



**CITY OF MANCHESTER**  
**PLANNING AND COMMUNITY DEVELOPMENT**

Planning & Land Use Management  
Building Regulations  
Code Enforcement Division  
Community Improvement Program  
Zoning Board of Adjustment

ZBA2020-092  
Leon L. LaFreniere, AICP  
Director

Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.  
Deputy Director Building Regulations

September 28, 2020

Philip Hagopian (Owner)  
55 High Ridge Road  
Manchester, NH 03104

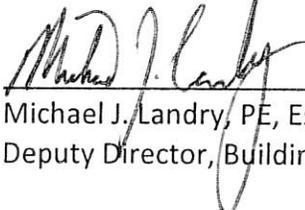
Tariq Zubhuza (Applicant)  
8 Harrison Street  
Manchester, NH 03104

RE: **381 Kelley Street**                      **B-5**  
**Denial of Building Permit**

Your application for a permit dated September 4, 2020 to establish a tattoo parlor within 500 feet from the exterior wall of a residential structure existing in a residential zoning district in the B-1 zoning district, all as per documents submitted through September 4, 2020 and with non-compliance listed in the Zoning Review dated September 28, 2020 is hereby acknowledged.

According to Section(s) 5.10(H-6)12 Tattoo Parlor and 8.06(A)2 Tattoo Parlor Within 500 Feet From Exterior Wall of a Residential Structure Existing in a Residential Zone, of the Zoning Ordinance of the City of Manchester, New Hampshire, passed to be ordained on February 7, 2001, this is prohibited. Consequently, I have no authority to grant this permit. Permit is hereby DENIED.

Further proceedings contemplated pertaining to this application must be pursuant to NH Revised Statutes Annotated 674:33 or the other statutory provisions relative to Zoning Boards of Adjustment, as may be appropriate.

  
\_\_\_\_\_  
Michael J. Landry, PE, Esq.  
Deputy Director, Building Regulations



BOARD OF ADJUSTMENT

City of Manchester, N. H.

ZONING

NOTICE OF DECISION

Case No. 195-65-20

You are hereby notified that the request of

Name Mr. Arthur Desaulnier

Address 374 Kelley St.

For AN EXCEPTION of the zoning ordinance of the city of Manchester,  
An Exception — A Variance

New Hampshire, passed to be ordained on January 5, 1965.

TO: sell greeting cards, stationery supplies & also do light printing with copying & duplication machine in space presently used for television sales & service. (Building is presently occupied as a paint store & television repair shop & sales.) at 383 Kelley Street.

has been GRANTED by a majority of the appointed members of the Board of Adjustment.  
Denied — Granted

Resolved, if granted that the following conditions shall be attached to such use:

IF GRANTED, PERMIT MUST BE SECURED AT BUILDING DEPARTMENT.

Signed Adrian Mansour

Date November 1 1965

NOTE: Application for rehearing on any question of the above determination may be taken within 20 days of said determination by any party to the action or person affected thereby according to New Hampshire revised statutes annotated, 1955 Chapter 31:74-76.

Building Department



# BOARD OF ADJUSTMENT

City of Manchester, N. H.

ZONING

NOTICE OF DECISION

Case No. ....

You are hereby notified that the request of

Name Mr. Marcel J. Flain

Address 142 Laval St.

For special exception & a variance of the zoning ordinance of the City of Manchester,  
An Exception — A Variance

New Hampshire, passed to be ordained on January 5, 1965.

TO:

useportion of printing shop (15'x35') for professional photography studio at 383 Kelley St., (other occupancy is beauty parlor).

has been GRANTED by a majority of the appointed members of the  
Denied — Granted

Board of Adjustment.

Resolved, if granted that the following conditions shall be attached to such use:



Signed James J. Flain

Date Aug. 24, 19.....

### NOTE

**THIS IS NOT A PERMIT.** If approved, permit must be secured at the office of the Building Department. Permit must be obtained within 180 days or variance is void.

NOTE: Application for rehearing on any question of the above determination may be taken within 20 days of said determination by any party to the action or person affected thereby according to N. H., R. S. A. 31:74-76, 1955—Fee for re-hearing is \$25.00.

