER, NH 03839
SCRD BK.1090, PG.295
ROBERT E., JR. & GAIL L. FEINEMAN
82 CHURCH STREET
ROCHESTER, NH 03839
SCRD BK.1090, PG.295
- TOTAL PARCEL AREA:
MAP 142 LOT 19
59,953 S.F.
1.38 ACRES
MAP 142 LOT 21
7,864 S.F.
0.18 ACRES
- PARCEL IS ZONED RESIDENTIAL-1.
- MINIMUM LOT REQUIREMENTS:
LOT SIZE = 10,000 SF (W/WATER & SEWER) FY. = 25'
FRONTAGE = 100' SY. = 10'
RY. = 25'
- THE PARCELS ARE NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.
- THE LOTS ARE TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
- FOR MORE INFORMATION ABOUT THIS SUBDIVISION, CONTACT THE ROCHESTER PLANNING DEPARTMENT, 31 WAKEFIELD STREET, ROCHESTER, NH 03867. (603)335-3948
- VARIANCE TO FRONTAGE REQUIREMENT GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON OCTOBER 13, 2004.

REFERENCE PLANS:

- "LOT LINE REVISION, CHURCH STREET, ROCHESTER, NH FOR WILLIAM D. & NATALIE C. SHUTT & JOHN F. & TERESA A. CONNELLY" DATED MAY 2004 BY NORWAY PLAINS ASSOCIATES, INC. RECORDED AT THE SCRD AS PLAN NO. 76-13.

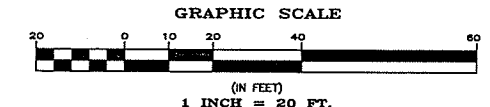
SUBDIVISION APPROVAL
WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER-SUBDIVIDER-DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS, AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS, AS AMENDED OR AS MAY BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED IN ANY PARTICULAR, BELOW, NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FROM SUB-DIVISION APPROVAL.

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.

ARTHUR H. NICKLESS, JR., L.L.S. 3/30/05
DATE:

SUBDIVISION PLAN
CHURCH STREET
TAX MAP 142, LOT 19
ROCHESTER, NH
FOR
JOHN F. & TERESA A.
CONNELLY

1"=20' NOVEMBER 2004



142-11

MAC-1986-NPA

"NPA" CAPPED REBAR SET

S 01°04'20" W 299.21'

200.98'

I.P. FND.

142-16

LOT 142-19-1
33,492 S.F.
0.77 AC.

LOT 142-19
24,440 S.F.
0.56 AC.

NEW LOT LINE

AREA TO BE
CONVEYED TO
LOT 142-21:
1,922 S.F.
0.04 AC.

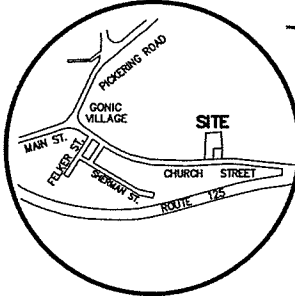
NEW LOT LINE

142-22

142-20

142-21

CHURCH STREET



LOCUS N.T.S.

142-37

142-36

142-35

142-33

142-32

NORWAY PLAINS ASSOCIATES, INC.

FILE NO. 175
PLAN NO. C-2195-S
DWG. NO. 04223/S-1
F.B. NO.

275-23.2. Standards for specific accessory uses.

A. The following standards shall apply to these specific accessory uses, activities, structures, and situations wherever they are allowed:

(1) Accessory apartment. An accessory apartment is permitted subject to compliance with all of the following standards and procedures: **[Amended 4-4-2017]**

