



CITY OF MANCHESTER
PLANNING AND COMMUNITY DEVELOPMENT

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

ZBA2020-097
Leon L. LaFreniere, AICP
Director

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

September 30, 2020

International Car Parts of NH, LLC (Owner)
PO Box 817
Needham, MA 02494

Matthew Peterson (Agent)
Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110

FIT/NHNH, Inc. (Applicant)
Christopher Wellington
122 Market Street
Manchester, NH 03101

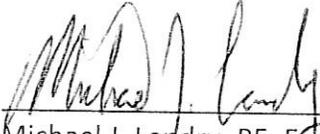
RE: 176 Lake Avenue B-9
 Denial of Building Permit

Your application for a permit dated September 17, 2020 to establish a food pantry in a building with 10,600 SF of area in the R-3 zoning district, all as per documents submitted through September 28, 2020 and with non-compliance listed in the Zoning Review dated September 29, 2020 is hereby acknowledged.

According to Section(s) 5.10 Food Pantry, 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: Site Plan Approval Required

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

E....#1116....'66....Alfred Ascher
 E....#1201....'66.... " "
 (B-1)..application denied 2-20-67 A. Ascher
 (B-1)..appeal granted 33-67-20
 (B-2)..application denied 8/22/67 A. Ascher
 B....#918....(B-1)..'67....Alfred Ascher
 (B-2)..appeal not granted 129-67-20
 (B-3)..application denied 10/17/67 A.Ascher
 (B-3)..appeal granted 172-67-20
 B....#332....(B-3)..'68....Alfred Ascher
 E....#563.....'68..... " "
 Htg....#423.....'68.....Modern appliance
 E....#1009.....'68..... " "
 (B-1)..applica. denied 6/1/71 A. Ascher
 B....#755.....'71....Alfred Ascher

Card #2 170-176 Lake Ave.

(B-4)..withdrawn by owner 6-14-71
 P....#356....'71....Alfred Ascher
 B....#1168....'71.... " "
 P....#132.....'71.... " "
 S....#176....'71....Imported Car Parts
 S....#177....'71.... " " "
 E....#943....'71.... " " "
 E....#1023....'71....Alfred Ascher
 S....#222.....'71....Imported Engines
 (S-5)..applica. denied 9/13/73 Alfred Ascher
 (d-6)..applica. denied 1/2/74 " "
 (S-5)..appeal granted 12-13-74
 S..#34..(S-5)..'74....Bab/Geon Imported Car part
 E....#262....'74..... Alfred Ascher
 E....#122....'74..... Alfred Ascher

Card #3 170-176 Lake Ave.

R-4

E....#324....'74....Alfred Ascher
 (B-6)..did not follow through--1974
 (B-7)..applica. denied 4/10/75 Alfred Ascher
 (B-7)..appeal granted 57-20-75
 B..#305..(B-7)..'75..Alfred Ascher
 (S-8)..applica. denied 9/9/76 " "
 (S-8)..appeal granted 234-20-76
 S..#16L..(S-8)..'76...Imported Auto Parts
 E....#910....'76..... " " "

Notice of Violation 06/21/84
 Notice of Violation 10/25/81

Card # 170-176 - 176 Lake Ave

102/54

R-4

B....#1307-98...8/11/98...K Kohankoo...occupy 10,600 sq. ft.
 of office & storage space for "International car Parts."



BOARD OF ADJUSTMENT

City of Manchester, N. H.

ZONING

NOTICE OF DECISION

Case No. 230-25-76

You are hereby notified that the request of

Name Alfred Ascher

Address 172 Arch St.

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: erect 3"x3" electric double-face pole sign, overall height 12', located 30' from front lot line at 175 Lake Ave.

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:

NO SIGN APPROVED



Signed P. B. [Signature]
Chairman

Date Oct. 4, 1976

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 \$30.00.

Building Department



BOARD OF ADJUSTMENT

City of Manchester, N. H.

ZONING

NOTICE OF DECISION

Case No. 57-20-75

You are hereby notified that the request of

Name Alfred Ascher

Address 172 Arak St.

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: change use of portion of building from snowmobile sales & repair to auto repair garage, resulting in a building occupied by auto parts retail sales & auto repair garage & paint 27'x6' non-illuminated sign on building at 174 Lake Ave.

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 P. B. [Signature]
Chairman

Date April 21 1975

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 \$30.00.

Building Department



BOARD OF ADJUSTMENT

City of Manchester, N. H.

ZONING

NOTICE OF DECISION

Case No. 42-20-74

You are hereby notified that the request of

Name Mr. Alfred Ascher

Address 172 Arsh St.

For a variance of the zoning ordinance of the City of Manchester, New Hampshire, passed to be ordained on January 5, 1965.

An Exception — A Variance

TO: erect 5'x6' illuminated double-face pole sign, overall height 17' & located 5' from front lot line at 176 Lake Ave.

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:



Signed [Signature] Chairman

Date March 6, 1974

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.



BOARD OF ADJUSTMENT

City of Manchester, N. H.

ZONING

NOTICE OF DECISION

Case No. 172-67-72

You are hereby notified that the request of

Name Mr. Alfred Ascher

Address 172 Arad St.

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: erect one-story masonry addition of size & shape as indicated on plot plan, said building to be 50' x 40' & containing 6,000 sq. ft., twenty-five per cent of which is to be used for retail sales & seventy-five per cent for warehousing (see zoning review) at 174 Lake Ave.

~~STATE BOARD OF ZONING~~
~~FOR A VARIANCE~~

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:

NOTE

This is not a permit. If approved, permit must be secured at the office of the Building Department.

Signed Alvin J. Mariani

Date October 30 1967

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. 123-47-20

You are hereby notified that the request of

Name Mr. Alfred Aschor

Address 172 Arden St.

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: 6410 sq. ft. x 95' 1-story masonry addition to existing 2-story house & retail furniture sales building, located front yard of 21' setback. 10' is required & 11' is required. 11' is required & no side yard setback. 11' is required providing 8 parking spaces whereas 10 are required & providing 1800 sq. ft. of parking area whereas 2000 sq. ft. is required & lot providing 1000 sq. ft. of parking area at 175 Lake Ave.

has been DENIED 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:

MUST ADHERE TO PREVIOUSLY APPROVED VARIANCE.

NOTE

This is not a permit. If approved, permit must be secured at the office of the Building Department.

Signed Adrian Mansour

Date December 31 1967

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. 53-67-20

You are hereby notified that the request of

Name Mr. Alfred Ascher

Address 172 Arnh St.

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: 14 72' x 75' addition to existing warehouse for furniture warehouse and retail sales at 174 Lake Ave.

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 [Signature]

Date March 5 19..... 67

This is not a permit. If approved, permit must be secured at the office of the Building Department.

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

ZONING REVIEW

Reviewed By: Glenn Gagne Date: September 29, 2020
 Revised By: - Revision Date: -

APPLICANT NAME: Christopher Wellington (agent) FIT / NHHH INC. TELEPHONE: 603-674-3167 WARD: 3
 STREET ADDRESS: 176 Lake Avenue STREET STATUS: Accepted
 ZONE: R-3 (Non-Residential) MAP / LOT: 102 / 54

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)	15,040	15,040
Area of Building on Lot (Square Feet)	10,600	10,600
Number of Stories	1	1
Total Area of All Floors (Square Feet)	10,600	10,600

ARTICLE 5 - USES	PERMITTED PER	NOT PERMITTED PER	REMARKS
<input checked="" type="checkbox"/> Food Pantry		5.10	
<input type="checkbox"/>			
<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	10,000 SF	15,040 SF	OK
<input type="checkbox"/> Minimum Lot Front	6.02	100' (Min)	150.21'	OK
<input type="checkbox"/> Minimum Lot Width	6.02	100' (Min)	150.21'	OK
<input type="checkbox"/> Front Yard Setback	6.03 (A)	10' (Min)	14'	OK
<input type="checkbox"/> Side Yard Setback	6.03 (C)	10' (Min)	0'	Existing N/C
<input type="checkbox"/> Side Yard Setback	6.03 (C)	10' (Min)	0'	Existing N/C
<input type="checkbox"/> Rear Yard Setback	6.03 (B)	20' (Min)	0'	Existing N/C
<input type="checkbox"/> Lot Coverage (%)	6.04	75% (Max)	100%	Existing N/C
<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	0.75 (Max)	0.71	OK

