



CITY OF MANCHESTER
PLANNING AND COMMUNITY DEVELOPMENT

ZBA2020-100
Leon L. LaFreniere, AICP
Director

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

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

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

September 30, 2020

Kirstin Kochanek
1345 Front Street
Manchester, NH 03102

RE: 1345 Front Street B-2
Denial of Building Permit

Your application for a permit dated September 21, 2020 to construct a detached two car, two story garage with an accessory dwelling unit (ADU) in the front yard, with no passage way between the principal dwelling and accessory dwelling, and maintain a driveway width of 49' where 24' is allowed in the R-1B zoning district, all as per documents submitted through September 21, 2020 and with non-compliance listed in the Zoning Review dated September 30, 2020 is hereby acknowledged.

According to Section(s) 8.29(A)1 Accessory Structures in the Front Yard, 8.26(A) ADU in Detached Structures, 8.26(F) ADU Design and Construction, 10.08(C) Driveway Width, 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.

*Note: NH Shoreland Protection Rules Apply
Elevation Certificate Required for Construction in Flood Plain
Conditional Use Permit Required for ADU*

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



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VARIANCE NOTICE OF DECISION

Case No.: ZO-146-2017

Property Location: 1164 Front Street

You are hereby notified that the request of: 603 Laxfit, LLC
18 Clear Creek Way
Manchester, NH 03102

Daniel Muller, Esq.
Cronin, Bisson and Zalinsky, P.C.
722 Chestnut Street
Manchester, NH 03104

to substantially reconstruct a single family dwelling that is within the required rear yard setback and minimum wetlands setbacks as well as within the flood plain in the R-1B zoning district from the terms of Section(s) 6.03(B) Rear Yard Setback, 6.09 Minimum Setbacks from Wetlands of the Zoning Ordinance of the City of Manchester, New Hampshire, has been granted as per documents submitted through October 31, 2017 in accordance with Article V of the Board's BY-LAWS on November 9, 2017.

Stipulations or Comments: All mechanical equipment to be installed above the flood plain.

If denied, the decision is based on the following:

- 1. There would be a diminution in value of surrounding properties as a result of the granting of this variance.
- 2. The granting of this variance would not be of benefit to the public interest.
- 3. The "special conditions" of the land that causes literal enforcement of the Zoning Ordinance not to be an unnecessary hardship.
- 4. By granting this variance substantial justice would not be done
- 5. The use contemplated by petitioner as a result of obtaining this variance would be contrary to the spirit of the Ordinance.

Explanation: _____

AKD
Allen D. Hendershot
Chairman, Zoning Board of Adjustment

Date: 11-13-17

NOTE: Permits or other approvals as may be required for vesting must be obtained within two years of the date of the public hearing, or the variance will expire.

Per RSA 677:2, any aggrieved person affected by the Board's decision may request a rehearing within 30 days.

ZONING REVIEW

Reviewed By: Glenn Gagne Date: November 1, 2017
 Revised By: Michael Landry Revision Date: September 29, 2020

APPLICANT NAME: Kirstin Kochanek TELEPHONE: 603-344-1003 WARD: 12
 STREET ADDRESS: 1345 Front Street STREET STATUS: Accepted
 ZONE: R-1B Residential MAP / LOT: 768 / 35

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)	10,018	10,018
Area of Building on Lot (Square Feet)	1,220	1,220
Number of Stories	1	1
Total Area of All Floors (Square Feet)	827	827

ARTICLE 5 - USES	PERMITTED PER	NOT PERMITTED PER	REMARKS
<input type="checkbox"/> Single Family Dwelling	5.10 (A) 1		Subject to required approvals from NHDES as property is within Shoreland Protection Area.
<input checked="" type="checkbox"/> ADU	8.26	8.26(A) & (F)	Not allowed detached. No passage door.
<input type="checkbox"/>			
<input type="checkbox"/>			

ARTICLE 6 DIMENSIONAL REQUIREMENTS	SECTION	ALLOWED/REQUIRED	PROPOSED/EXISTING	REMARKS
<input type="checkbox"/> Min. Buildable Lot Area	6.01	7,500 SF	10,018 SF	Lot of Record - Buildable Land Area not provided.
<input type="checkbox"/> Minimum Lot Front	6.02	75' (Min)	199.98'	OK
<input type="checkbox"/> Minimum Lot Width	6.02	75' (Min)	199.98'	Existing N/C - Less than 100' depth for lot.
<input type="checkbox"/> Front Yard Setback	6.03 (A)	20' (Min)	12'	Existing N/C
<input type="checkbox"/> Side Yard Setback	6.03 (C)	10' (Min)	59'	OK
<input type="checkbox"/> Side Yard Setback	6.03 (C)	10' (Min)	93'	OK
<input checked="" type="checkbox"/> Rear Yard Setback	6.03 (B)	30' (Min)	0'	OK - per 2017 variance.
<input type="checkbox"/> Lot Coverage (%)	6.04	50% (Min)	Less	OK
<input type="checkbox"/> Height in Feet	6.05	35' (Max)	Less	OK
<input type="checkbox"/> Height in Stories	6.05	2.5 (Max)	1	OK
<input type="checkbox"/> Floor Area Ratio	6.06	0.5 (Max)	Less	OK