- (a) It is permitted where and as specified in the Tables of Uses (by right or by special exception). However, if the accessory dwelling is detached from the single-family dwelling, it must be approved by a special exception;
- (b) It is accessory to a single-family dwelling only and if detached from the single-family dwelling it is similar in architectural style;
- (c) It must be two bedrooms or less;
- (d) It may not exceed 800 square feet;
- (e) It may be either part of the single-family dwelling or in a separate building, such as above a garage; if it is part of the single-family dwelling, an interior door shall be provided between the principal dwelling unit and the accessory dwelling unit; **[Amended 3-5-2019]**
- (f) There may be only one per lot;
- (g) The owner of the property must occupy one of the dwelling units and the owner must demonstrate that one of the dwelling units is his/her principal place of residence;
- (h) At least one parking space must be provided for the unit;
- (i) Where municipal sewer service is not provided, the septic system shall meet NHDES requirements for the combined system demand for total occupancy of the property; and
- (j) It is exempt from site plan review but a letter of intent must be submitted to the Building Inspector to ensure that the above conditions are met.
- (k) If it is a security apartment, it shall not exceed 800 square feet and it shall be attached to or located with an allowed commercial, office or industrial use. Such unit may be occupied by the business owner, family member or employee whose purpose is to provide security and/or protection of the business premises. This use shall require site plan review.
- (l) If it is a caretaker apartment it shall be attached to or located with an allowed residential or nonresidential use and it shall be occupied by the owner, family member or employee of the principal use and the gross floor area does not exceed 800 square feet. This use shall require site plan review.

ZONING

275 Attachment 1

City of Rochester

Table 18-A Residential Uses
[Amended 4-4-2017; at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Residential Uses	Residential Districts				Commercial Districts			Industrial Districts		Special		Criteria/Conditions
	R1	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS	Reference
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	—	—	C	—	P	—	—	—	—	Articles 20 and 22
Dwelling, multifamily	—	P	—	—	C	—	P	—	—	—	—	
Dwelling, single-family	P	P	P	P	P	P	P	—	—	P	—	
Dwelling, two-family	—	P	P	P	P	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