Building Department



# BOARD OF ADJUSTMENT

City of Manchester, N.H.

## ZONING

### NOTICE OF DECISION

Case No. ... 328-20-82

You are hereby notified that the request of

Name ... Philip M. Hagopian .....

Address ... 55 High Ridge Rd. .....

For ..... a variance ..... of the zoning ordinance of the City of Manchester.  
An Exception - A Variance

New Hampshire, passed to be ordained on January 5, 1965.

TO: maintain 12'x8' portion of building for light manufacturing of brushes at 383 Kelley St.

has been ..... GRANTED ..... by a majority of the appointed members of the Board of Adjustment.  
Denied - Granted

Resolved, if granted that the following conditions shall be attached to such use:

*1. TIME TO BE MADE UP BY 9 PM.*



Signed ..... Thomas A. MacArthur .....  
Chairman

Date ..... Nov. 8, 1982 .....

NOTE: Application for rehearing on any question of the above determination may be taken within 20 days of said determination by any party to the action or person affected thereby according to N.H., R.S.A. 31:74-76.





ZONING

# BOARD OF ADJUSTMENT

City of Manchester, N. H.

REQUEST FOR RE HEARING

NOTICE OF DECISION

Re; Case No. 128-10-88  
383 Kelly St.

You are hereby notified that the request of

Name Joseph E. Scott

Address 387 Kelly Street

Manchester, New Hampshire

For a RE HEARING of the variance which was granted  
Exception - Variance Denied - Granted

on November 9, 1982 to Philip Haganlan was received on  
Date Name of Person or Firm

November 23, 1982  
Date

According to New Hampshire revised statutes annotated, 1955 chapter 31:76, a meeting of the Board of

Adjustment was held on September 6, 1982  
Date

It was the decision of the majority of the appointed members of the Board of Adjustment that your request for a Re Hearing be

DENIED  
Denied - Granted

If granted, a Re Hearing will be held on \_\_\_\_\_  
Date  
in the District Court, 27 Market Street.

Signed [Signature]  
Clerk

Date December 8, 1982



NOTE: According to New Hampshire revised statutes annotated, 1955 chapter 31:77, the applicant may appeal by petition to the Superior Court within 30 days after denial.

If granted, the usual fee must be paid before the Re Hearing. Make check payable to The Board of Adjustment.

Card #4 381-383 Kelley St. B-1 Zone

#174...03/08/90...Marybeth Poissant (Alt. Restaurant)  
 #40...3/20/90...Sign Masters  
 #162...04/02/90...Wayne Stanley  
 #484...4/17/90...J & D Electric  
 #111-'90...Smoked Meats Deli...Per.#174-'90  
 #579...5/28/90...Wayne Stanley  
 #1005...7/18/90...Jean L. Landry  
 #121...03/01/91...William Gionet (Raymondes Lunch)  
 #54-'91...Per.#121-'91...Raymonde's Lunch  
 #211...03/20/92...Sue & Fern Grenier (Change owners)  
 #547...06/01/93...Anastacia Zisis (Kelley St. Cafe)

Card #1 381-383 Kelley St.

S...#197... '60... Joseph A. Pare  
 E...#1120... '60...  
 (B-1)... applica. denied 10-19-65... A. Desaulnier  
 (B-1)... appeal granted 195-20-65  
 B...#1513... (B-1)... '65... Arthur Desaulnier  
 B...#198... '69... Marcel J. Blais  
 P...#131... '69... Louis Hudon  
 B...#332... '69... Marcel J. Blais  
 B...#648... '70...  
 (B-2)... applica. denied 7-10-70 Marcel Blais  
 (B-2)... appeal granted 199-20-70  
 B...#911... (B-2)... '70... Marcel Blais  
 B...#20... '74... Philip Hagopian  
 E...#48... '74... Domino's Pizza  
 E...#4... '74...  
 P...#22... '74... Mr. Baker.  
 381-383 Kelley St.