ZONING ITEM	SECTION	ALLOWED/REQUIRED	PROPOSED	REMARKS
<input type="checkbox"/> Parking, No. of Spaces	10.03 (B)	3	3	OK
<input type="checkbox"/> Parking, Setbacks	<input type="checkbox"/> 10.09 (A) <input type="checkbox"/> 10.09 (B)	- See Ord.	- See Plan	OK
<input type="checkbox"/> Parking, Screening	10.07(K)4	N/R	-	-
<input type="checkbox"/> Parking, Paving	10.07 (E)	Required	None	Existing N/C
<input type="checkbox"/> Parking, Bumpers	10.07 (K)1	N/R	-	-
<input type="checkbox"/> Parking, Layout	10.07 (B)	See Ord.	See Plan	Existing N/C
<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 checked="" type="checkbox"/> Driveways, Width	10.08 (C)	24'	49'	NC - Driveway not paved in accordance with 2017 plan.
<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)	N/A	-	-
<input type="checkbox"/> Accessible Spaces, Number	10.03 (D)	N/R	-	-
<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)	N/R N/R	- -	- -
<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)	- -	- None	- -
<input type="checkbox"/> Fences, Walls	<input type="checkbox"/> 8.27 (B) <input type="checkbox"/> 8.27 (C) <input type="checkbox"/> 8.27 (D)	- - -	None - -	- - -
<input checked="" type="checkbox"/> Accessory Structures & Uses	<input type="checkbox"/> 8.29 (A) <input type="checkbox"/> 8.29 (B)	See Ord. -	See Plan -	Proposed detached garage in front yard. ADU in detached structure. No passage way.
<input type="checkbox"/> Min. Setbacks from Wetlands	<input type="checkbox"/> 6.09	See Ord.	See Plan	OK

PARKING SPACE REQUIREMENT:

Building Use	Unit of Measurement	Computation	Spaces Required
Single Family Dwelling	2 per unit	1 unit x 2 = 2	2
ADU	1 per Bedroom	1 BR x 1 = 1	1
TOTAL:			3

Additional Information: -

DATE OF PLAN SUBMISSION: September 21, 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: 1345 Front Street Manchester

Owner: Kirstin Kochanek

Address: 1345 Front St. Manchester NH 03102

Phone #: 603-344-1003

Email: KirstinKK2@gmail.com

Applicant: Kirstin Kochanek

Address: 1345 Front St. Manchester NH 03102

Phone #: 603-344-1003

Email: KirstinKK2@gmail.com

Relief Sought From Section(s): _____

1. The variance would not be contrary to the public interest because: Attached

2. The spirit of the ordinance is observed because: _____

3. Substantial justice would be done because: _____

4. The values of surrounding properties would not be diminished because: _____

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.

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.

KB [Signature]
 Applicant Signature

Kirstin Kochanek 8/30/20
 Print Name Date

ATTACHMENT TO VARIANCE

I, Kirstin Kochanek, am the record owner of the property known as 1345 Front Street, Manchester, New Hampshire (the "Property"). The Property is identified in the City of Manchester assessing as Tax Map 768, Lot 35. The Property is located in the R-1B zoning district.

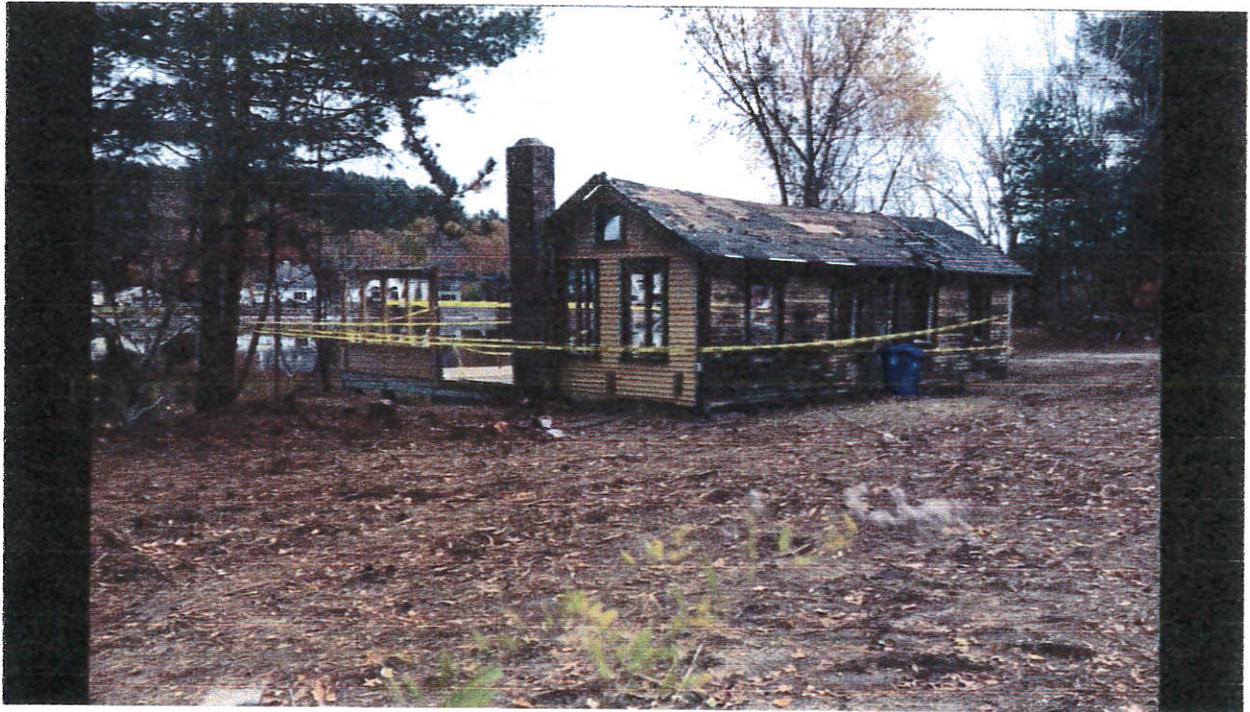
I am proposing to build a 2 car garage (28ft x 26ft) with an In-Law above. The property at 1345 Front Street is the primary residence and will remain as such. The current garage was built approximately 80 years ago and is in desperate need of being replaced. My parents are aging and want to relocate to New Hampshire from Virginia to be closer to me and my children. With the recent effects of COVID, my 2 college aged children have moved back home and our family needs more than 827 sq ft to accommodate 3+ adults. There is also a need for safe storage of belongings above the floodplain.