ZONING ITEM	SECTION	ALLOWED/REQUIRED	PROPOSED	REMARKS
<input type="checkbox"/> Parking, No. of Spaces	10.03 (B)	11	4	Existing N/C
<input type="checkbox"/> Parking, Setbacks	<input type="checkbox"/> 10.09 (A) <input type="checkbox"/> 10.09 (B)	- See Ord.	- See Plan	- Existing N/C
<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	Yes	OK
<input type="checkbox"/> Parking, Layout	10.06 (A)	See Ord.	See Plan	OK
<input type="checkbox"/> Parking, Maneuvering	10.07(D)	See Ord.	See Plan	OK
<input type="checkbox"/> Loading, Off-Street # of Spaces	10.05 (2)	1	1	OK
<input type="checkbox"/> Loading, Dimension of Area	10.06 (C)	12' x 50'	12' x 40'	Existing N/C
<input type="checkbox"/> Loading, Maneuvering	10.06 (C)	On-Site	See Plan	Existing N/C
<input type="checkbox"/> Driveways, Width	10.08 (C)	24', 36'	See Plan	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)	N/A	-	-
<input type="checkbox"/> Accessible Spaces, Number	10.03 (D)	1	1	OK
<input type="checkbox"/> Accessible Spaces, Dimensions	<input type="checkbox"/> 10.06 (B)	See Ord.	See Plan	OK
<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)	See Ord.	See Plan	Existing No Change
<input type="checkbox"/> Signs	<input type="checkbox"/> 9.08 (A) <input type="checkbox"/> 9.09 (B)	- -	- None	- 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)	- - -	None - -	- - -
<input type="checkbox"/> Accessory Structures & Uses	<input type="checkbox"/> 8.29 (A) <input type="checkbox"/> 8.29 (B)	- -	None -	- -
<input type="checkbox"/> Business Parking in Res. Distr.	<input type="checkbox"/> 10.02 (F)	See Ord.	See Plan	Existing N/C

PARKING SPACE REQUIREMENT:

Building Use	Unit of Measurement	Computation	Spaces Required
Food Pantry - Storage & Distribute	1 per 1,000 SF	10,600 SF / 1,000 = 10.6	11
		TOTAL:	11

Additional Information: Existing warehousing use required 11 parking spaces and food pantry requires 11 parking spaces as similar use.

DATE OF PLAN SUBMISSION: September 28, 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: 176 LAKE AVENUE

Owner: INTERNATIONAL CAR PARTS OF P.H. LLC

Address: P.O. Box 817 **Phone #:** _____

Needham, MA 02494 **Email:** _____

Applicant: FIT / NHUH INC.

Address: 122 Market Street **Phone #:** 603-641-9441

Manchester N.H. 03101 **Email:** CWellington@FITUH.ORG

Relief Sought From Section(s): Art 5 use Regulations Section 5.10

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

See Attached Letter

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

see Attached Letter

3. **Substantial justice would be done because:** _____

see Attached Letter

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

see Attached Letter

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.

See Attached Letter

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.

Applicant Signature

Christopher Wellington
 Print Name

9/17/2020
 Date

September 16, 2020

City of Manchester
Planning & Community Development
Zoning Board of Adjustments
One City Hall Plaza – West Wing
Manchester, New Hampshire 03101

**Re: Variance Application – 176 Lake Avenue
Tax Map 102; Lot 54
176 Lake Avenue - Manchester, New Hampshire 03104
KNA Project # 2020-0824-2**

Dear Chairman and Board Members:

The above referenced parcel is being submitted for a Variance from the City of Manchester Zoning Board of Adjustment. The property is located at 176 Lake Avenue. The Variance request is from **Article 5: Use Regulations; Section 5.10 Table of Principle Uses**; to allow the applicant to construct Food Pantry at the referenced site where one is not allowed under the ordinance. KNA will be present to further discuss the Variance at the scheduled hearing

- 1. The variance would not be contrary to the public interest because: **The applicant is asking the board to allow a Food Pantry at 176 Lake Avenue to support the homeless and less fortunate in the City as such the applicant feels this use would be in the public's interest and not contrary based on the simple fact that it helps to support the public.***
- 2. The spirit of the Ordinance is observed because; **Based on the previous statements on how this building is to be used to help people that need help in the City and that it is being proposed right in the middle of where the help is needed would lead the applicant to believe the spirit of the ordinance is observed by allowing a use that is needed in the area to services the people in the area.***
- 3. Substantial justice would be done because; **Substantial justice would be done by allowing Families in Transition to construct and run a Food Pantry in the City of Manchester in an area that is in need of such services.***
- 4. The values of surrounding properties would not be diminished because. **As can be seen by the results of other converted properties by Families in Transitions in the City of Manchester their track record outlines how they have improved the quality of the properties that they have converted and as such the applicant believes this transition from an Automotive Service building to a Families in Transition Food Pantry would most likely increase the values of surrounding property values and not diminish them.***

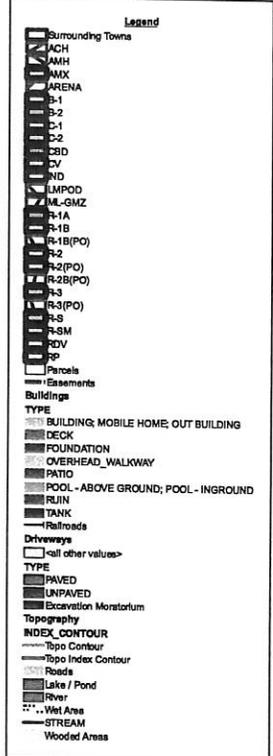
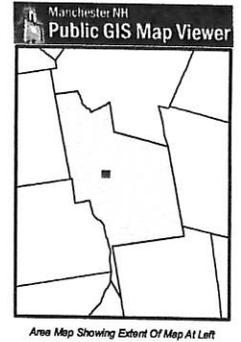
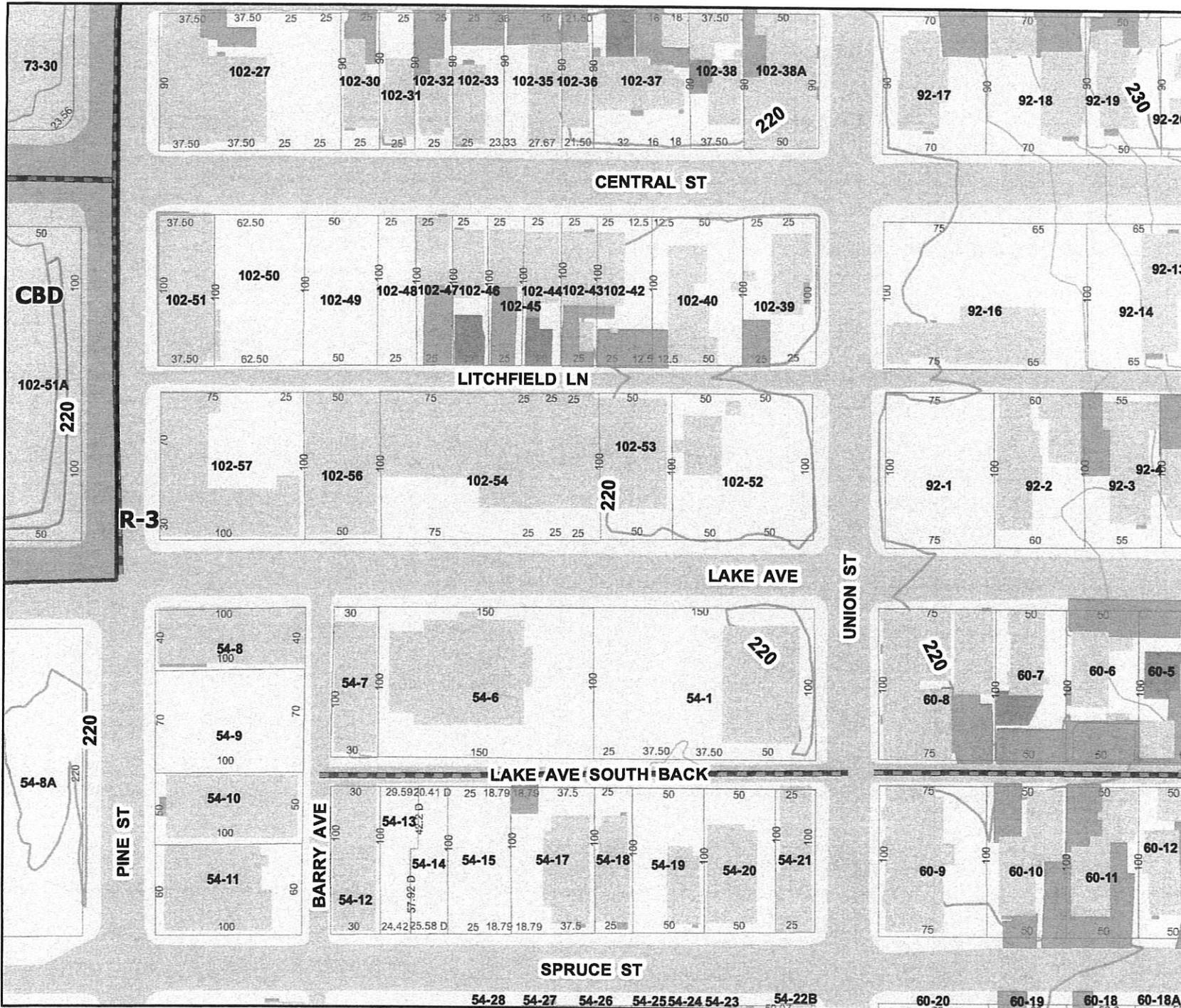
5. *Literal enforcement of the provision of the ordinance would result in unnecessary hardship if:*
- A. *Owing to the following special conditions of the property that distinguish it from other properties in the area.*
- i. *No fair and substantial relationship exists between the general purpose of the ordinance provisions and the specific application of that provision to the property: and **Based on the fact that there is no “Food Pantry” definition in the Zoning Regulations the application feels that no fair and substantial relationship exists between the general purpose of the ordinance provisions and the specific application to services the homeless in the City of Manchester. This applicant is proposing the Food Pantry right where it is needed in the City and the applicant feels this needed in the area and should be allowed in the ordinance because of the need.***
- ii. *The proposed use is a reasonable one. **Lastly, the use to allow a Food Pantry in the City where it is most needed is a reasonable one based on all the information outlined in the variance application.***