E...#530... '83... Pizza Express  
 G...#78... '83... " "  
 P...#487... '83... Phil Hagopian  
 S...#177... '84... To Wong  
 E...#933... '84... " "  
 S...#15... '86... John Tavoulavis  
 E...#15... '86... John Tavoulavis  
 Notice of Violation 09/16/82  
 Notice of Violation 04/14/81  
 B...#1304... 9/1/89... James Hecker (Restaurant/Flappers  
 Plbg...#463... 8/22/89... Tremblay & son  
 Htg...#715... 9/7/89... Tremblay & Son  
 E...#1454... 9/13/89... Robert Gagnon

Card #5 381 Kelley Street B-1 Zone

(B-5)... permit denied..8/13/93... BessyLioliios/agt.  
 Plbg...#369... 9/16/94... CJ Souza P&H  
 B...#1226... 09/12/94... Phil Hagopian (Java Barn)  
 E...#1210... 9/19/94... Steve Dodd  
 (B-5)... Did Not Follow Through... 02/13/94.  
 BLD PERMIT WITHDRAWN BY OWNER 1/20/98.

Card #2 381-383 Kelley St.

E...#891... '76... Philip Hagopian  
 B...#14... '77... " "  
 P...#33... '77... " "  
 P...#46... '77... " "  
 S...#23... '77... Coca Cola  
 E...#185... '77... " "  
 (B-3)... applica. denied 4/14/81 Philip Hagopian  
 B...#1139... '81... Philip Hagopian (T de New Center de la)  
 P...#446... '81... To Wong  
 (B-3)... did not follow through 1982  
 (B-4)... permit denied 9/16/82 Philip Hagopian  
 (B-4)... appeal granted 328-20-82  
 B...#1134... (B-4)... '82... Philip Hagopian  
 (B-4)... rehearing requested by J. Scott denie

# Global Search

Search: 381 kelley

**GO**

| Advanced Search

Filter by: All Modules

Limit to 200 records

Record #	Status	Result	Source	Type	Address
ZBA2020-092	APPLICATION RECEIVED	381 KELLEY ST	Site Address	ZONING BOARD OF ADJUSTMENT	381 KELLEY ST MANCHESTER
01-05064	CLOSED	381 KELLEY ST	Site Address	COMMERCIAL ALT AND ADDITIONS	381 KELLEY ST MANCHESTER
01-05545	CLOSED	381 KELLEY ST	Site Address	ELECTRICAL	381 KELLEY ST MANCHESTER
01-05607	CLOSED	381 KELLEY ST	Site Address	PLUMBING	381 KELLEY ST MANCHESTER
04-04139	CANCELLED	381 KELLEY ST	Site Address	COMMERCIAL ALT AND ADDITIONS	381 KELLEY ST MANCHESTER
04-05189	WITHDRAWN	381 KELLEY ST	Site Address	COMMERCIAL ALT AND ADDITIONS	381 KELLEY ST MANCHESTER
04-06583	ISSUED	381 KELLEY ST	Site Address	MECHANICAL	381 KELLEY ST MANCHESTER
04-06962	ISSUED	381 KELLEY ST	Site Address	ELECTRICAL	381 KELLEY ST MANCHESTER
04-06963	ISSUED	381 KELLEY ST	Site Address	COMMERCIAL ALT AND ADDITIONS	381 KELLEY ST MANCHESTER