This is a unique property and I am proposing a very reasonable building that will match properties to the north and south of 1345 Front Street which also have detached accessory dwellings (ADUs).

Additionally, the new Exit 7 configuration will potentially create a private or limited access road for 1345 Front Street.

<http://www.293planningstudy.com/planningstudy-documents.asp>

These pictures show you the property when I purchased it in October 2017, during the process and as it stands today.





ARGUMENT-VARIANCES

1. The proposed use would not diminish surrounding property values because:

The grant of the variance would not diminish surrounding property values. The property is located within the R-1B district. Our understanding is that this district recently voted in favor of allowing accessory dwelling units. This would not be the only accessory structure (ADU) within 5 properties to the north and south. The property is not the only lot with this type of structure in close proximity to the Merrimack River.

2. Granting the variance would not be contrary to the public interest and would not be contrary to the spirit of the ordinance because:

The grant of the variance would not be contrary to the public interest. More specifically, the proposed variance will not unduly conflict with the purposes of the zoning ordinance by altering the essential character of the area or threatening the public health, safety or welfare.

Setbacks generally serve to prevent overcrowding and to protect the integrity of a natural resource. The property lies on the Merrimack River and therefore there are no other buildings or structures toward the back of the property. In short, overcrowding will not be an issue if the variance is granted. In terms of the setback, a structure has been situated within the setback for almost 80 years. The variances will allow for the structure to be replaced with new materials and systems such that the structure will not further deteriorate to the potential detriment of the wetlands (ie. the river environs).

Additionally and alternatively, the essential character of the area will not be altered by the variances. We are simply seeking to maintain a vested right. The garage, which it seeks to replace was built around 1937. The existing garage on the property is NOT the only structure in the area in close proximity to the Merrimack River.

3. Granting the variance would not be contrary to the spirit of the ordinance because:

For the same reasons set forth with respect to the public interest element, granting the variances would not be contrary to the spirit of the ordinance.

Asking for Variance for:

Rear setback (6.03B) 18' to structure where 30' is required. Current structure is 20' from reference line.

Accessory structure located in the side yard (8.29) 728 sq ft where 600 sq ft is allowed and 30 ft in height where 15 ft is allowed.

Accessory Dwelling Unit -ADU (8.26A)

Conditions and limitations to occupancy

- a. One per home. Proposed ADU is and will be the only structure other than the residence
- b. Owner occupied. The owner and/ her mother and/or children will occupy proposed ADU
- c. Two bedroom maximum. One bedroom is proposed
- d. Parking. There is an additional space for the proposed 1 bedroom
- e. Adequate water disposal. Will be connected to city sewer
- f. Design and structure. Exterior design and construction shall be consistent with that of the primary structure
- g. Conditional use permit. Application in process
- h. Impact fees required. \$1500 fee will be paid

4. Denial of the variance would result in unnecessary hardship to the owner owing to the special conditions of the land because:

- A. No fair and substantiation relationship exists between the general public purposes of the ordinance and the specific application to the Property.

The configuration of the property gives rise to a hardship. The Property is approximately 98 feet wide at its widest point along its northerly boundary. That portion of the Property is encumbered by another non-conforming structure, the house. As noted above, setback requirements generally serve to prevent overcrowding or, in the case of shoreland setback, preserve a natural resource. There are no structures towards the rear of the Property as the Merrimack River bounds the Property to the east. A residence and detached garage has existed at their present locations for approximately eighty years without incident. The proposed rebuild would serve to improve the use of the garage. State laws serving to protect the Merrimack River allow for this project. In short, due to special conditions of the Property, there is no fair and

substantial relationship between the general public purposes of the ordinance and their application to the Property.