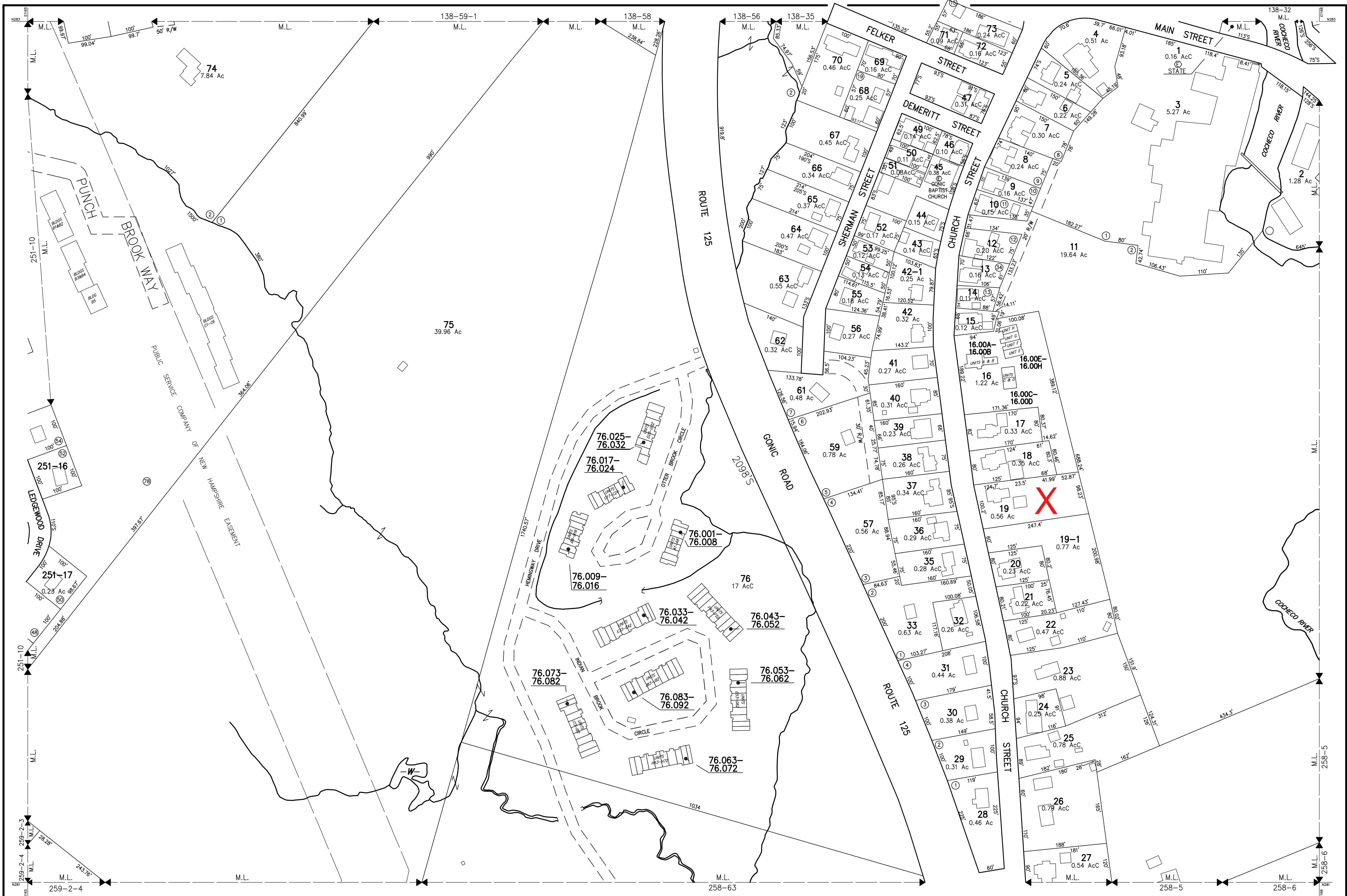


Search by Parcels 2018 ▾

54 Church st

Search results (1)

► Parcel ID: 0142-0019-0000



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 28, 1990

COMPLETION DATE: JUNE 30, 1992

PRODUCED IN 1992 BY

CAI Technologies
Precision Mapping/ Geospatial Solutions.

11 PLEASANT STREET, LITTLETON, NH 03561
800.322.4540 • WWW.CAI-TECH.COM

LEGEND

AREA SURVEYED Ac

AREA CALCULATED Ac

RECORD DIMENSION 100'

SCALED DIMENSION 100'S

MATCH LINE M.L.

WATER W

EXEMPT PROPERTY. SUBDIVISION LOT NO.

BUILDING

RIGHT OF WAY. COMMON OWNERSHIP.

WETLANDS

SCALE 1" = 100'

FEET 0 100 200 300

METERS 0 25 50 75

REVISED TO : APRIL 1, 2019

PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE

INDEX DIAGRAM

138 139 141 142 258 259

MAP NO.

142

014200190000

MapBlockLot

Building Location
54 CHURCH ST

RESIDENTIAL

Acct: 5957

City of Rochester

APPAISED:
USE VALUE:
ASSESSED:

Total Card252,200 /

Total Parcel252,2000

252,200 /252,200



Patriot
Properties Inc.
User Defined

Property Location

No.	Alt No.	Direction/Street/City
54		CHURCH ST, ROCHESTER

Ownership

Owner 1	ST PIERRE RENE R JR & BRIANNE N				
Owner 2					
Owner 3					
Street 1	54 CHURCH ST				
Street 2					
Town/City	ROCHESTER				
St/Prov	NH	Country	US	Occ	Y
Postal	03839			Type	

Previous Owner

Owner 1	CONNELLY JOHN F & TERESA A &		
Owner 2	CONNELLY SHANE M		
Street 1	1323 HICKORY ST		
Town/City	FERNANDINA		
St/Prov	FL	Country	
Postal	32034		

Narrative Description

This parcel contains 0.56000 AC of land mainly classified as SINGLE FAM with a NEW ENGLAND Building built about 1900, having primarily VINYL Exterior and 2,204 Square Feet, with 1 Residential Unit, 1 Bath, 1 Half Bath, 8 Rooms, and 4 Bdrms.