If you have any questions or comments, please contact me at (603) 627-2881.

Sincerely,

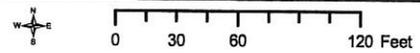


Matthew J. Peterson
Senior Project Manager
Keach Nordstrom Associates
10 Commerce Park North, Suite 3B
Bedford, NH 03110



DISCLAIMER

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ARTICLE 5. USE REGULATIONS

5.01 Uses permitted by right.

A use denoted by the letter “P” within a zoning district, as set forth in Section 5.10, Table of Principal Uses, and Section 5.11, Table of Accessory Uses is a use permitted by right in a district, subject to all other applicable sections of this Ordinance and other local, state, and federal laws, rules and regulations.

5.02 Uses permitted by special exception.

A use denoted by the letters “SE” within a zoning district, as set forth in Section 5.10, Table of Principal Uses, and Section 5.11, Table of Accessory Uses, is a use which may be authorized by special exception in that district, subject to all other conditions of approval as specified in this Ordinance. The Board of Adjustment may grant special exceptions in accordance with the procedures and conditions set forth in Article 14 of this Ordinance, Appeals to the Board of Adjustment, subject to all other applicable sections of this Ordinance and other local, state, and federal laws, rules and regulations.

5.03 Uses permitted by conditional use permit.

A use denoted by the letters “CU” within a zoning district, as set forth in Section 5.10, Table of Principal Uses, and Section 5.11, Table of Accessory Uses is a use which may be authorized by a conditional use permit in that district, subject to all other conditions of approval for such as specified in this Ordinance. The Planning Board may grant a conditional use permit in accordance with the procedures and conditions set forth in Article 12 of this Ordinance, Conditional Use Permits, subject to all other applicable sections of this Ordinance and other local, state, and federal laws, rules and regulations.

5.04 Uses not permitted.

A use denoted by a dashed line (--) within a zoning district, as set forth in Section 5.10, Table of Principal Uses, and Section 5.11, Table of Accessory Uses is a use which is not permitted in that district.

5.05 Administrative classification of uses not specified or change in use.

A. Interpretation of the Director of Planning and Community Development Department. In the event that a proposed use is not identified within the Table of Use Regulations, or where a change in a use permitted by right to another use is proposed, the Director of Planning and Community Development Department is authorized to render a decision on the administrative classification of said use. *(Rev. 4/21/09)*

B. Criteria for decision. In reaching a decision on the classification of a use, the Director of Planning and Community Development Department may consider such factors as the similarity of the proposed use to others included in the Table of Use Regulations with respect to

substantive changes in the function, utility, or the intensity of the use with respect to parking, loading, customer traffic or other impacts. The Director of Planning and Community Development Department may also consider the similarity of the proposed use to the hierarchy of non-residential uses as identified in the “North American Industry Classification System”, and the relationship of the classification to the Table of Use Regulations. *(Rev. 4/21/09)*

C. Administrative decision on classification. On the basis of these considerations, the Director of Planning and Community Development Department shall render a decision which indicates an administrative classification of the proposed use or change in use, and a determination that: *(Rev. 4/21/09)*

1. the use is permitted by right; or
2. the use requires a special exception, conditional use permit, or other approval;
or
3. the use is not permitted under the Ordinance.

D. Appeal of decision on classification. Appeals of any decision by the Director of Planning and Community Development Department shall require an appeal of an administrative decision to the Zoning Board of Adjustment, in accordance with the procedures set forth in Article 14, Appeals to the Board of Adjustment. *(Rev. 4/21/09)*

E. Change from a non-conforming use. A change in use from a non-conforming use to another use not permitted shall require a special exception from the Board of Adjustment, subject to the review criteria established in Section 11.04, Non-conforming uses.

5.06 Supplementary use regulations.

Certain uses set forth in Sections 5.10, Table of Principal Uses and Section 5.11 Table of Accessory Uses are subject to specific conditions and standards contained in Article 8, Supplementary Regulations. Such regulations shall apply to all such uses, regardless of the zoning district in which the use is located, whether the use is permitted by right, special exception, or conditional use permit. Uses subject to supplementary regulations are subject to all other applicable sections of this Ordinance and other local, state, and federal laws, rules and regulations. The Table of Principal Uses and the Table of Accessory Uses identifies where the specific supplementary regulations within Article 8 may be found.

5.07 All uses subject to overlay district provisions

In addition to the use regulations which pertain to the base districts designated within the Table of Principal Uses (Section 5.10), certain regulations and procedures for base districts and overlay districts are set forth in Article 7. Overlay Districts. Uses which are authorized by the Table of Principal Uses may be further restricted or prohibited if they are also located within one or more overlay districts. Wherever there is a conflict between the provisions of an overlay district and

a base district, the provision which imposes the greater restriction or the higher standard shall control.

5.08 Multiple structures or uses on a single lot

No more than one principal structure shall occupy a single lot of record, unless approved by the Planning Board as a Planned Development and meeting the provisions of Section 5.12 Planned Development. Multiple principal uses may be established on a single lot to the extent that such uses are authorized within the Table of Principal Uses for the district in which the lot is located, and only if those uses are determined to be compatible and are contained within the same structure, or have been approved by the Planning Board.

5.09 Subdivision and site plan approval

The subdivision of land and certain residential and non-residential projects are subject to the approval of the Planning Board under the provisions of the Subdivision and Site Plan Regulations. The application for a conditional use permit from the Planning Board under this Ordinance may be undertaken simultaneously with the site plan or subdivision approval process, as applicable, under the provisions of Article 12 of this Ordinance, Conditional Use Permits.

5.10 Table of Principal Uses

- A. In the base districts established under Article 4, Establishment of Zoning Districts and Zoning Map, of this Ordinance, no building, structure, or land shall be used or occupied except as set forth in the Table of Principal Uses, subject to all other provisions and standards of this Ordinance, and other local, state and federal laws, rules and regulations. The Table of Principal Uses is organized according to a functional economic classification of land uses.
- B. A non-residential use not specified in the Table of Principal Uses shall be classified as a Conditional Use and such uses shall be subject to the provisions of Article 12 of this Ordinance.