B. The proposed use is reasonable:

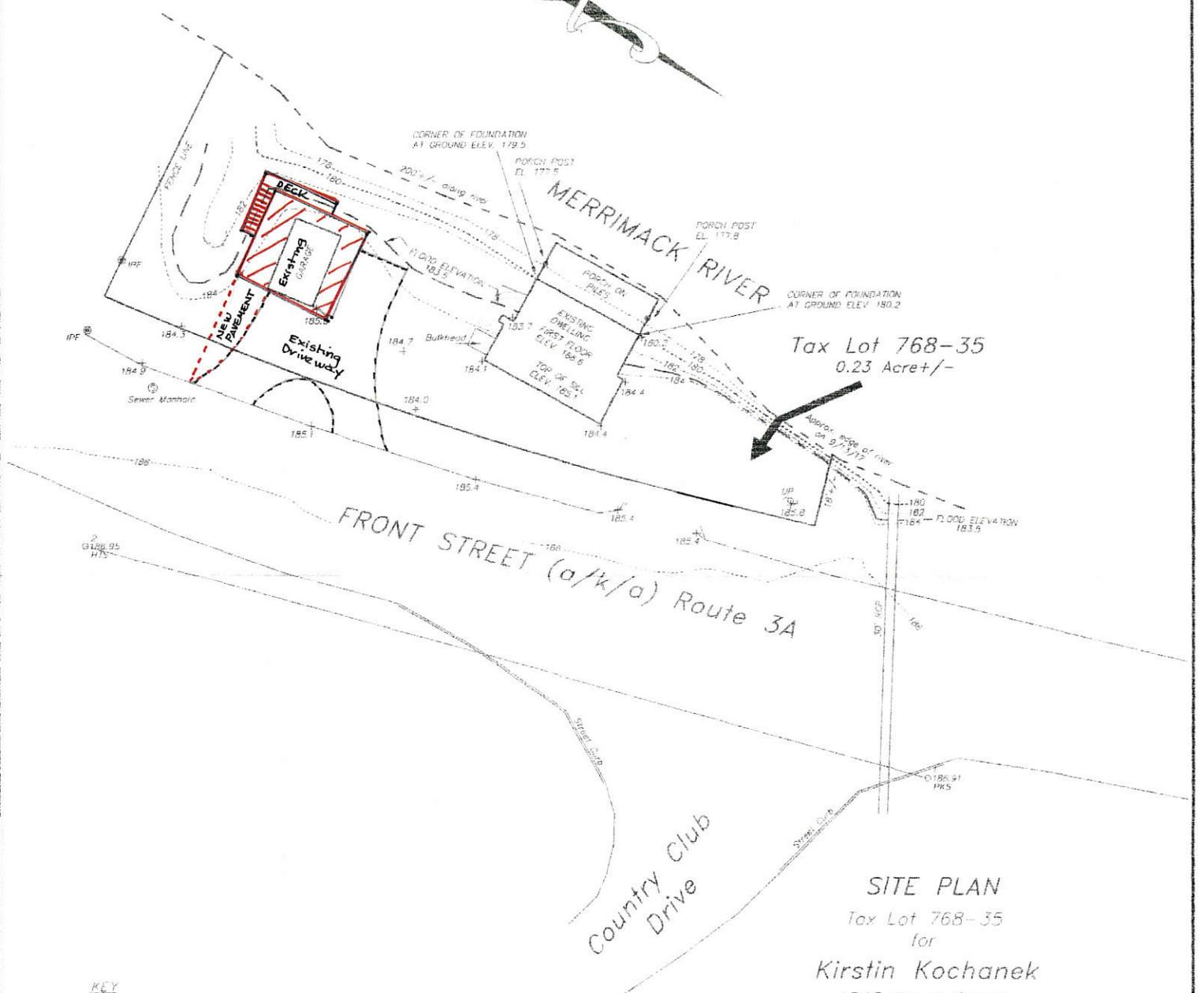
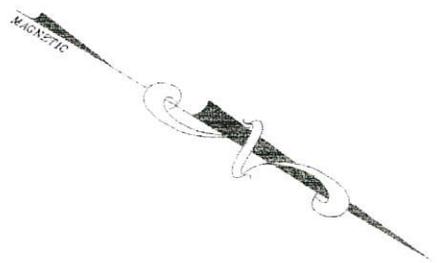
The proposed use is reasonable. Detached accessory dwelling units were recently approved by the district.

C. Alternative hardship finding:

Variations have historically served as a safety valve to avoid taking claims. I have a vested right with respect to the Property which has occupied the same site for decades. The use of a regulation to deprive a person of a vested right is a taking under the New Hampshire and federal constitutions and, therefore, the variance would serve to avoid a taking by the City.

5. By granting the variance substantial justice would be done because:

The loss to the applicant, in the event the variance is denied outweighs any gain to the general public. Substantial justice would be done by granting the requested variations.



