



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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DEC 24 2014
CODE ENFORCEMENT

APPLICATION FOR SPECIAL EXCEPTION

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2015-02

DATE FILED 12/24/14

Karen M. Miller
ZONING BOARD CLERK

Phone No. 603-534-0861

Name of applicant Dyann O'Rourke

Address 144 Rochester Hill Rd.

(if same as applicant, write "same")

Owner of Property Concerned John & Dyann O'Rourke

(if same as applicant, write "same")

Address _____

(if same as applicant, write "same")

Location of property 144 Rochester Hill Rd.

Map No. 243

Lot No. 10

Zone R2

The undersigned hereby requests a special exception as provided in

Article 42. Section 22 of the Zoning Ordinance

to permit a family group child care - Day Care

Description of Property N/A

(give length of the lot lines)

Frontage

Sides

Rear

Proposed use or existing use affected inside facility/home

Signed Dyann O'Rourke
(Applicant)

Date 12/21/14

42.22 Special Exceptions

(a) General Provisions

- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance to additional standards is required, may be permitted in their respective districts, subject to the satisfaction of the requirements and standards set forth in this Section 42.23, in addition to all other requirements of this ordinance. All such uses are hereby declared to possess such special characteristics that each shall be considered as an individual case.
- (2) The Board of Adjustment may require that a site plan for development for a proposed Special exception be submitted showing the location of all buildings, parking areas, traffic access, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed special exception is in harmony with the intent of this ordinance.

(b) Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

- (1) The specific site is an appropriate location for the proposed use or structure
YES ~~X~~ NO Reasoning:
- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood
YES NO ~~X~~ Reasoning:
- (3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking
YES NO ~~X~~ Reasoning:
- (4) Adequate and appropriate facilities and utilities will be provided to insure the Proper operation of the proposed use or structure
YES ~~X~~ NO Reasoning:
- (5) The proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan
YES NO Reasoning:

Please check Section 42.22 of the Rochester Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.

Statement 1: The specific site is an appropriate location for the proposed use or structure.

Reasoning 1: The structure is located on Rt. 108 between Frisbee and Wentworth Douglas Hospitals. In recent years, there has been significant commercial development in close proximity to our location with the construction of many new medical practices and support facilities. Also, there continues to be expansions of both the Industrial Park and Sky Haven Airport. Given our location and its convenient commuter location for these local businesses, we feel a quality child care location would enhance Rochester's business community.

Statement 2: The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood.

Reasoning 2: The hours of operation will be mon. through Friday 7am to 5pm. Children will be inside the house and confined to a fenced in area located immediately behind the house. There will be no change to the exterior of the existing structure. There will be an addition to the existing chain link fence to create an enclosed play area abutting the rear of the structure.

Statement 3: There will be undue nuisance or serious hazard to pedestrian or vehicle traffic, including the location and design of access ways and off street parking

Reasoning 3: No. We are located on Rt. 108 which has no sidewalks and very minimal pedestrian traffic. Vehicle traffic volume would not be noticeably changed. We have adequate space for off street parking and a turnaround area at the top of our driveway allowing vehicles to drive onto the roadway.

Statement 4: Adequate and appropriate facilities and utilities will be provided to insure the proper operation of the proposed use or structure.

Reasoning 4: The structure is 2200 sqft, approximately 1100 sqft will be utilized for the children's care. It is situated on 2.2 acres, approximately 50ft by 80ft will be fenced in for outside space and when weather permits, will be utilizes approximately 1 hour a day.

Statement 5: The proposal use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan.

Reasoning 5: Honestly, I don't know the answer to this statement but I do know since purchasing the property in 2003, urban sprawl has overtaken Rt. 108. This being the case, I feel my proposed use and request for a Special Exception are worthy of consideration. Thank you very much for considering my request.