5.11 Table of Accessory Uses

In the base districts established under Article 4, Establishment of Zoning Districts and Zoning Maps, of this Ordinance, no building, structure, or land use shall be occupied except as set forth in the Table of Accessory Uses, subject to all other provisions and standards of this Ordinance, and other local, state and federal laws, rules and regulations. The Table of Accessory Uses is organized according to the types of accessory uses typically found with residential development and with non-residential development.

5.12 Planned Development

A Planned Development shall be allowed if it meets the requirements of this section and is submitted and approved by the Planning Board per the Site Plan Review Regulations. The following requirements shall apply:

Article 5. Use Regulations

- A. The principal, and any accessory, structures and uses of a planned development shall relate to the character and purpose of the planned development. Buildings shall be considered separate and unattached if connected by ancillary features such as, but not limited to, fences, breezeways, carports, enclosed corridors, porches, porch roofs, or similar minor connections.
- B. A residential planned development shall not exceed the dwelling unit density of a standard subdivision which would be allowed under subdivision control.
- C. A planned development, residential or non-residential, shall be appropriate to the surrounding neighborhood in terms of character, scale and density, and shall not detract from the surrounding neighborhood.

5.10 TABLE OF PRINCIPAL USES

Use No.	PRINCIPAL USES P- Permitted -- Not Permitted CU – Conditional Use by the Planning Board SE - Special Exception by the ZBA	RESIDENTIAL						BUSINESS			INDUSTRY/R&D	MIXED USE		CIVIC		SUPPLEMENTARY		
		Suburban	One Family	One Family	Two Family	Suburban Multifamily	Urban Multifamily	Neighborhood	General	Central Business District	General Ind./Industrial Park	Research Park	Redevelopment	Amoskeag Milliyard Mixed Use	Institutional	Hospital	Conservation	Supplementary Regulations Reference (refer to these sections of the Ordinance for specific standards applicable to the use)
Zoning District:		R-S	R-1A	R-1B	R-2	R-SM	R-3	B-1	B-2	CBD	IND	RP	RDV	AMX	C-1	C-2	CV	Applicable to the use in any zoning district
A. RESIDENTIAL																		
1	Single family detached dwelling	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	
2	Single family attached (townhouse) dwellings (Rev.11/5/03, 2/3/04)	--	--	--	--	P	P	P 12/07	--	P 2/04	--	--	P 11/03	--	P	--	--	8.01
3	Manufactured housing park or subdivision	--	CU	CU	CU	--	CU	--	--	--	--	--	--	--	--	--	--	8.02, 8.03
4	Open space residential development	CU	CU	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
5	Duplex or two-family dwellings (Rev. 11/5/03)	--	--	--	P	P	P	P	--	--	--	--	P 11/03	--	--	--	--	
6	Multifamily dwellings (Rev. 11/5/03)	--	--	--	--	P	P	--	--	CU	--	--	P 11/03	CU	P	--	--	8.04, 8.05, 8.06
7	Elderly housing and assisted living	--	--	--	--	P	P	--	--	CU	--	--	--	CU	--	--	--	
8	Dwellings in upper stories of building with commercial 1st floor	--	--	--	--	--	--	P	P	P	--	--	--	CU	P	--	--	
9	Boarding or rooming house	--	--	--	--	--	CU	--	--	--	--	--	--	--	--	--	--	
10	Congregate housing	--	--	--	--	CU	P	--	CU	CU	--	--	CU	CU	P	P	--	
B. AGRICULTURAL																		
1	Agriculture as a gainful business except livestock	P	SE	--	--	--	--	--	--	--	SE	--	--	--	--	--	P	
2	Forestry, growth and harvesting of forest products	P	SE	--	--	--	--	--	--	--	SE	--	--	--	--	--	P	8.07
3	Agriculture and livestock, except pig farms or rendering of livestock	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	8.08
4	Stables and equestrian centers	SE	--	--	--	--	--	--	--	--	SE	--	--	--	--	--	P	
5	Commercial kennel	--	--	--	--	--	--	--	CU	--	CU	--	CU	--	--	--	--	8.09
6	Veterinary hospital	--	--	--	--	--	--	--	P	--	P	--	P	--	--	--	--	

PRINCIPAL USES P- Permitted -- Not Permitted CU – Conditional Use by the Planning Board SE - Special Exception by the ZBA		RESIDENTIAL						BUSINESS			INDUSTRY/R&D		MIXED USE		CIVIC			SUPPLEMENTARY
		Suburban	One Family	One Family	Two Family	Suburban Multifamily	Urban Multifamily	Neighborhood	General	Central Business District	General Ind./Industrial Park	Research Park	Redevelopment	Ameskeag Millyard Mixed Use	Institutional	Hospital	Conservation	Supplementary Regulations Reference (refer to these sections of the Ordinance for specific standards applicable to the use)
Use No.	Zoning District:	R-S	R-1A	R-1B	R-2	R-SM	R-3	B-1	B-2	CBD	IND	RP	RDV	AMX	C-1	C-2	CV	Applicable to the use in any zoning district
5	Bulk fuel storage for distribution	--	--	--	--	--	--	--	--	--	CU	--	CU	--	--	--	--	
6	Airports, passenger terminals, air freight	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	
7	Telecommunications Towers (freestanding)	--	--	--	--	--	--	--	P	--	P	--	P	--	SE	--	--	8.15
8	Telecommunications Antennas (on Existing structures)	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	
9	Radio/TV stations, offices, studios	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	8.16
10	Telephone, telecommunication, & cable service operations and maintenance facilities	--	--	--	--	--	--	--	P	P	P	P 7/10	P	CU	--	--	--	
11	Solid waste and resource recovery facilities	--	--	--	--	--	--	--	--	--	CU	--	CU	--	--	--	--	Subject to BMA approval
12	Essential public services, utilities and appurtenances	P	SE	SE	SE	SE	SE	P	P	P	P	P 7/10	P	P	SE	SE	SE	
F. RETAIL TRADE (except automotive and restaurant uses)																		
1	Building construction materials, nursery products, garden centers, manufactured housing, and similar retail uses with extensive outside storage of inventory	--	--	--	--	--	--	--	P	--	--	--	CU	--	--	--	--	
2-1	Furniture and major appliance stores greater than 8,000 square feet	--	--	--	--	--	--	--	P	P	--	--	P	P	--	--	--	
2-2	Furniture and major appliance stores up to 8,000 square feet	--	--	--	--	--	--	P 12/07	P	P	--	--	P	P	--	--	--	
3	Convenience retail uses including grocery, delicatessen, drug store, and similar uses in establishments of UP TO 8,000 square feet	--	--	--	--	SE	CU	P	P	P	CU	--	P	P	--	CU	--	

Use No.	Zoning District:	PRINCIPAL USES															
		Suburban	One Family	One Family	Two Family	Suburban Multifamily	Urban Multifamily	Neighborhood	General	Central Business District	General Ind./Industrial Park	Research Park	Redevelopment	Amoskeag Millyard Mixed Use	Institutional	Hospital	Conservation
Use No.	Zoning District:	R-S	R-1A	R-1B	R-2	R-SM	R-3	B-1	B-2	CBD	IND	RP	RDV	AMX	C-1	C-2	CV
4	Convenience retail uses including grocery, delicatessen, drug store, and similar uses in establishments GREATER THAN 8,000 square feet	--	--	--	--	--	SE	CU	P	P	CU	--	CU	CU	--	--	--
5	Sales of general goods and merchandise within an establishment of UP TO 8,000 SQUARE FEET	--	--	--	--	--	--	P	P	P	CU	--	P	P	--	CU	--
6	Sales of other general goods and merchandise, within an establishment GREATER THAN 8,000 square feet	--	--	--	--	--	--	--	P	P	SE	--	CU	CU	--	--	--
7	Limited retail, restaurant, hotel and service uses servicing an industrial or research park area in accordance with a City area master plan	--	--	--	--	--	--	--	--	--	CU	CU	CU	CU	--	--	--
G. RESTAURANTS, EATING AND DRINKING PLACES																	
ESTABLISHMENTS SERVING ALCOHOLIC BEVERAGES																	
1	Restaurant of UP TO 5,000 square feet	--	--	--	--	--	--	CU	P	P	P	--	P	P	CU	SE	--
2	Restaurant of GREATER THAN 5,000 square feet	--	--	--	--	--	--	--	P	P	CU	--	CU	CU	P	--	--
3	Night clubs and other establishments	--	--	--	--	--	--	--	P	P	--	--	--	P	--	--	--
ESTABLISHMENTS NOT SERVING ALCOHOLIC BEVERAGES																	
WITHOUT DRIVE-THROUGH SERVICE																	
4	Establishment of UP TO 5,000 square feet	--	--	--	--	--	CU	P	P	P	P	--	P	P	SE	SE	--
5	Establishment of GREATER THAN 5,000 square feet	--	--	--	--	--	--	--	P	P	CU	--	CU	CU	P	--	--
WITH DRIVE-THROUGH SERVICE																	
6	All Establishments (Rev. 2/3/04)	--	--	--	--	--	--	SE	SE	P	P	--	P	CU	--	--	8.17