*OCCUPY SPACE FOR RESTAURANT KNOWN AS SUB-CONTRACTORS FORMERLY JAVA BARN*

*REPAIR FIRE DAMAGE TO VACANT RESTAURANT SPACE*

Close

Total Record Count: 34

# Global Search

Search: 381 kelley



Advanced Search

Filter by: All Modules

Limit to 200 records

Record #	Status	Result	Source	Type	Address
04-07283	ISSUED	381 KELLEY ST	Site Address	PLUMBING	381 KELLEY ST MANCHESTER
05-02165	ISSUED	381 KELLEY ST	Site Address	ELECTRICAL	381 KELLEY ST MANCHESTER
05-02602	ISSUED	381 KELLEY ST	Site Address	PLUMBING	381 KELLEY ST MANCHESTER
05-03891	ISSUED	381 KELLEY ST	Site Address	MECHANICAL	381 KELLEY ST MANCHESTER
05-04278	ISSUED	381 KELLEY ST	Site Address	COMMERCIAL ALT AND ADDITIONS	381 KELLEY ST MANCHESTER
		<i>RENOVATIONS TO VACANT SPACE</i>			
07-01721	ISSUED	381 KELLEY ST	Site Address	ELECTRICAL	381 KELLEY ST MANCHESTER
07-02585	CERT OF OCCUPANCY	381 KELLEY ST	Site Address	COMMERCIAL ALT AND ADDITIONS	381 KELLEY ST MANCHESTER
		<i>OCCUPY 800 SF FOR TANO'S PIZZERIA RESTAURANT</i>			
07-02808	CLOSED	381 KELLEY ST	Site Address	MECHANICAL	381 KELLEY ST MANCHESTER
07-03196	CLOSED	381 KELLEY ST	Site Address	ELECTRICAL	381 KELLEY ST MANCHESTER
07-03205	CLOSED	381 KELLEY ST	Site Address	MECHANICAL	381 KELLEY ST MANCHESTER
07-03220	CLOSED	381 KELLEY ST	Site Address	MECHANICAL	381 KELLEY ST MANCHESTER

Close

Total Record Count: 34

Monday, September 28, 2020 11:33:08 AM - Community Development

### Global Search

Search: 381 kelley

GO

Advanced Search

Filter by: All Modules

Limit to 200 records

Record #	Status	Result	Source	Type	Address
07-03304	CLOSED	381 KELLEY ST	Site Address	PLUMBING	381 KELLEY ST MANCHESTER
07-03917	ISSUED	381 KELLEY ST	Site Address	SIGN	381 KELLEY ST MANCHESTER
07-04093	ISSUED	381 KELLEY ST	Site Address	PERMIT TO OCCUPY	381 KELLEY ST MANCHESTER
07-05561	WITHDRAWN	381 KELLEY ST	Site Address	SIGN	381 KELLEY ST MANCHESTER
07-05597	ISSUED	381 KELLEY ST	Site Address	SIGN	381 KELLEY ST MANCHESTER
07-05600	WITHDRAWN	381 KELLEY ST	Site Address	ELECTRICAL	381 KELLEY ST MANCHESTER
07-05635	ISSUED	381 KELLEY ST	Site Address	ELECTRICAL	381 KELLEY ST MANCHESTER
08-00868	ISSUED	381 KELLEY ST	Site Address	COMMERCIAL ALT AND ADDITIONS	381 KELLEY ST MANCHESTER
18-00159	EXPIRED	381 KELLEY ST	Site Address	PERMIT TO OCCUPY	381 KELLEY ST MANCHESTER
COMALT2019-03952	ISSUED	381 KELLEY ST	Site Address	COMMERCIAL ALT AND ADDITIONS	381 KELLEY ST MANCHESTER
0303-0045		381 KELLEY ST	Site Address	PARCEL	381 KELLEY ST MANCHESTER

OCCUPY 920 SF FOR 99 CENTS CIGARETTE MARKET

INSTALL AWNING TO FRONT OF TANOS PIZZA

TENANT FIT-UP FOR FUTURE TENANT

Close

Total Record Count: 34

# ZONING REVIEW

Reviewed By: Glenn Gagne

Date: September 28, 2020

Revised By: -

Revision Date: -

APPLICANT NAME: Tariq Zubhuza (Agent)  
 STREET ADDRESS: 381-383 Kelley Street  
 ZONE: B-1

TELEPHONE: 603-554-2562      WARD: 11  
 STREET STATUS: Accepted  
 MAP / LOT: 303 / 45

**OVERLAY DISTRICTS:**

- Flood Plain
- Residential-PO
- Historic District (AMH, ACH)
- Airport Navigational Hazard
- Airport Approach
- Airport Noise
- Arena Overlay
- Lake Massabesic Protection Overlay
- Manchester Landfill Groundwater Management (ML-GMZ)

**PLANNING DEPARTMENT/BOARD ACTION:**

- Site Plan
- Subdivision
- Planned Development
- Conditional Use Permit
- Voluntary Merger
- Heritage Commission