Tax Lot 768-35
0.23 Acre +/-

FRONT STREET (a/k/a) Route 3A

Country Club Drive

SITE PLAN
Tax Lot 768-35
for
Kirstin Kochanek
1345 Front Street
(formerly 1164 Front Street)
Manchester, NH Hillsborough County

EDM & Theodolite Survey
Control Traverse: 1/10,000+

Scale: 1"=20' October 2017 Revised
Notebook #240 Job #2270 Nov 2017
Feb 2018

Prepared by:
ARTHUR F. SICILIANO JR.
Land Surveyor
Sewage Disposal System Designer
52A HALL AVENUE, HENNIKER, NH 03242
603-529-2857 / 603-491-0711

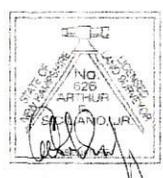
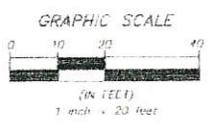
KEY

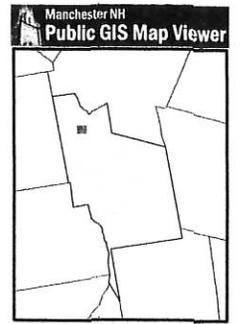
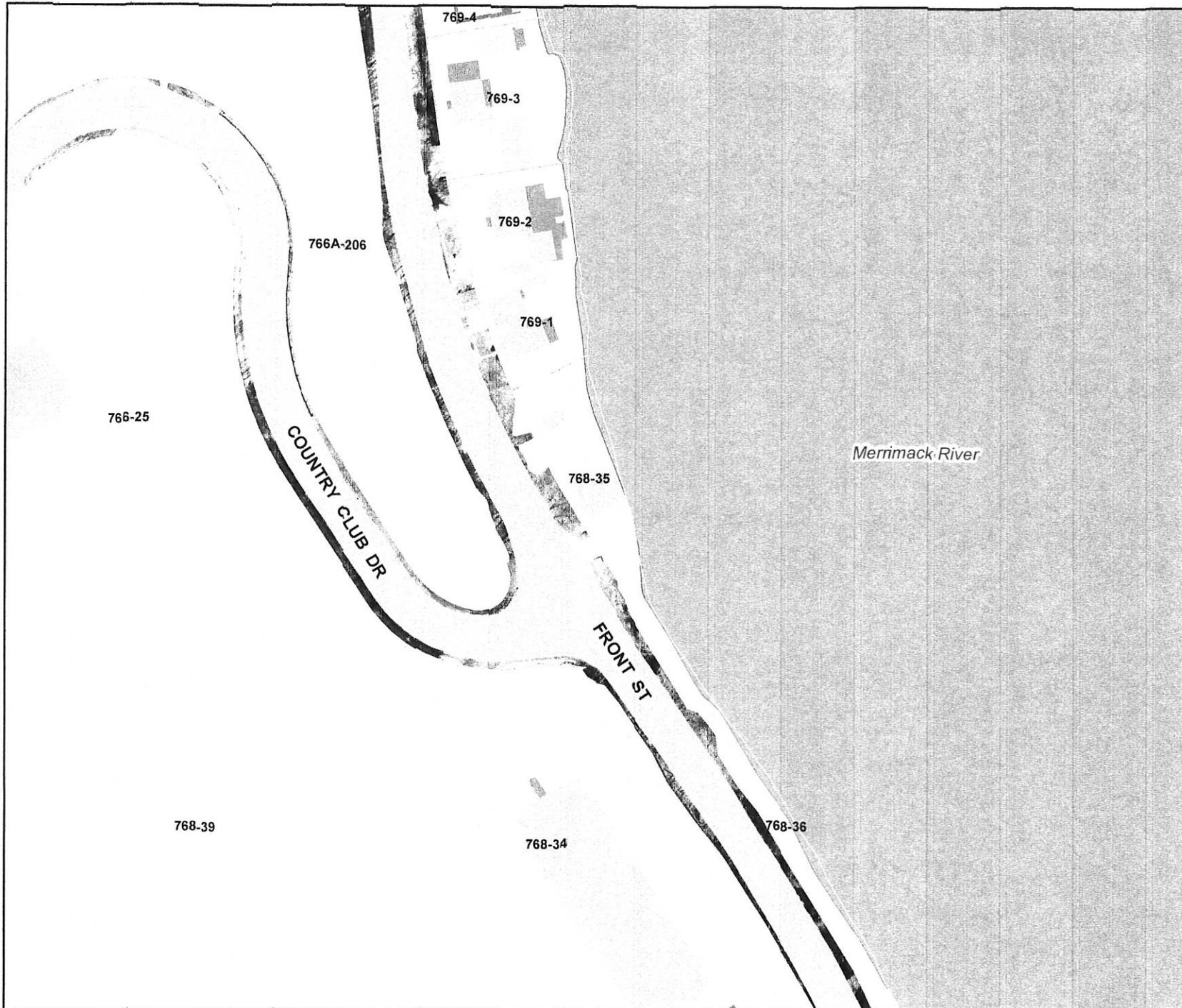
- Minimum Building Setback Line
 - UP - Utility Pole
 - IFS - Iron Pipe Set
 - IPP - Iron Pipe Found
 - IRD - Iron Rod Set w/Cap
 - IRF - Iron Rod Found
 - DHS - 190' Hole Set
 - LHS - 190' Hole Found
 - MNS, DMS - Magnetic Nail in Drill Hole Set
- 768-35 Map A of