SUPPLEMENTARY

CIVIC

MIXED USE

INDUSTRIAL/R&D

BUSINESS

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

Supplementary Regulations Reference (refer to these sections of the Ordinance for specific standards applicable to the use)

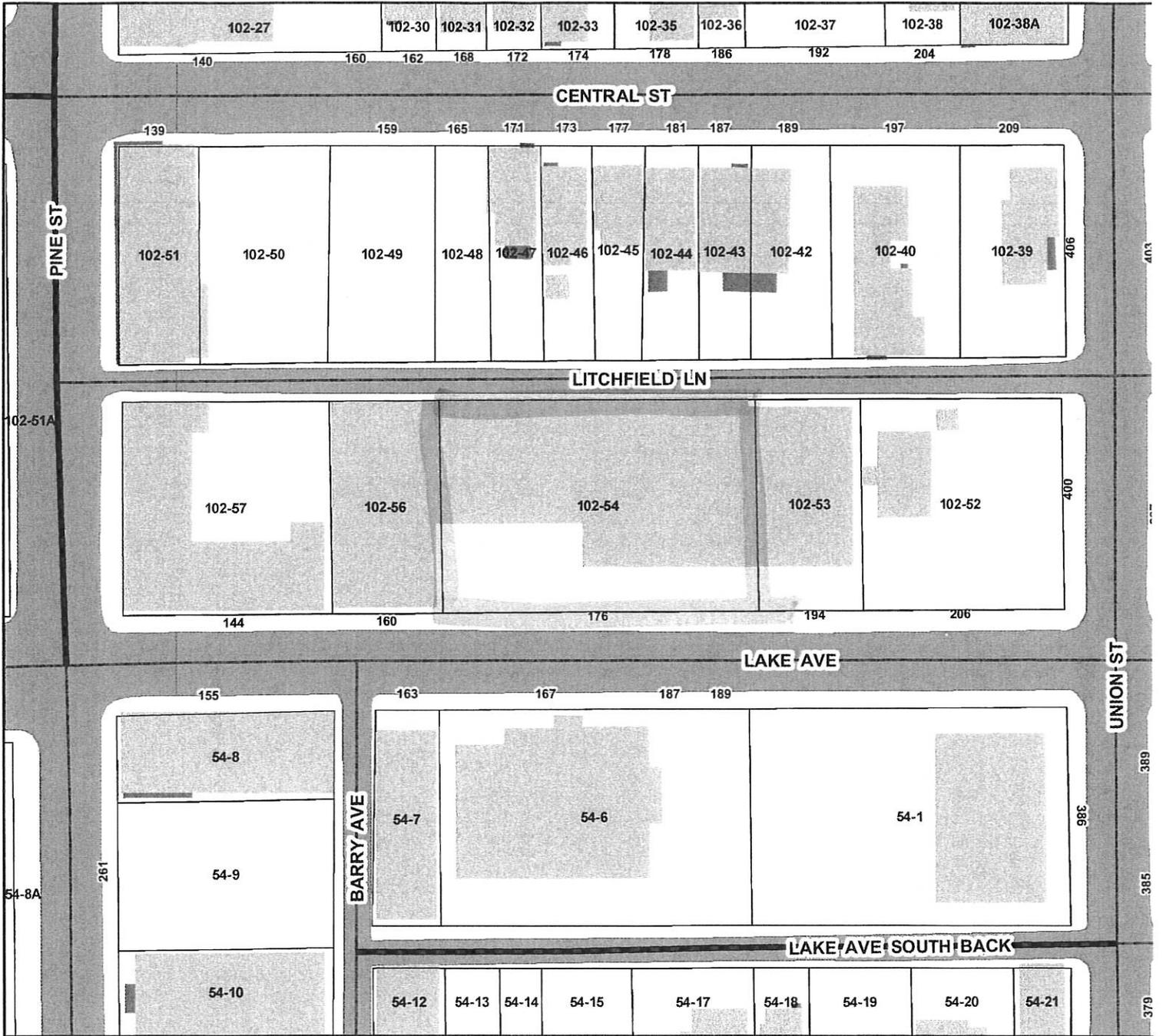
P - Permitted
 -- Not Permitted
 CU - Conditional Use by the
 Planning Board
 SE - Special Exception by the ZBA

PRINCIPAL USES P- Permitted -- Not Permitted CU - Conditional Use by the Planning Board SE - Special Exception by the ZBA		RESIDENTIAL						BUSINESS			INDUSTRIAL/R &		MIXED USE		CIVIC			SUPPLEMENTARY
		Suburban	One Family	One Family	Two Family	Suburban Multifamily	Urban Multifamily	Neighborhood	General	Central Business District	General Ind./Industrial Park	Research Park	Redevelopment	Amoskeag Milllyard Mixed Use	Institutional	Hospital	Conservation	Supplementary Regulations Reference (refer to these sections of the Ordinance for specific standards applicable to the use)
Use No.	Zoning District:	R-S	R-1A	R-1B	R-2	R-SM	R-3	B-1	B-2	CBD	IND	RP	RDV	AMX	C-1	C-2	CV	Applicable to the use in any zoning district
H. SERVICES (NON- AUTOMOTIVE)																		
H-1 FINANCIAL AND PROFESSIONAL SERVICES																		
1	Banking, financial, real estate, and insurance offices	--	--	--	--	--	--	P 12/07	P	P	CU	CU	P	P	CU	--	--	
2	Other business and professional offices	--	--	--	--	--	--	P 12/07	P	P	CU	P 7/10	P	P	CU	--	--	
H-2 MEDICAL SERVICES																		
1	Offices of health care practitioners and outpatient health care	--	--	--	--	--	--	P	P	P	--	P 7/10	CU	P	CU	P	--	
2	Hospitals	--	--	--	--	--	--	--	--	--	--	--	--	--	CU	P	--	8.18
3	Nursing homes, rehabilitation and convalescent centers providing 24-hour nursing care	CU	--	--	--	CU	CU	--	CU	--	--	--	CU	--	P	P	--	8.18
4	Medical and dental laboratories	--	--	--	--	--	--	--	P	P	P	P	P	P	--	P	--	
5	Medical research & development	--	--	--	--	--	--	--	--	--	P	P 7/10	P	P	--	P	--	
6	Physical and occupational rehabilitation centers	--	--	--	--	--	--	--	--	--	P	P 7/10	--	--	--	--	--	
H-3 SERVICES-LODGING AND MEETING FACILITIES																		
1	Hotels and motels, and Extended Stay facilities	--	--	--	--	--	--	--	P	P	P	--	P	P	--	--	--	
2	Bed & Breakfast	--	--	--	SE	--	CU	P 12/07	--	CU	--	--	--	--	--	--	--	
3	Conference, trade or convention center	--	--	--	--	--	--	--	P	P	P	CU	P	P	--	--	--	
H-4 SERVICES- PERFORMING ARTS, ENTERTAINMENT & AMUSEMENT																		
1	Theaters, cinemas, concert halls	--	--	--	--	--	--	P 12/07	P	P	--	--	P	P	--	--	--	
2	Amusement arcade, dance hall	--	--	--	--	--	--	--	P	P	--	--	--	SE	--	--	--	
3	Dance or music studios and schools	--	--	--	--	--	--	P	P	P	--	--	CU	P	--	--	--	