DIMENSIONS	EXISTING	PROPOSED
Area of Lot (Square Feet)	4,500	4,500
Area of Building on Lot (Square Feet)	1,968	1,968
Number of Stories	1	1
Total Area of All Floors (Square Feet)	1,968	1,968

ARTICLE 5 - USES	PERMITTED PER	NOT PERMITTED PER	REMARKS
<input checked="" type="checkbox"/> Tattoo Parlor		5.10 (H-6) 12	Supplementary Regs. Reference Sect. 8.06
<input checked="" type="checkbox"/> Within 500 feet from exterior wall of a residential structure existing in a residential zone.		8.06 (A) 2	
<input type="checkbox"/> Convenience retail up to 8,000 square feet	5.10 (F) 3		
<input type="checkbox"/>			

ARTICLE 6 DIMENSIONAL REQUIREMENTS	SECTION	ALLOWED/REQUIRED	PROPOSED/EXISTING	REMARKS
<input type="checkbox"/> Min. Buildable Lot Area	6.01	---	4,500 SF	OK
<input type="checkbox"/> Minimum Lot Front	6.02	---	45'	OK
<input type="checkbox"/> Minimum Lot Width	6.02	---	45'	OK
<input type="checkbox"/> Front Yard Setback	6.03 (A)	---	0'	OK
<input type="checkbox"/> Side Yard Setback	6.03 (C)	---	0'	OK
<input type="checkbox"/> Side Yard Setback	6.03 (C)	---	0'	OK
<input type="checkbox"/> Rear Yard Setback	6.03 (B)	10' (Min)	50'	OK
<input type="checkbox"/> Lot Coverage (%)	6.04	85% (Max)	85%	OK
<input type="checkbox"/> Height in Feet	6.05	40' (Max)	Less	OK
<input type="checkbox"/> Height in Stories	6.05	3 (Max)	1	OK
<input type="checkbox"/> Floor Area Ratio	6.06	2.0 (Max)	0.44	OK

ZONING ITEM	SECTION	ALLOWED/REQUIRED	PROPOSED	REMARKS
<input type="checkbox"/> Parking, No. of Spaces	10.03 (B)	7*	4	OK *B-1 Zone Exempt
<input type="checkbox"/> Parking, Setbacks	<input type="checkbox"/> 10.09 (A) <input type="checkbox"/> 10.09 (B)	See Ord. -	See Plan -	OK - 4-stall garage OK
<input type="checkbox"/> Parking, Screening	10.07(K)4	N/R	-	-
<input type="checkbox"/> Parking, Paving	10.07 (E)	Required	Existing	OK
<input type="checkbox"/> Parking, Bumpers	10.07 (K)1	N/R	-	-
<input type="checkbox"/> Parking, Layout	10.06 (A)	See Ord.	See Plan	OK - 4-stall garage
<input type="checkbox"/> Parking, Maneuvering	10.07(D)	See Ord.	See Plan	OK
<input type="checkbox"/> Loading, Off-Street # of Spaces	10.05 (2)	N/R	-	-
<input type="checkbox"/> Loading, Dimension of Area	10.06 (C)	-	-	-
<input type="checkbox"/> Loading, Maneuvering	10.06 (C)	-	-	-
<input type="checkbox"/> Driveways, Width	10.08 (C)	24', 36'	50'	Existing N/C
<input type="checkbox"/> Driveways, Location	<input type="checkbox"/> 10.08 (A) <input type="checkbox"/> 10.08 (B)	See Ord. See Ord.	See Plan See Plan	OK OK
<input type="checkbox"/> Visibility at Corners	8.27 (E)	Required	See Plan	Existing N/C
<input type="checkbox"/> Accessible Spaces, Number	10.03 (D)	N/A	-	-
<input type="checkbox"/> Accessible Spaces, Dimensions	<input type="checkbox"/> 10.06 (B)	-	-	-
<input type="checkbox"/> Screening/Buffers	<input type="checkbox"/> 6.08 (A) <input type="checkbox"/> 6.08 (B)	See Ord.	See Plan	OK
<input type="checkbox"/> Landscaping	10.07 (G)	N/R	-	-
<input type="checkbox"/> Signs	<input type="checkbox"/> 9.08 (A) <input type="checkbox"/> 9.09 (B)	See Ord.	No Info	To Comply
<input type="checkbox"/> Fences, Walls	<input type="checkbox"/> 8.27 (B) <input type="checkbox"/> 8.27 (C) <input type="checkbox"/> 8.27 (D)	See Ord. - -	See Plan - -	OK - Existing 4' chain link fence. - -
<input type="checkbox"/> Accessory Structures & Uses	<input type="checkbox"/> 8.29 (A) <input type="checkbox"/> 8.29 (B)	See Ord.	See Plan	Existing N/C - 4-stall garage.
<input type="checkbox"/> Other	-	-	-	-