REVISIONS

- 11/8/17 - Revised elevations for correct flood zone location
- 2/28/18 - Revised elevations for first floor and all after construction

Topography instrument determined by this office.
Datum - Assumed



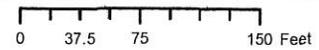


Area Map Showing Extent Of Map At Left



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., that appear are derived from varied data sets which may be individually compiled at different map scales. In such cases, some geographic information from different data sets may appear in inaccurate relationship to each other. Therefore, geographic features shown 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 data 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.



1345 FRONT ST

Location 1345 FRONT ST

Mblu 0768 / / 0035 / /

Owner KOCHANEK, KIRSTIN B

Assessment \$259,800

Building Count 1

Current Value

Assessment	
Valuation Year	Total
2019	\$259,800

Owner of Record

Owner KOCHANEK, KIRSTIN B

Co-Owner

Sale Price \$0

Certificate

Book & Page 9069/2685

Sale Date 05/04/2018

Instrument 38

Ownership History

Ownership History

Building Information

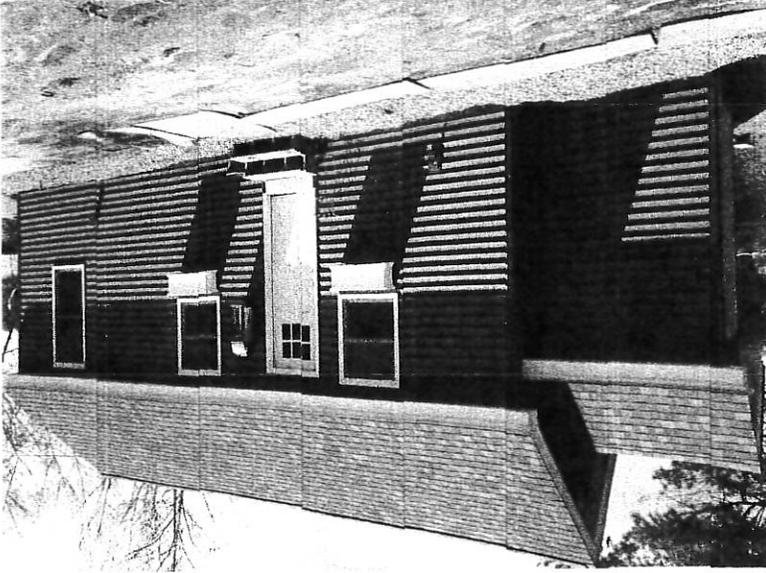
Building 1 : Section 1

Year Built: 1937
 Living Area: 827
 Replacement Cost: \$111,900
 Less Depreciation:

Field	Description
Style	Ranch
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Laminate

Building Attributes

Building Photo

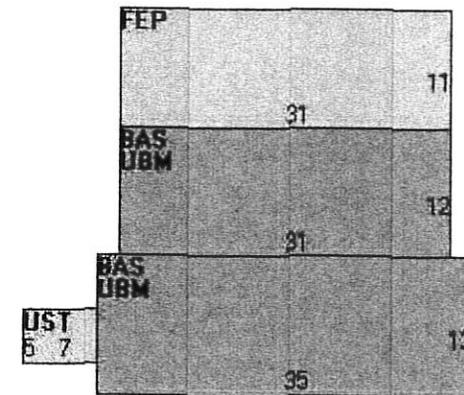


(<http://images.vgsi.com/photos/ManchesterNHPhotos/V00\07\93\38.jpg>)

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KOCHANEK, KIRSTIN B	\$0		9069/2685	38	05/04/2018
KOCHANEK, KIRSTIN B	\$0		9065/1337	38	04/16/2018
603 LAXFIT LLC	\$82,000		9016/1767	81	10/13/2017
SULLIVAN, EUGENE FAMILY TR	\$4,000		8728/1040	38	12/18/2014

Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Hot Air
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Rooms:	4
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 300	
Usrflid 301	

Building Layout



(http://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/24290_2)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	827	827
FEP	Porch, Enclosed, Finished	341	0
UBM	Basement, Unfinished	827	0
UST	Utility, Storage, Unfinished	35	0
		2,030	827

Extra Features

Extra Features
No Data for Extra Features

Land

Land Use

Use Code 1013	Description SFR WATER
Size (Sqr Feet) 10085	

Outbuildings

Code	Description	Size
FGR3	GARAGE-POOR	260.00 S.F.