Other Assessments

Code	Description	Amount	Com Int

Property Factors

Item	Code	Description	%	Item	Code	Description
Zone 1	R1	RESIDENCE 1	100	Utility 1	1	CITY WATER R
Zone 2				Utility 2	2	CITY SEWER
Zone 3				Utility 3	4	NONE
Census Tract				Exempt		
Flood Hazard						
District 1	GO	GONIC	0	Topo	2	ABV ST
District 2				Street	1	PAVED
District 3				Traffic	4	MEDIUM

Land Section (First 9 Lines Only)

Use Code	Description	LUC Factor	No of Units	Depth/ Price/Unit	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adjusted Unit Price	Neigh	Neigh Infil	Neigh Modifier	Infil 1	%	Infil 2	%	Infil 3	%	Appraised Value	Alt Class	%	Spec Land	Juris	Land Factor	Assessed Value	Notes
101	SINGLE FAM	1.0000	0.5600		PRIMARY ACRE	SITE	1.00000		50,000.00	83,392.86	1280	1.000								46,700		0			1.00000	46,700	
Total AC/HA		0.56000		Total SF/SM		24,393.60000		Parcel LUC		101	SINGLE FAM		Prime NB Desc		RESIDENTIAL		Total		46,700.00		Total		Total		Total		46,700

In Process Appraisal Summary (First 4 Lines Only)

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.56	205,500.00	0.00	46,700.00	252,200.00
Total Card	0.56	205,500.00	0.00	46,700.00	252,200.00
Total Parcel	0.56	205,500.00	0.00	46,700.00	252,200.00
Source	Mkt Adj Cost	Total Value per Sq Unit /Card		114.43	/Parcel 114.43

Previous Assessment (First 9 Lines Only)

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assessed Value	Notes	Date
2019	101	FV	205,500	0	0.5600	46,700	252,200	252,200		10/30/2019
2018	101	FV	128,400	0	0.5600	35,600	164,000	164,000	Year End Roll	09/19/2018
2017	101	FV	128,400	0	0.5600	35,600	164,000	164,000	Year End Roll	09/07/2017
2016	101	FV	132,000	0	0.5600	35,600	167,600	167,600	Year End Roll	09/08/2016
2015	101	FV	132,000	0	0.5600	35,600	167,600	167,600	Year-end	10/01/2015
2014	101	FV	132,000	0	0.5600	35,600	167,600	167,600	Year End Roll	09/29/2014
2013	101	FV	142,400	0	0.5600	49,000	191,400	191,400	Year End Roll	09/04/2013
2012	101	FV	142,400	0	0.5600	49,000	191,400	191,400	Year End Roll	09/20/2012
2011	101	FV	142,400	0	0.5600	49,000	191,400	191,400	Year End Roll	09/27/2011

Sales Information (First 5 Lines Only)

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	TSF	Verification	Notes
CONNELLY JOHN F & TERESA A &	4716-2	1	11/21/2019	Val Lnd&Bldg	201,000.00	No	No	PA-34	
CONNELLY JOHN F & TERESA A &	4189-954	2	12/26/2013	Fam/Rel/Affi	0.00	No	No	OTHER	
CONNELLY JOHN & TERESA A,	3027-146	1	06/30/2004	Boundary Adj	40,000.00	No	No	OTHER	
BOUCHER HENRY J	1090-295		11/08/1982		0.00	No	No		
GREENE S DAVID & JANE M	1028-968		02/28/1979		0.00	No	No		

Building Permits (First 8 Lines Only)

Date	Number	Description	Amount	CIO	Last Visit	Fed Code	F. Description	GeneralNotes
05/28/2015	10643	WATER HEATER	360.00	CE		1	RES CONST	

Activity Information (First 11 Lines Only)

Date	Result	By	Name
12/10/2019	DEED CHANGE	rochester	Darcy.Freer
01/15/2014	DEED CHANGE	VK	VERNA
12/27/2012	VETERAN OUT	VK	VERNA
12/06/2012	OWN ADD CHG	VK	VERNA
11/04/2009	MEAS+INSPCTD	NM	NANCY
11/21/2005	MAPPING CHG	TM	TOM
03/21/2005	EXT ONLY	TM	TOM
11/23/2004	DEED CHANGE	GN	GAYE
11/22/2004	MAPPING CHG	TM	TOM

Sign: _____

Card

1 of 1

Exterior Information

Type	16 - NEW ENGLAND		
Story Height	2.5 - 2.5		
(Liv) Units	1	Total	1
Foudation	3 - BRICK/STONE		
Frame	01 - WOOD		
Prime Wall	4 - VINYL		
Sec Wall			
Roof Struct	1 - GABLE		
Roof Cover	1 - ASPH SHINGLE		
Color	LIGHT GREY		
View/Desir	NONE		
Bld Name			

