



City of Rochester, New Hampshire
Department of Building, Zoning & Licensing Services
31 Wakefield Street * Rochester, NH 03867
(603) 332-3508 * Fax (603) 509-1912
Web Site: www.rochesternh.net

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JUL 2 2015

APPLICATION FOR SPECIAL EXCEPTION

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2015-18

DATE FILED 7-13-15

Karen G. Jones
ZONING BOARD CLERK

Phone No. 603-335-6324

Name of applicant Brian J. Carroll bri462@metrocast.net

Address 187 Old Dover Road
(if same as applicant, write "same")

Owner of Property Concerned same
(if same as applicant, write "same")

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

Location of property 187 Old Dover Road

Map No. 253 Lot No. 80 - BIK 4 Zone R-1

The undersigned hereby requests a special exception as provided in

Article: 42.23(b) 10 Section: B of the Zoning Ordinance

to allow a fence taller in height than 6 ft.

Description of Property 152 300 152
(give length of the lot lines) Frontage Sides Rear

Proposed use or existing use affected side yard on Tebbetts
Road, yard barrier due to traffic

Signed B. J. Carroll Date 7/2/15
(Applicant)

Karen Grenier

From: bri462@metrocast.net
Sent: Thursday, July 30, 2015 11:41 AM
To: Karen Grenier
Subject: Re: ZONING APPLICATION

I will be putting a fence along the road side in my backyard. The road it will face is Tebbetts Road, the fence will not be anywhere near the corner or intersection(not an obstruction of traffic in anyway). My back yard is 3-4 feet lower then the road this is why I need an 8 foot fence vs 6 foot. For privacy reasons and to stop people from teasing my dogs when the are sitting in traffic waiting to get thru Old Dover Road and Tebbetts intersection. When in my 4 foot high above ground pool all I see is wheels from the cars and hear the mufflers or my favorite the loud motorcycles. Thanks in advance for this variance, see you Aug 12th at 7pm.

Brian Carroll

187 Old Dover Road 603-335-6324

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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 ☒ NO ☐
Reasoning:

- (2) Neighborhood. The proposed use would not be detrimental, injurious, obnoxious, or offensive to the neighborhood;

YES ☐ NO ☒
Reasoning: Yard is 2.5 - 3 feet lower than road
so fence would be 6 feet visible.

- (3) Traffic. The proposed use would not create an undue hazard or nuisance to vehicular or pedestrian traffic;

YES ☐ NO ☒
Reasoning:

- (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:

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

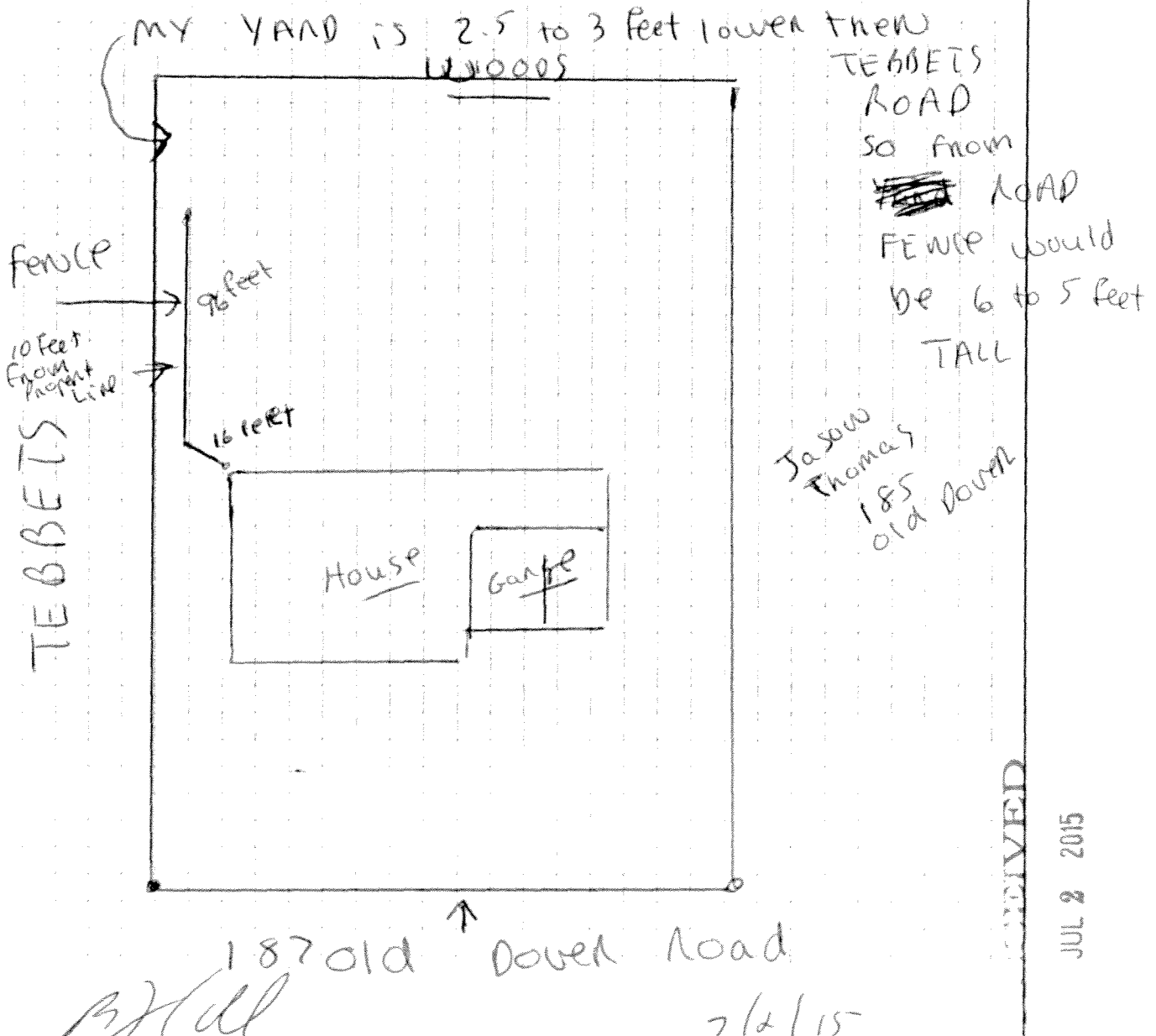
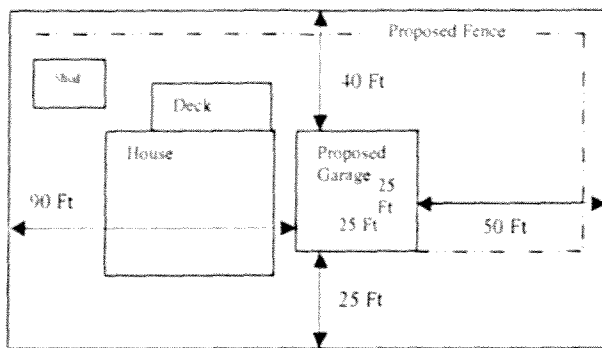
YES ☒ NO ☐
Reasoning:

Sketch Plan

Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing a fence – show the location.

Sample Plan:



Signature

Date







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

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

PHOTOGRAPHY DATE: APRIL 28, 1990

COMPLETION DATE: JUNE 30, 1992

PRODUCED IN 1992 BY

CAI Technologies

19 Pleasant Street, Littleton, NH 03042
603.333.4442 - WWW.CAITECH.COM

LEGEND

AREA SURVEYED Ac

AREA CALCULATED Ac

RECORD DIMENSION 100'

SCALLO DIMENSION 100'

WATER LINE W

WATER W

EXEMPT PROPERTY

SUBDIVISION LOT NO.

BUILDING

RIGHT OF WAY

COMMON OWNERSHIP

WETLANDS

SCALE 1" = 200'

FEET 0 100 200 300 400 500 600

METERS 0 50 100 150 200

REVISED TO: APRIL 1, 2010

PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO. **253**



O' Abutters List Report

Rochester, NH
July 02, 2015

Certified
Application 23.58
 175.00
 198.58

Subject Property:

Parcel Number: 0253-0086-0004
CAMA Number: 0253-0086-0004
Property Address: 187 OLD DOVER RD

Mailing Address: BRIAN REVOCABLE TRUST % CARROLL
BRIAN J TRUSTEE
187 OLD DOVER RD
ROCHESTER, NH 03867-4546

Abutters:

Parcel Number: 0253-0008-0000
CAMA Number: 0253-0008-0000
Property Address: 70 TEBBETTS RD

Mailing Address: THERRIEN WAYNE A
70 TEBBETTS RD
ROCHESTER, NH 03867-4510

Parcel Number: 0253-0078-0000
CAMA Number: 0253-0078-0000
Property Address: 193 OLD DOVER RD

Mailing Address: RADEY HARVEY M III & CYNTHIA H
193 OLD DOVER RD
ROCHESTER, NH 03867-4550

Parcel Number: 0253-0079-0000
CAMA Number: 0253-0079-0000
Property Address: 59 TEBBETTS RD

Mailing Address: MARSHALL SCOTT A
59 A TEBBETTS RD
ROCHESTER, NH 03867-4610

Parcel Number: 0253-0086-0003
CAMA Number: 0253-0086-0003
Property Address: 185 OLD DOVER RD

Mailing Address: THOMAS JASON K
185 OLD DOVER RD
ROCHESTER, NH 03867-4546

Parcel Number: 0253-0086-0005
CAMA Number: 0253-0086-0005
Property Address: 3 ANGELA LN

Mailing Address: DAVIS EDWARD A & JEANNE L
3 ANGELA LN
ROCHESTER, NH 03867

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