**PARKING SPACE REQUIREMENT:**

Building Use	Unit of Measurement	Computation	Spaces Required
Tattoo Parlor	1 per 300 SF	900 SF / 300 = 3	3
Convenience Store	1 per 250 SF	1,068 SF / 250 = 4.272	4
		<b>TOTAL:</b>	<b>7</b>

**Additional Information:** Prior restaurant use with 8 seats required 3 spaces and tattoo parlor requires 3 spaces.

**DATE OF PLAN SUBMISSION:** September 4, 2020



**City of Manchester**  
**Planning & Community Development**  
 One City Hall Plaza-West Wing  
 Manchester, NH 03101  
 (603) 624-6475  
 www.manchesternh.gov

Leon L. LaFreniere, AICP  
 Director  
  
 Pamela H. Goucher, AICP  
 Deputy Director Planning & Zoning  
  
 Michael J. Landry, PE, Esq.  
 Deputy Director Building Regulations

**VARIANCE CRITERIA**

Complete this form and attach 10 copies along with any supplemental material that would support your appeal.

*Deadline for Next Hearing:* \_\_\_\_\_

Property Location: MANCHESTER, NEW HAMPSHIRE

Owner: PHILIP HAGOPIAN

Address: 381 KELLEY STREET Phone #: 603-625-5166  
MANCHESTER, NH. Email: \_\_\_\_\_

Applicant: TARIQ ZUBHUZA

Address: 8 HARRISON ST. Phone #: 603-554-2562  
MANCHESTER, NH, 03104 Email: G. NO. HEART@gmail.com

Relief Sought From Section(s): R.O.G section 2.

1. The variance would not be contrary to the public interest because: Business does not affect the peace & integrity of the surrounding residence.
2. The spirit of the ordinance is observed because: It is unclear why the 500 ft ordinance is in place.
3. Substantial justice would be done because: There is no other tattoo parlors in the area. Will bring good business to the community.
4. The values of surrounding properties would not be diminished because: They will not be affected in any way by the business being conducted.
5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship if:
  - (A) Owing to the following special conditions of the property that distinguish it from other properties in the area:
    - i. No fair and substantial relationship exists between the general purposes of the ordinance provisions and the specific application of that provision to the property; and
    - ii. The proposed use is a reasonable one.

The nature of the business does not have any negative impact to the residential community surrounding.

Or (B) Owing to the following special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