Valuation History

Valuation Year	Assessment
2017	\$131,300
2018	\$259,800
2019	\$259,800
Total	

PLAN 509-39



Photographs may show modified

Property Location 1345 FRONT ST
 Vision ID 24290

Account # 19889105

Map ID 0768 / / 0035 / /
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 1013
 Print Date 9/21/2020 12:54:55 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2017 MANCHESTER, NH VISION						
KOCHANEK, KIRSTIN B 1345 FRONT ST MANCHESTER NH 03102		1 Suitable	2 Public Water	1 Paved	1 Urban	Description	Code	Appraised	Assessed							
			6 Septic		1 Riverfront	RESIDNTL	1013	111,900	111,900							
		SUPPLEMENTAL DATA				RES LAND	1013	146,200	146,200							
		Alt Prcl ID Land Adjus NO Voided NO Total SF 10085 Zone Frontage/D No GIS ID 768-35				RAD OR C CAD = 643 Callback Lt Sketch Not Land Class R Parcel Zip 03102 Assoc Pid#		RESIDNTL	1013	1,700	1,700					
						Total		259,800	259,800							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KOCHANEK, KIRSTIN B		9069 2685	05-04-2018	U	I	0	38	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
KOCHANEK, KIRSTIN B		9065 1337	04-16-2018	U	I	0	38	2019	1013	111,900	2018	1013	111,900	2017	1013	41,900
603 LAXFIT LLC		9016 1767	10-13-2017	U	I	82,000	81		1013	146,200		1013	146,200		1013	87,700
SULLIVAN, EUGENE FAMILY TR		8728 1040	12-18-2014	U	I	4,000	38		1013	1,700		1013	1,700		1013	1,700
SULLIVAN, EUGENE A		0 0				0		Total	259800	Total	259800	Total	259800	Total	131300	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)				111,900				
WF1								Appraised Xf (B) Value (Bldg)				0				
								Appraised Ob (B) Value (Bldg)				1,700				
								Appraised Land Value (Bldg)				146,200				
								Special Land Value				0				
								Total Appraised Parcel Value				259,800				
								Valuation Method				C				
								Total Appraised Parcel Value				259,800				
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
18-2590	06-18-2018	SD	SIDING	500		0		REMOVE EXISTING WOOD S	05-01-2018	LP			05	Measur/ BP Or UC		
18-1522	04-18-2018	DK	DECK	1,000		0		Add landing. As per plan subm	06-14-2011	RK			99	Field Review Change		
17-4449	10-03-2017	AD	Addition	75,000	05-01-2018	100		SUBSTANTIALY RECONSRU	10-20-2006	DC	01	1	00	Meas & Int Insp.		
									08-10-2006	CN			41	Hearing Change		
									12-14-2005	DI			00	Meas & Int Insp.		
									10-09-2000	CP			02	2nd Visit Not Home		
									08-11-2000	JR			01	Meas/Int Estimate		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1013	SFR WATER			10,085 SF	6.74	1.00000	1	1.00	WF1	2.150		1.0000	14.5	146,200	
Total Card Land Units					0.232 AC	Parcel Total Land Area					0.2315	Total Land Value			146,200	

CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
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Style:	01	Ranch			
Model:	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	03	Gable/Hip			
Roof Structure:	03	Asphalt			
Roof Cover:	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2	21	Laminate			
Interior Fir 1	03	Gas			
Interior Fir 2	03	Gas			
Heat Fuel:	04	Forced Hot Air			
Heat Type:	01	None			
AC Type:	02	2 Bedrooms			
Total Bedrooms	02				
Total Bathrooms:	1				
Total Half Baths	1				
Total Xtra Fixtrs	1				
Total Rooms:	4				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
MHP					

CONDO DATA

Parcel Id	Owner	Parcel Id	Owner
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Adjust Type	Code	Description	Factor%
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Condo Fir	Condo Unit
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COST / MARKET VALUATION

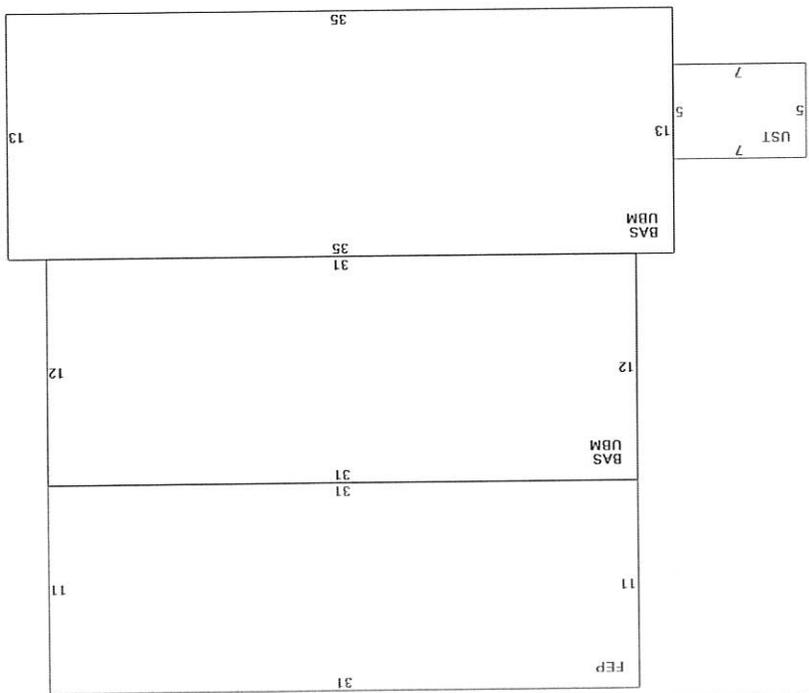
Building Value New	141,686
Year Built	1937
Effective Year Built	1995
Depreciation Code	EX
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	79
Percent Good	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