0243-0010-0000

Print Date: 12/30/2014

Image Date: 11/17/2012

Level: Community



0' Abutters List Report

Rochester, NH
November 12, 2014

175.00
52.92
227.92

Subject Property:

Parcel Number: 0243-0010-0000
CAMA Number: 0243-0010-0000
Property Address: 144 ROCHESTER HILL RD

Mailing Address: OROURKE JOHN F
144 ROCHESTER HILL RD
ROCHESTER, NH 03867

Abutters:

Parcel Number: 0134-0016-0000
CAMA Number: 0134-0016-0000
Property Address: 142 ROCHESTER HILL RD

Mailing Address: CYR WILFRED L JR
1674 UNIVERSITY PKWY LOT 337
SARASOTA, FL 34243-2260

Parcel Number: 0134-0017-0000
CAMA Number: 0134-0017-0000
Property Address: 143 ROCHESTER HILL RD

Mailing Address: SCHEFFER TODD A & SARAH L
143 ROCHESTER HILL RD
ROCHESTER, NH 03867-3328

Parcel Number: 0243-0003-0000
CAMA Number: 0243-0003-0000
Property Address: 12 STONE RIDGE DR

Mailing Address: STRANGE THOMAS C
12 STONE RIDGE DR
ROCHESTER, NH 03867-3349

Parcel Number: 0243-0004-0000
CAMA Number: 0243-0004-0000
Property Address: 0 STONE RIDGE DR

Mailing Address: PEASE DEVELOPMENT AUTHORITY
55 INTERNATIONAL DR
PORTSMOUTH, NH 03801

Parcel Number: 0243-0005-0000
CAMA Number: 0243-0005-0000
Property Address: 11 STONE RIDGE DR

Mailing Address: BARNARD RICHARD R & ROBIN M
11 STONE RIDGE DR
ROCHESTER, NH 03867-3349

Parcel Number: 0243-0006-0000
CAMA Number: 0243-0006-0000
Property Address: 9 STONE RIDGE DR

Mailing Address: GOSSELIN KEVIN J & CYNTHIA R
9 STONE RIDGE DR
ROCHESTER, NH 03867-3349

Parcel Number: 0243-0007-0000
CAMA Number: 0243-0007-0000
Property Address: 7 STONE RIDGE DR

Mailing Address: MCKEE FAMILY TRUST % MCKEE JOHN
C & STEPHANIE A TRUSTEES
7 STONE RIDGE DR
ROCHESTER, NH 03867-3349

Parcel Number: 0243-0008-0000
CAMA Number: 0243-0008-0000
Property Address: 5 STONE RIDGE DR

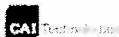
Mailing Address: VOLPE ALAN S & KAREN E
5 STONE RIDGE DR
ROCHESTER, NH 03867-3349

Parcel Number: 0243-0009-0000
CAMA Number: 0243-0009-0000
Property Address: 3 STONE RIDGE DR

Mailing Address: STRANGE ROBERT J
3 STONE RIDGE DR
ROCHESTER, NH 03867-3349

Parcel Number: 0243-0011-0000
CAMA Number: 0243-0011-0000
Property Address: 146 ROCHESTER HILL RD

Mailing Address: BEAN KENNETH L & OSBERG BRITTA E
146 ROCHESTER HILL RD
ROCHESTER, NH 03867-3347



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11/12/2014

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0' Abutters List Report

Rochester, NH
November 12, 2014

Parcel Number: 0243-0012-0000
CAMA Number: 0243-0012-0000
Property Address: 152 ROCHESTER HILL RD

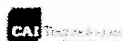
Mailing Address: 150 ROCHESTER HILL LLC
761 WASHINGTON RD
RYE, NH 03870-2318

Parcel Number: 0243-0018-0000
CAMA Number: 0243-0018-0000
Property Address: 238 ROCHESTER HILL RD

Mailing Address: PEASE DEVELOPMENT AUTHORITY
55 INTERNATIONAL DR
PORTSMOUTH, NH 03801

Parcel Number: 0243-0066-0000
CAMA Number: 0243-0066-0000
Property Address: 145 ROCHESTER HILL RD

Mailing Address: GERRY JEFFREY A & RICHARDS
SUSAN M
145 ROCHESTER HILL RD
ROCHESTER, NH 03867-3328



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11/12/2014

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JOHN OROURKE
DYANN OROURKE
144 ROCHESTER HILL RD.
ROCHESTER, NH 03887

White Mountains, NH

1040

54-8953/2114
07

12-21-14

Date

Pay to the
Order of

City of Rochester

\$ 227.92

Two hundred Twenty Seven

Dollars

92/100

Security
Features
Outlined on
Back

Northeast
CREDIT UNION

Your Trusted Neighbor™

PO Box 1240, Portsmouth, NH 03802-1240

For

Exception
application

Dyann O'Rourke

⑆211489630⑆ 751000828671⑈ 1040

Portland, Maine