

Russ

CHeCOORSA@GMA'I.Com

CK # 1000 - 175⁰⁰
CK # 1001 - 21.34
Cash \$3.56



Planning
Community Development
Zoning
Conservation Commission
Historic District Commission

Planning & Development Department
City Hall - Second Floor
31 Wakefield Street
ROCHESTER, NEW HAMPSHIRE 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: <http://www.rochesternh.net>

APPLICATION FOR SPECIAL EXCEPTION

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2014-14

DATE FILED 7/22/14

kg
ZONING BOARD CLERK

Phone No. 603-396-4818

Name of applicant Louis Ferullo

Address 19 Dodge St Rochester, N.H 03867
(if same as applicant, write "same")

Owner of Property Concerned Louis G Ferullo, Kristan L Ferullo
(if same as applicant, write "same")

Address "Same"
(if same as applicant, write "same")

Location of property 19 Dodge St Rochester, N.H

Map No. 126 Lot No. 71 Zone R1

The undersigned hereby requests a special exception as provided in Table 18-A

Article: _____ Section: _____ of the Zoning Ordinance

Description of Property 127' 138' 128'
(give length of the lot lines) Frontage Sides Rear

Proposed use or existing use affected Accessory Apt Owners
Mother-in-Law Apartment

Signed [Signature] (Applicant) Date 7/18/2014

42.22 Special Exceptions

(b) Base Criteria:

The Zoning Board of Adjustment shall approve a special exception if, and only if, it reasonably determines that all of the following criteria are met (in addition to those criteria/ conditions articulated for specific uses in Section 42.22-c, below, or in addition to those articulated elsewhere in this chapter for departures from standards):

- (1) Location. The specific site is an appropriate location for the proposed use of structure;
YES X NO

Reasoning: Residential use neighborhood

- (2) Neighborhood. The proposed use would not be detrimental, injurious, obnoxious, or offensive to the neighborhood;
YES X NO

Reasoning: Duplex on one side, two-family on the other side (not attached).

- (3) Traffic. The proposed use would not create an undue hazard or nuisance to vehicular or pedestrian traffic;
YES X NO

Reasoning: This would only create one additional parking space at the residence.

- (4) Public Facilities. Adequate and appropriate facilities and utilities would be provided to ensure the proper operation of the proposed use or structure;

YES NO

Reasoning: N/A

- (5) Master Plan. The proposed use or structure is consistent with the spirit of this chapter and the intent of the Master Plan.

YES X NO

Reasoning: Yes, as it is included via special exceptions

July 23, 2014

To Whom It May Concern:

We are requesting to build a 28' X 28' accessory apartment at 19 Dodge Street. My mother-in-law lost her husband very unexpectedly on 5/1/14, she is 79 years old, had surgery for cancer in 2013, has cardiac issues, and will need future assistance. She lives in a very remote area in Alexandria, NH and recently put her home on the market. The houses on either side of us are duplexes; therefore, we feel it would be a good fit for the neighborhood. It is important to her and our family to have her with us while allowing her continued independence. We greatly appreciate your consideration in allowing us to build an accessory apartment.

Sincerely,

Louis G. Ferullo

TABLE 18-A RESIDENTIAL USES

RESIDENTIAL USES	Residential Districts				Commercial Districts				Industrial Districts			Special		Criteria/Conditions Section Reference
	R1	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS			
Apartment, Accessory (accessory use)	E	P	P	P	P	P	P	-	-	-	-	-	-	Section 42.21 & 42.23
Apartment, Inlaw	P	P	P	P	P	P	P	-	-	-	-	-	-	
Apartment, Security	-	P	-	P	P	P	P	P	P	P	P	P	P	Sections 42.2 & 42.23
Assisted Living Facility	-	C	C	C	C	C	C	-	-	C	-	-	-	Section 42.21
Boarding House	-	-	-	-	E	-	-	-	-	-	-	-	-	
Community Residence - I	-	E	E	-	E	E	E	-	E	E	-	-	-	Section 42.22
Community Residence - II	-	-	E	-	-	E	-	-	E	E	-	-	-	Section 42.22
Conservation Subdivision	C	C	C	-	-	C	C	-	-	-	-	-	-	Sections 42.21 & 42.33
Dwelling, Apartments (Ap/Mixed Use Bldg)	-	-	-	P	P	C	P	-	-	-	-	-	-	Section 42.21
Dwelling, Multifamily Development	-	P	-	-	C	-	P	-	-	-	-	-	-	Sections 42.20 & 42.22
Dwelling, Multifamily	-	P	-	-	C	-	P	-	-	-	-	-	-	
Dwelling, Single Family	P	P	P	P	P	P	P	-	-	P	-	-	-	
Dwelling, Three & Four Family	-	P	-	C	C	C	P	-	-	-	-	-	-	Sections 42.21 & 42.33
Dwelling, Two Family	-	P	P	P	P	P	P	-	-	-	-	-	-	Sections 42.21 & 42.33
Flag Lots	-	C	C	-	-	-	-	-	-	C	-	-	-	Section 42.21
Home Occupation - 1 (accessory use)	P	P	P	P	P	P	P	-	-	P	-	-	-	Section 42.24
Home Occupation - 2 (accessory use)	P	P	P	P	P	P	P	-	-	P	-	-	-	Sections 42.22 & 42.24
Home Occupation - 3 (accessory use)	-	E	E	P	P	P	P	-	-	E	-	-	-	Sections 42.22 & 42.24
Manufactured Housing Unit on own lot	-	-	P	-	-	-	-	-	-	-	-	-	-	Section 42.20 & 42.21
Nursing Home	-	-	C	-	-	C	-	-	-	P	-	-	-	Section 42.20 & 42.21
Outdoor Wood-Fired Hydronic Boiler	-	-	P	-	-	-	-	-	-	-	-	-	-	Section 42.20
Porch Subdivision	-	-	C	-	-	-	-	-	-	-	-	-	-	Section 42.21
Residential Facility	-	-	E	-	-	E	-	-	E	E	-	-	-	Section 42.22
Senior Housing	-	P	C	C	C	C	-	-	-	-	-	-	-	Section 42.21
Temporary Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 42.20
Zero Lot Line Development	C	C	C	-	-	C	C	-	-	-	-	-	-	Section 42.33

*LEGEND: P = Permitted Use, C = Conditional Use, E = Use Allowed by Special Exception

APPROVED APRIL 2014

Workspace	 Workspace (Author) Annotations				
Properties	<table border="1"><thead><tr><th>Name</th><th>Value</th></tr></thead><tbody><tr><td colspan="2"> </td></tr></tbody></table>	Name	Value		
Name	Value				
Selections					

Distance: 56.36 Feet

56, 36 ft.
(Need 51 ft to accommodate structure and setback)

<http://pol.pictometry.com/en-us/app/>