PRINCIPAL USES P- Permitted -- Not Permitted CU - Conditional Use by the Planning Board SE - Special Exception by the ZBA		RESIDENTIAL						BUSINESS			INDUSTRIAL/R&D		MIXED USE		CIVIC			SUPPLEMENTARY
		Suburban	One Family	One Family	Two Family	Suburban Multifamily	Urban Multifamily	Neighborhood	General	Central Business District	General Ind./Industrial Park	Research Park	Redevelopment	Amoskeag Millyard Mixed Use	Institutional	Hospital	Conservation	Supplementary Regulations Reference (refer to these sections of the Ordinance for specific standards applicable to the use)
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H-6 SERVICES - PERSONAL, BUSINESS & REPAIR																		
7	Funeral parlors and crematories	--	--	--	--	--	SE	CU	P	--	--	--	P	--	SE	--	--	
8	Industrial launderers, dyers, linen/uniform supply	--	--	--	--	--	--	--	--	P	P	--	P	P	--	--	--	
9	Large appliance repair, furniture repair or upholstery shop	--	--	--	--	--	--	CU	P	--	CU	--	P	CU	--	--	--	
10	Equipment rental and leasing	--	--	--	--	--	--	--	P	--	CU	--	P	--	--	--	--	
11	Business equipment repair and maintenance	--	--	--	--	--	--	P	P	P	--	--	CU	P	--	--	--	
12	Tattoo Parlors (Rev. 7/20/04)	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	8.06
I. MOTOR VEHICLE SALES, RENTAL AND RELATED SERVICES																		
1	Sale or rental of motor vehicles including autos and small trucks, motorcycles and snowmobiles including incidental repair and sale of parts	--	--	--	--	--	--	--	P	CU	--	--	--	P	--	--	--	8.17
2	Sales or rental of boats, trailers and motor homes and incidental sales of related equipment and repair services	--	--	--	--	--	--	--	P	--	--	--	--	P	--	--	--	8.17
3	Large truck or heavy equipment sales, rental or repair	--	--	--	--	--	--	--	CU	--	CU	--	--	P	--	--	--	8.17 Also: Not permitted within the IND areas outside of the I-293/I-93 beltway.
4	Automotive repair	--	--	--	--	--	--	--	P	--	CU	--	--	P	--	--	--	8.17 Also: Not permitted within the IND areas outside of the I-293/I-93 beltway.
5	Automotive service station	--	--	--	--	--	--	CU	P	CU	CU	--	--	P	--	--	--	8.17 Also: Not permitted within the IND areas outside of the I-293/I-93 beltway.

Use No.	Zoning District:	PRINCIPAL USES													Supplementary Regulations Reference (refer to these sections of the Ordinance for specific standards applicable to the use)						
		R-S	R-1A	R-1B	R-2	R-SM	R-3	B-1	B-2	CBD	IND	RP	RDV	AMX		C-1	C-2	CV			
1	Elementary or secondary school, including recreation facilities - PUBLIC	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	8.17 Also: Not permitted within the IND areas outside of the I-293/I-93 beltway.		
		2	Elementary or secondary school, including recreation facilities - PRIVATE	CU	CU	CU	CU	CU	P 12/07	--	--	--	--	CU	P	P	P	CU		--	
		3	Public or private college or university, including dormitories	CU	--	--	--	--	--	--	--	P	P	CU	P	P	P	CU		--	
		4	Business and trade schools	--	--	--	--	--	--	--	P	P	CU	P	P	P	CU	--		--	
		5	Cultural facilities, such as museums and libraries	CU	--	--	--	--	--	--	P 12/07	P	P	P	P	P	P	CU		--	
		6	Commercial child day care facilities	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	CU		--	
		7	Adult day care facilities	CU	CU	CU	CU	CU	CU	P	P	P	P	P	CU 7/10	P	P	P		P	
		8	Memberships fraternal and social organizations & clubs	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		--	
		J. INSTITUTIONAL (NON-MEDICAL)																			
		6	Carwashes and car care centers including muffler shops, oil change, auto detailing and similar services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		--	--
7	Commercial parking garage	--	--	--	--	--	CU	P	P	P	P	P	P	P	P	P	P	--			
8	Commercial surface parking lot	--	--	--	--	--	CU	P	P	P	P	P	P	P	P	P	P	10.07H. Also: Not permitted within 1000' of the Civic Center site.			
I. MOTOR VEHICLE SALES, RENTAL AND RELATED SERVICES																					
RESIDENTIAL																					
BUSINESS																					
INDUSTRIAL/R&D																					
MIXED USE																					
CIVIC																					
SUPPLEMENTARY																					

PRINCIPAL USES P- Permitted -- Not Permitted CU - Conditional Use by the Planning Board SE - Special Exception by the ZBA		RESIDENTIAL						BUSINESS			INDUSTRIAL/R&D		MIXED USE		CIVIC			SUPPLEMENTARY
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Use No.	Zoning District:	R-S	R-1A	R-1B	R-2	R-SM	R-3	B-1	B-2	CBD	IND	RP	RDV	AMX	C-1	C-2	CV	Applicable to the use in any zoning district
J. INSTITUTIONAL (NON- MEDICAL)																		
9	Churches	P	CU	CU	CU	P	P	P	P	P	--	--	--	--	P	P	--	
10	Monasteries and convents	CU	CU	CU	CU	CU	CU	CU	CU	CU	--	--	CU	--	CU	--	--	
11	Cemeteries	P	CU	CU	CU	P	P	P	P	--	--	--	--	--	--	--	--	
11	Ambulance and emergency services	--	--	--	--	--	--	--	P	P	P	--	P	P	--	P	--	
12	Correctional institutions	--	--	--	--	--	--	--	--	--	CU 5/12	--	--	--	--	--	--	8.20
13	Municipal Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
14	Halfway House	--	--	--	--	--	--	--	--	--	--	--	CU 5/12	--	--	--	--	8.21



Property Location 176 LAKE AV
 Vision ID 3318

Account # 9486223

Map ID 0102/10054/1

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 3220
 Print Date 09-16-2020 12:21:15

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				2017 MANCHESTER, NH							
INTERNATIONAL CAR PARTS OF NH PO BOX 817 REAL_OWNERS MA 02494		1 Level	1 All Public	1 Paved 5 Curb & Gutter 6 Sidewalk	1 Urban	Description	Code	Appraised	Assessed								
						COMMERC.	3220	191,900	191,900	VISION							
						COM LAND	3220	103,900	103,900								
						COMMERC.	3220	4,600	4,600								
						Total		300,400	300,400								
REGORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	U/V	SALE PRICE	VC	PREVIOUS ASSESSMENTS HISTORY										
INTERNATIONAL CAR PARTS OF NH LLC BOURGEOIS TEE, ROBERT A BOURGEOIS, ROBERT A		5926 5676 0 0	1508 1916	04-10-1998 09-06-1995	U U	200,000 4,000 0	04 04	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2019	3220 3220 3220	191,900 103,900 4,600	2018	3220 3220 3220	191,900 103,900 4,600	2017	3220 3220 3220	191,900 103,900 4,600	
		Total						300400			Total		300400		Total		300400
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																	
Nbhd	Nbhd Name	B	Tracing	Batch													
605			C														
NOTES																	
IA METAL SHEVELS 3/4 PLYWOOD SECTION TOP EST. 900 SF DBA-ICP INTERNATIONAL CAR PARTS MEZ1= CONSTRUCTED W/																	
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			
									05-19-2016	PM			98	Field Review			
									01-04-2006	DP			00	Meas & Int Insp.			
									09-28-2000	MT			00	Meas & Int Insp.			
									07-24-1991				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 Pric	Land Value		
1	3220	STORE/SHOP			15,000 SF	5.54	1.00000	E	1.00	605	1.250			0	6.92	103,900	
Total Card Land Units					0.344	AC	Parcel Total Land Area: 0.3444					Total Land Value					103,900