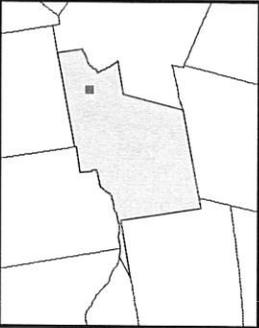
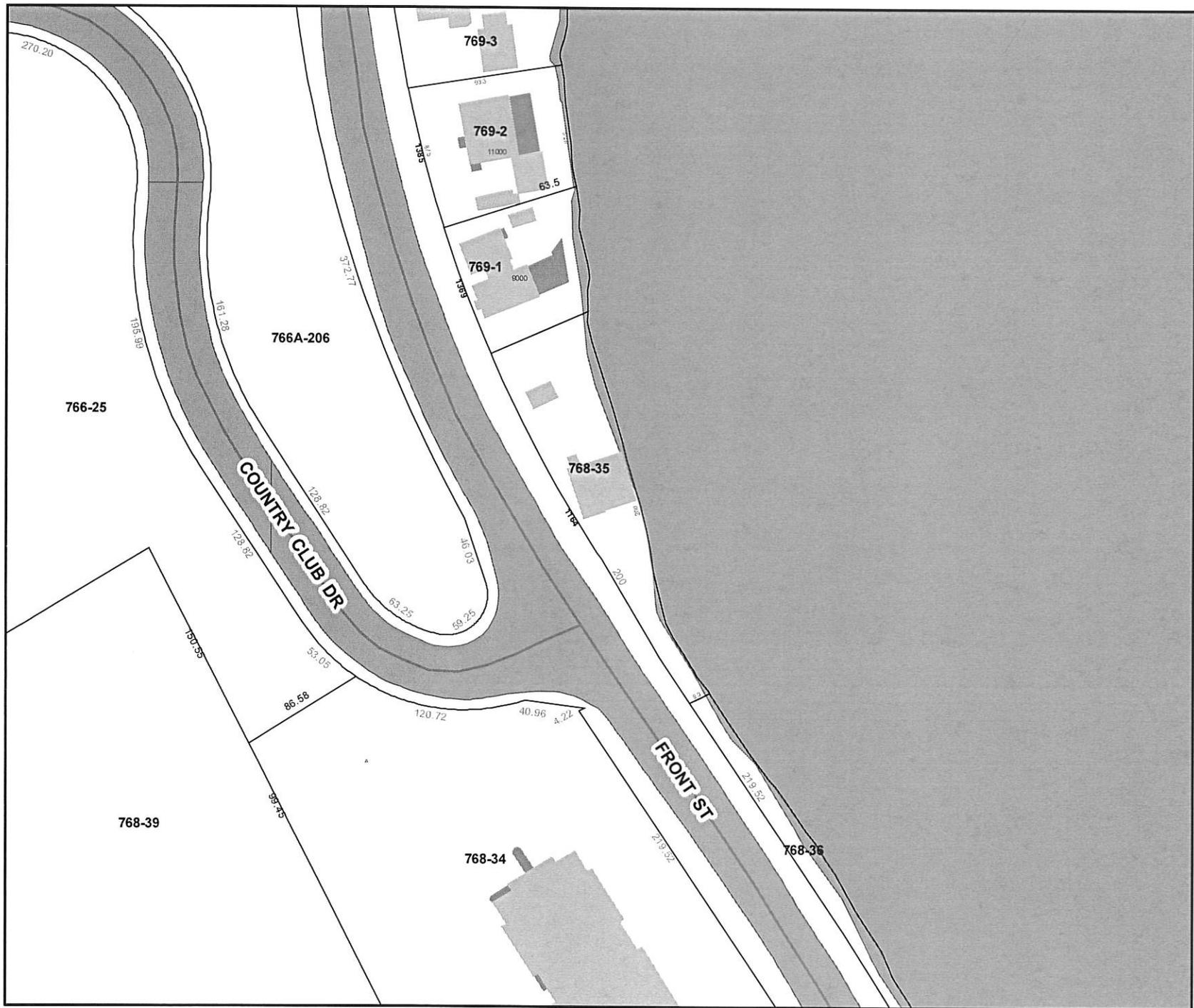
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR3	GARAGE-PO	L	260	22.00	2016		30		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	827	827	827	114.63	94,801
FEP	Porch, Enclosed, Finished	0	341	239	80.34	27,397
UBM	Basement, Unfinished	0	827	165	22.87	18,914
UST	Utility, Storage, Unfinished	0	35	5	16.38	573
						141,685
						2,030
						1,236
						Ttl Gross Liv / Lease Area





Area Map Showing Extent Of Map At Left



DISCLAIMER

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