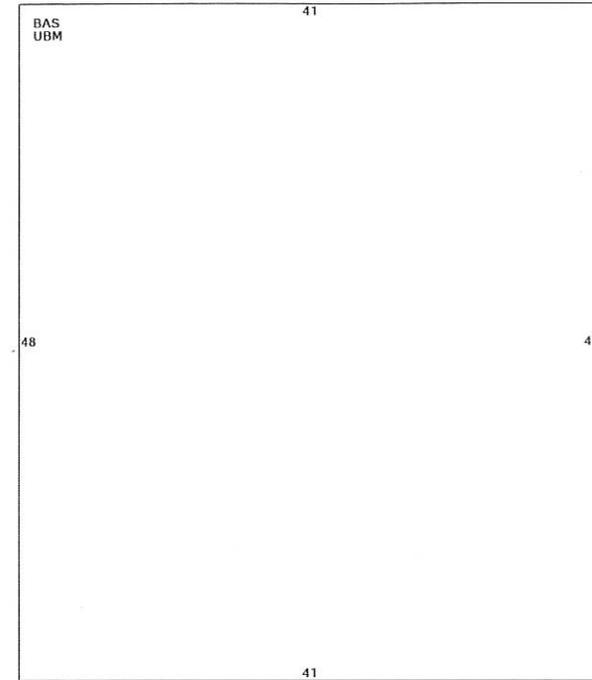
[Signature]  
 Applicant Signature

Tariq Zubhuza  
 Print Name

8/31/2020  
 Date



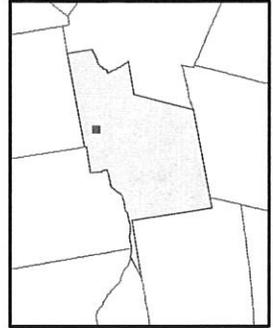
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	17	Store			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	26	Aluminum Sidng			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	03	Hot Air-no Duc			
AC Type	01	None			
Bldg Use	3220	STORE/SHOP			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	12.00				
% Comn Wall					
1st Floor Use:	3220				
			<b>MIXED USE</b>		
			Code	Description	Percentage
			3220	STORE/SHOP	100
					0
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		166,394
			Year Built		1940
			Effective Year Built		1976
			Depreciation Code		FR
			Remodel Rating		
			Year Remodeled		
			Depreciation %		40
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		60
			RCNLD		99,800
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FGR1	GARAGE-AVE	L	840	30.00	2016		30		0.00	7,600
PAV1	PAVING-ASPH	L	1,100	2.30	2016		30		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,968	1,968	1,968	67.64	133,115
UBM	Basement, Unfinished	0	1,968	492	16.91	33,279
Ttl Gross Liv / Lease Area		1,968	3,936	2,460		166,394



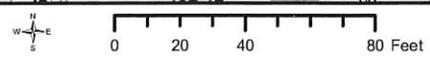


Area Map Showing Extent Of Map At Left



**DISCLAIMER**

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc. appearing on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this information was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.



Toilet  
Room

Shop supplies  
Cleaning supplies

TV / ENTERTAINMENT

Workspace 2

Workspace 1

Tv/entertainment

ART / MERCHANDISE

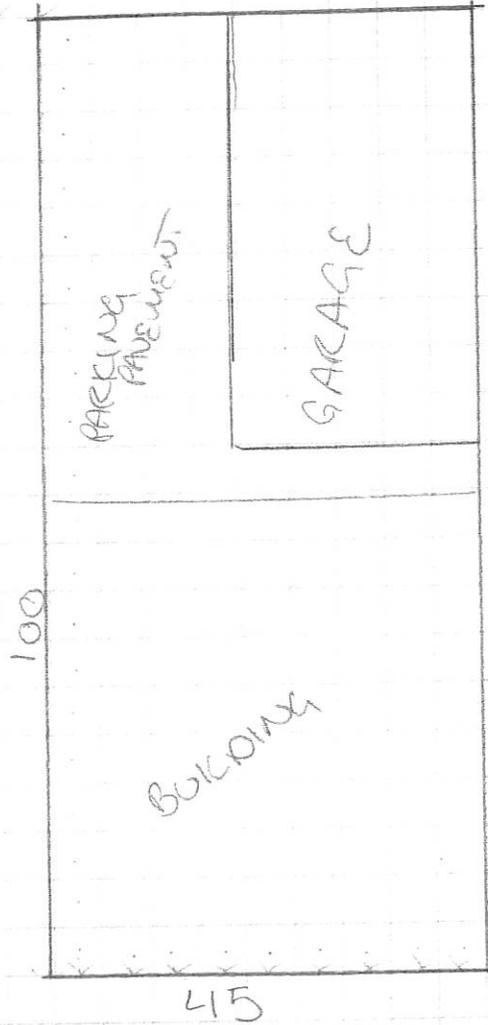
Front desk  
*Reception*

Couch/waiting area

ART / MERCHANDISE

TV / ENTERTAINMENT

381 KELLEY ST.



RECEIVED  
SEP - 4 2020  
CITY OF MANCHESTER  
PLANNING & COMMUNITY DEVELOPMENT