Property Location 176 LAKE AV
 Vision ID 3318

Account # 9486223

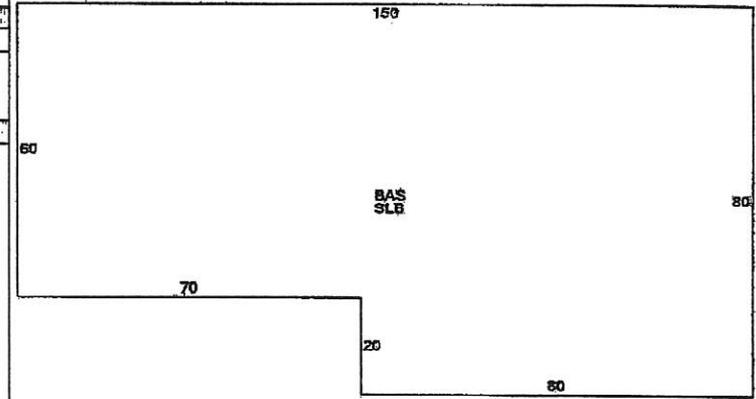
Map ID 0102/ / 0054/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

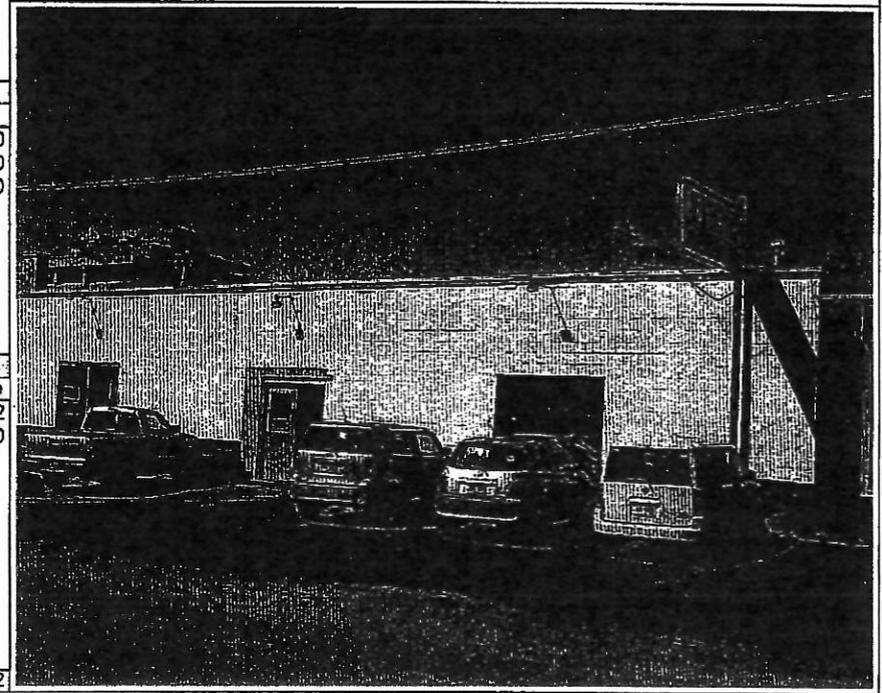
State Use 3220
 Print Date 09-16-2020 12:21:17

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	48	Warehouse			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2	04	Plywood Panel			
Interior Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
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	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	03	SUS-CEIL/MN WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	15.00				
% Corn Wall					
1st Floor Use:	3220				
			RCN		318,212
			Year Built		1920
			Effective Year Built		1974
			Depreciation Code		FR
			Remodel Rating		
			Year Remodeled		
			Depreciation %		42
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		58
			RCNLD		184,600
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



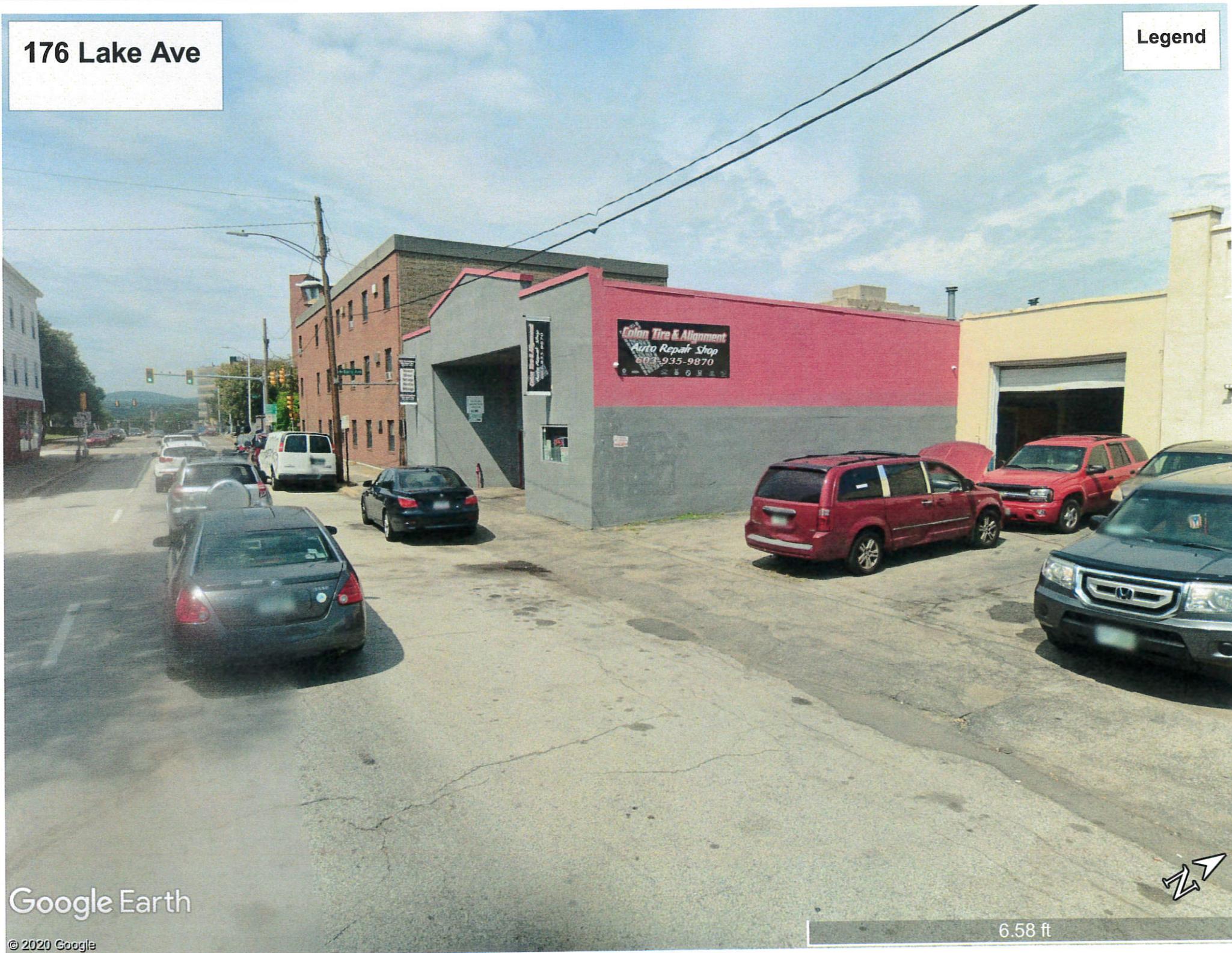
OBJ - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	4,000	2.30	2016		50		0.00	4,600
MEZ1	MEZZANINE-U	B	900	14.00	1974		58		0.00	7,300
PK1	PARKING SPA	L	12	0.00	2016		75		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	10,600	10,600	10,600	30.02	318,212
SLB	Slab	0	10,600	0	0.00	0
Tot Gross Liv / Lease Area		10,600	21,200	10,600		318,212