General Information

Grade	C+ - AVG. (+)		
Year Blt	1900	Eff Yr Blt	
Alt LUC		Alt %	
Jurisdic		Fact	1.00000
Const Mod			
Lump Sum Adj			

Interior Information

Avg Ht/Ft			
Prime Int Wall	6 - AVERAGE		
Sec Int Wall			
Partition	T - TYPICAL		
Prim Floors	8 - AVERAGE		
Sec Floors			
Basement Floors	12 - CONCRETE		
Subfloor			
Basement Garage			
Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int vs Ext	SAME - SAME		
Heat Fuel	2 - GAS		
Heat Type	5 - STEAM		
# Heat Sys	1.00		
% Heated	82	% AC	0
Solar HW	No	Cntrl Vac	No
% Com Wall	0	% Sprinkled	0

Special Features/Yard Items (First 20 Lines Only)

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Unit Price	D/S	Dep	LUC	Fact	NB	Fact	Appr Value	J Code	J Fact	Juris Value
More	N	Total Yard Items						Total Special Features							Total SFYI			

Bath Features

Full Bath	1	Rating	SAME	
A Bath		Rating		
3/4 Bath		Rating		
A 3QBath		Rating		
1/2 Bath	1	Rating	INFERIOR	
A HBath		Rating		
Othr Fix	3	Rating	INFERIOR	

Other Features

Kitchen	1	Rating	SAME	
A Kitchen		Rating		
Fireplace	2	Rating	SAME	
WSFlues		Rating		

Condo Information

Location			
Total Units	0		
Floor			
% Own			
Name			

Depreciation

Phys Cond	GD - Good	39%
Functional		
Economic		
Special		
Override		
Total		39%

Calc Summary

Basic \$ / SQ	101.00000
Size Adj	0.85729
Const Adj	0.99990
Adj \$ / SQ	86.58000
Other Features	34,510.00
Grade Factor	1.09000
NBHD Inf	1.00000
NBHD Mod	1.00000
LUC Factor	1.00000
Adj Total	334,167
Depreciation	128,654
Depricated Total	205,513

Comments

--

Res Breakdown (First 4 Only)

No Unit	Rooms	Bed Rooms	Floor
1	8	4	M
Totals			
1	8	4	

Remodeling

Exterior	
Interior	
Additions	
Kitchen	
Baths	
Plumbing	
Electric	
Heating	
General	

Mobile Home

Make	
Model	
Serial #	
Year	0
Color	

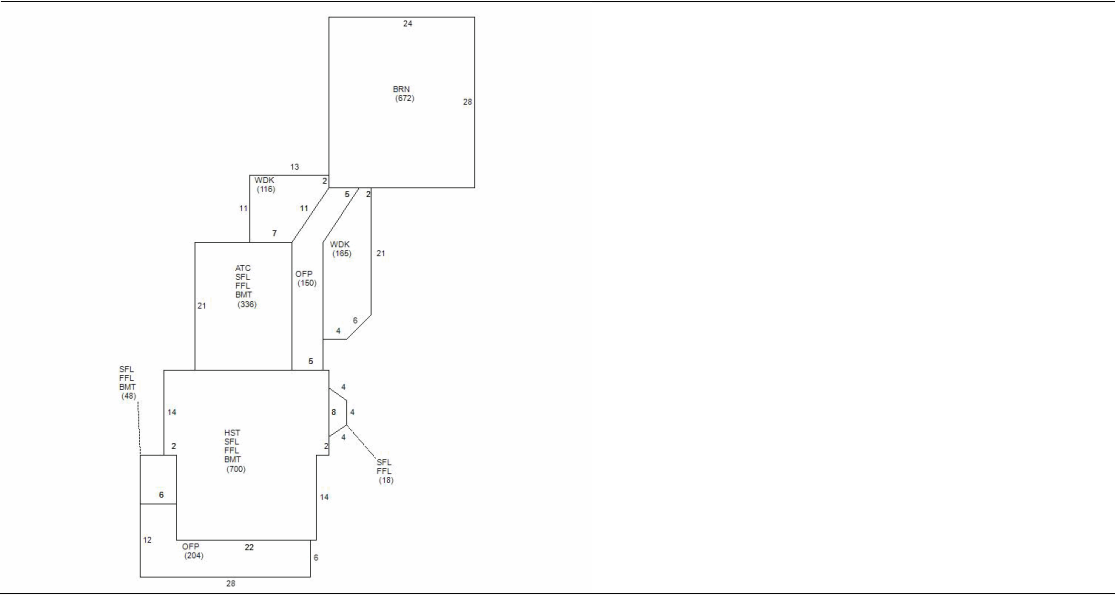
0142-0019-0000

Parcel ID

Comparable Sales (First 7 Only)