176 Lake Ave

Legend



Google Earth

© 2020 Google

6.58 ft

176 Lake Ave

Legend

ONE WAY

Google Earth

© 2020 Google

6.89 ft



176 Lake Ave

Legend

ICP
International Car Parts

Mickey's Buy & Sell
We buy & sell everything.
624.8355

Google Earth

© 2020 Google

5.81 ft



176 Lake Ave

Legend

Google Earth

© 2020 Google

6.15 ft



Google Maps 124 Litchfield Ln

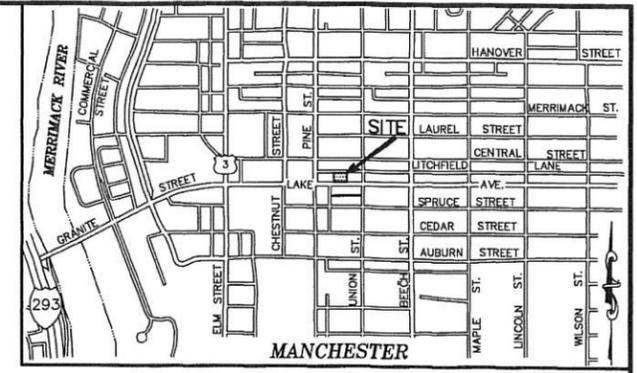


Image capture: Aug 2007 © 2020 Google

LEGEND

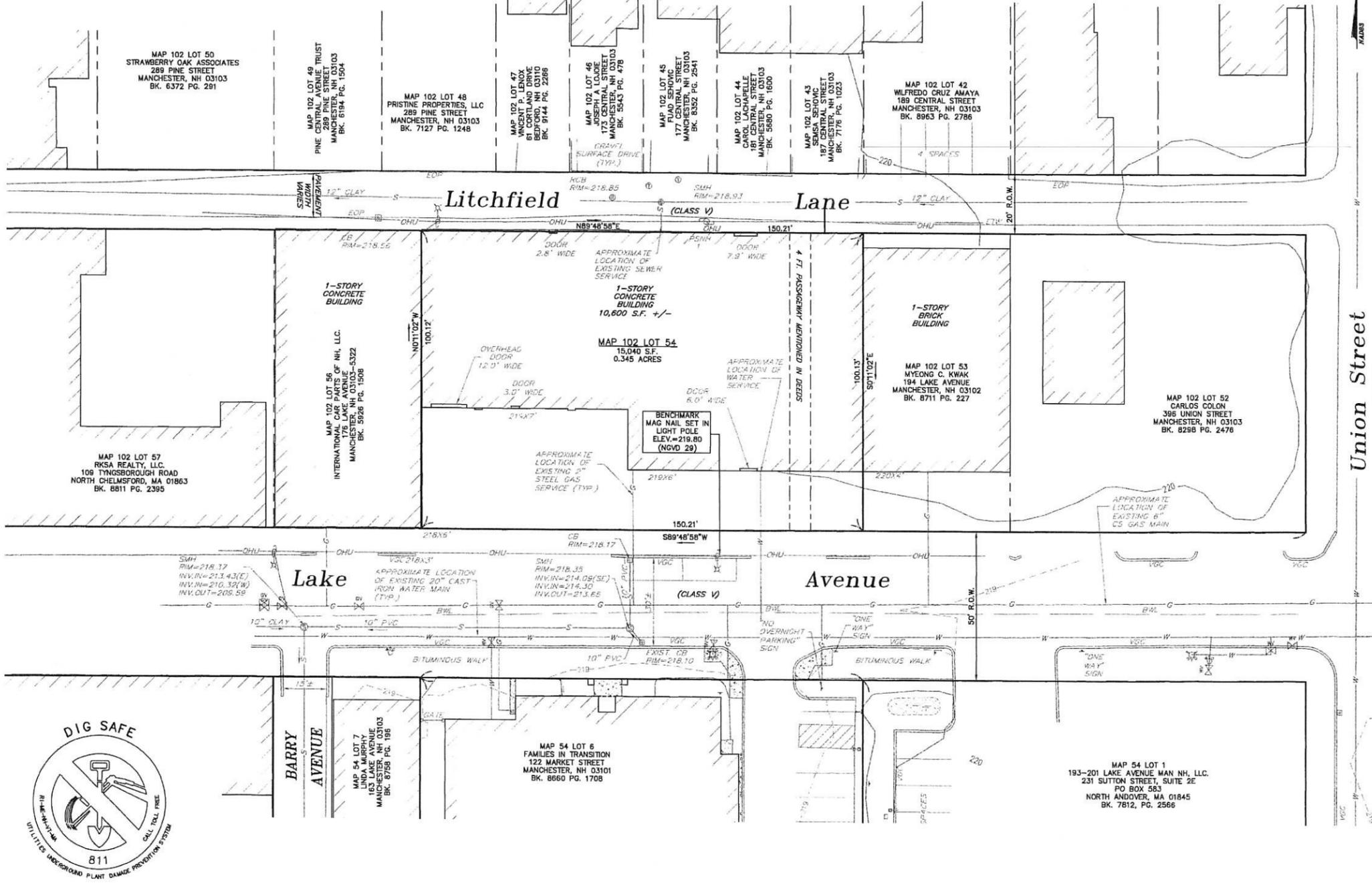
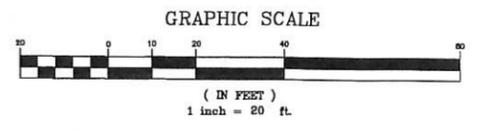
UTILITY POLE	---	ABUTTER LINE	---
STREET LIGHT	---	PROPERTY LINE	---
SIGN	---	CHAIN LINK FENCE	---
LIGHT	---	OVERHEAD UTILITIES	---
GAS VALVE	---	GAS LINE	---
WATER VALVE	---	WATER LINE	---
HYDRANT	---	SEWER LINE	---
WATER SHUT OFF	---	VERTICAL GRANITE CURB	---
SEWER MANHOLE	---	EDGE OF PAVEMENT	---
DRAINAGE MANHOLE	---	INDEX CONTOUR	---
CATCH BASIN	---	1' CONTOUR	---
ROUND CATCH BASIN	---	BUILDING SETBACK	---
EXISTING SPOT GRADE	---	EASEMENT	---

SCS SOILS LEGEND
Ur URBAN LAND
 SOURCE: USDA-SCS
 WEB SOIL SURVEY
 HILLSBOROUGH COUNTY



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON ASSESSORS MAP 102 LOT 54 AT 176 LAKE AVENUE IN MANCHESTER, NEW HAMPSHIRE AS SHOWN HEREON AND NO OTHER PURPOSE.
 - AREA OF PARCEL= 15,040 S.F., OR 0.345 ACRES
 - OWNER OF RECORD: INTERNATIONAL CAR PARTS OF N.H. LLC, P.O. BOX 817, NEEDHAM, MA. 02494, BK. 5926 PG. 02494
 - THE SUBJECT PARCEL IS SITUATED WITHIN THE RESIDENTIAL-3 (R-3) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS: MINIMUM BUILDING SETBACKS: FRONT 10 FT, SIDE 10 FT, REAR 20 FT
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN NOVEMBER OF 2013 AND SEPTEMBER OF 2020. HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NGVD29.
 - THE SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF MANCHESTER, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 330100370, PANEL NUMBER 377 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE OWNER OR CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

- REFERENCE PLANS:**
- "SUBDIVISION & CONSOLIDATION PLAN, 128 SPRUCE STREET, MANCHESTER, NEW HAMPSHIRE, DATED: JAN. 1986, SCALE: 1"=10', PREPARED BY: COSTELLO, LOMASNEY & DE NAPOLI, INC. H.C.R.D. PLAN NO. 19461.
 - "EXISTING CONDITIONS PLAN PREPARED FOR: LAKE AVENUE LAUNDROMAT, MAP 54; LOTS 1, 2, & 3 - 386 UNION ST. & LAKE AVE. - MANCHESTER, NH, DATED: MARCH 2006, WITH REVISIONS THROUGH 04/07/06, SCALE: 1"=20', PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC. IN ASSOCIATION WITH JOSEPH M. WICHERT, L.L.S., INC.
 - CITY OF MANCHESTER SECTION MAP C.



UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING SEPTEMBER OF 2020. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

Michael R. Dahlberg
 LICENSED LAND SURVEYOR
 DATE: 9.27.2020

EXISTING CONDITIONS PLAN
176 LAKE AVENUE
 prepared for:
FAMILIES IN TRANSITION
 MAP 102 LOT 54
 176 LAKE AVENUE
 MANCHESTER, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD INTERNATIONAL CAR PARTS OF NH, LLC 176 LAKE AVENUE MANCHESTER, NH 03103-5322 BK. 5926 PG. 1508	APPLICANT FAMILIES IN TRANSITION 122 MARKET STREET MANCHESTER, NH 03101
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KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: SEPTEMBER 19, 2020 SCALE: 1" = 20'
 PROJECT NO: 20-0824-2 SHEET 1 OF 1