Rating	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ		AvRate		
Ind Val				

Sketch



Sub Area (First 8 Only)

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,102.00	86.585	95,416.67
SFL	2ND FLOOR	1,102.00	86.585	95,416.67
WDK	WOOD DECK	281.00	20.930	5,881.33
HST	HALF STORY	350.00	47.180	16,513.00
OFP	OPEN PORCH	354.00	38.040	13,466.16
ATC	ATTIC	134.40	47.190	6,342.34
BMT	BASEMENT	1,084.00	21.640	23,457.76
BRN	BARN	672.00	27.430	18,432.96
Net Sketched Area		5,079.40	Total	274,926.89
Size Adj		2,204.00	Gross Area	5,631.00
			Fin Area	2,204.00

Sub Area Detail (First 10 Only)

Sub Area	% Usbl	Description	% Type	Qu	# of Tenants
ATC	100	UNF	100	C+	
BRN	100	RRM	62	C	
HST	100	UNF	100	C+	

Image





Abutters List Report

Rochester, NH

March 19, 2020

Subject Property:

Parcel Number: 0142-0019-0000
CAMA Number: 0142-0019-0000
Property Address: 54 CHURCH ST

Mailing Address: ST PIERRE RENE R JR & BRIANNE
54 CHURCH ST
ROCHESTER, NH 03839-5200

Abutters:

Parcel Number: 0142-0011-0000
CAMA Number: 0142-0011-0000
Property Address: 28 CHURCH ST

Mailing Address: GOSPORT PROPERTIES LLC
750 EXETER RD
HAMPTON, NH 03842

Parcel Number: 0142-0016-0000
CAMA Number: 0142-0016-0000
Property Address: 48 CHURCH ST

Mailing Address: 48 CHURCH ST CONDO ASSOC
NA
, 00000

Parcel Number: 0142-0018-0000
CAMA Number: 0142-0018-0000
Property Address: 52 CHURCH ST

Mailing Address: KOZINSKI MATTHEW
52 CHURCH ST
ROCHESTER, NH 03839-5200

Parcel Number: 0142-0019-0000
CAMA Number: 0142-0019-0000
Property Address: 54 CHURCH ST

Mailing Address: ST PIERRE RENE R JR & BRIANNE
54 CHURCH ST
ROCHESTER, NH 03839-5200

Parcel Number: 0142-0019-0001
CAMA Number: 0142-0019-0001
Property Address: 54 CHURCH ST

Mailing Address: CONNELLY JEREMY P & DAWN M
54B CHURCH ST
ROCHESTER, NH 03839-5200

Parcel Number: 0142-0036-0000
CAMA Number: 0142-0036-0000
Property Address: 57 CHURCH ST

Mailing Address: LAROSE PRISCILLA
57 CHURCH ST
ROCHESTER, NH 03839-5243

Parcel Number: 0142-0037-0000
CAMA Number: 0142-0037-0000
Property Address: 55 CHURCH ST

Mailing Address: LANOIX CHARLES & LYTTLE MARY
7728 TURNBRIDGE DR
PORT RICHEY, FL 34668

FOWLER MARY CAROL
118 KNIGHTS POND RD
SOUTH BERWICK, ME 03908-1932

EDGERLY NICOLE T
48 CHURCH ST UNIT B
ROCHESTER, NH 03839-5254

MERTENS EDWARD J II &
MERTENS EDWARD SCOTT
48 CHURCH ST UNIT D
ROCHESTER, NH 03839-5254

REDDINGTON DANIELLE J &
REDDINGTON MICHAEL J
48 CHURCH ST C
ROCHESTER, NH 03839-0000



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3/19/2020

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