



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

APPLICATION FOR SPECIAL EXCEPTION

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2015-01

DATE FILED 11/25/14

[Signature]
ZONING BOARD CLERK

Phone No. 603-583-6955

Name of applicant Jesse Coletti

Address 15 Milton rd Rochester

(if same as applicant, write "same")

Owner of Property Concerned Louise Yacoub

(if same as applicant, write "same")

Address 12 Greenfield dr Somersworth

(if same as applicant, write "same")

Location of property 15 Milton rd

Map No. 222

Lot No. 92

Zone HC

The undersigned hereby requests a special exception as provided in Article

42

Section: 22(c)(3)

the Zoning Ordinance

to have outside storage yard

Description of Property

100'

200'

100.5'

(give length of the lot lines)

Frontage

Sides

Rear

Proposed use or existing use affected no surrounding properties

should be affected as they are of similar use

Signed

[Signature]
(Applicant)

Date

11/25/14
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42.22 Special Exceptions

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NOV 25 2014

CODE ENFORCEMENT

(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 ☒ NO ☐ Reasoning: the residence is in a Highway commercial zone
- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood
YES ☐ NO ☒ Reasoning: Property is surrounded by commercial buildings
- (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 ☒ Reasoning: My business and truck activity will be less obtrusive than HannaFord trucks
- (4) Adequate and appropriate facilities and utilities will be provided to insure the Proper operation of the proposed use or structure
YES ☐ NO ☒ Reasoning: NO structure will be added
- (5) The proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan
YES ☒ NO ☐ Reasoning: My business is similar to all adjoining commercial property/car lot across the street

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

stores cars/HannaFord has semi trucks stored

I, Jesse Colett: Have secured a lease agreement at 15 Milton rd because of the location being H.C. and to operate my paving business. No actual work will be done on site at this address as all work will be considered OFF site. Property will be used to park equipment only. All adjoining Property is considered Commercial as well, including Lilac mall and Hannafords as well as a car sales lot located directly across the street. There will be no excessive noise, light or smoke pollution associated with the use of this property as a contractor storage yard. There will be no traffic in or out of the property by any customers.

Thank you

Jesse Colett

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Nov. 11 2014

I, Lounes Yacoub of 12 Greenfield Dr. Somersworth NH, do hereby give Jesse Coletti permission to operate his business out of my property to which he is currently leasing at 15 Milton rd. in Rochester NH. Jesse Coletti also has my permission to change the property as he sees fit to accommodate his business and store his equipment as necessary to operate his business.

Thank you,

Lounes Yacoub

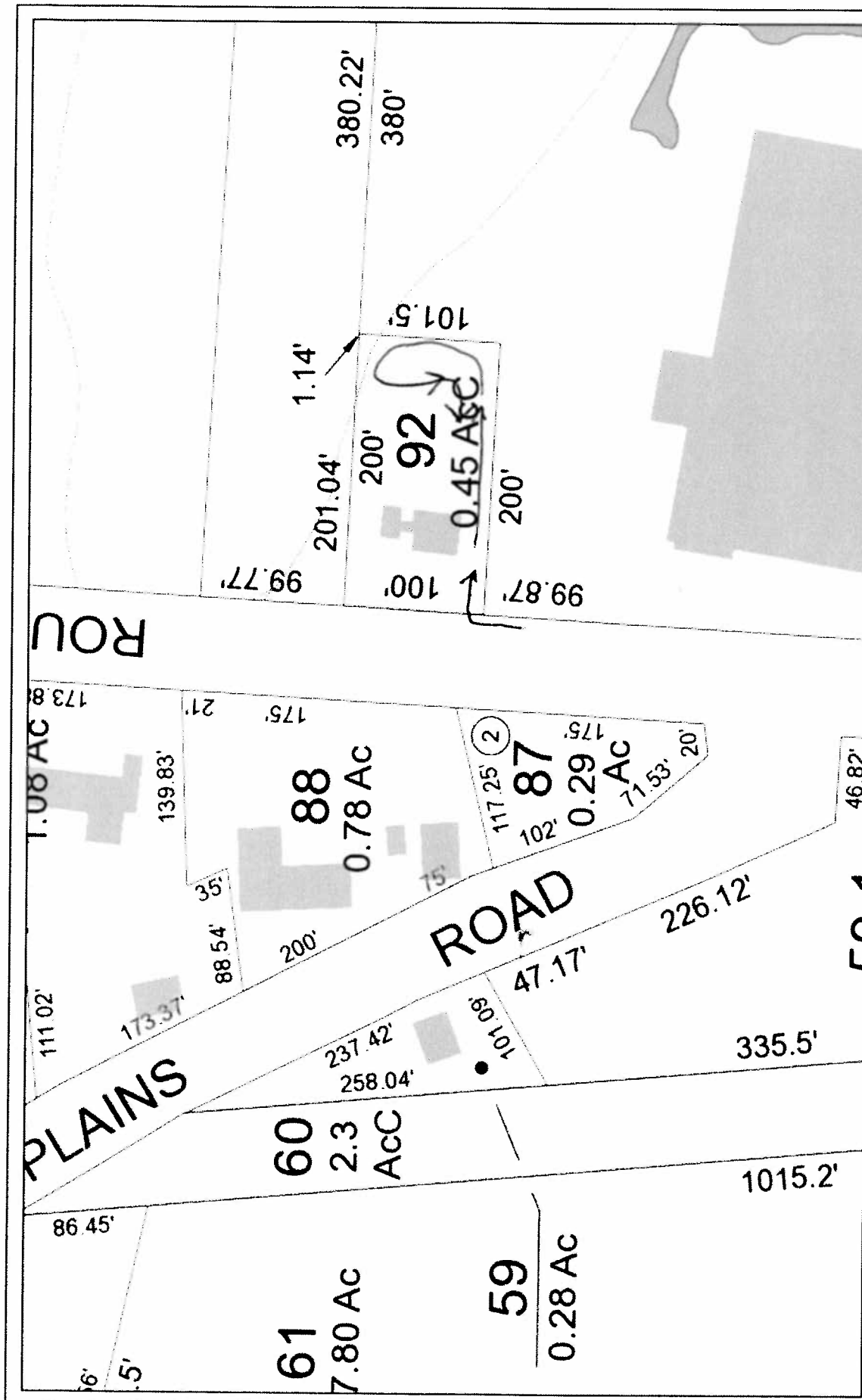
A handwritten signature in black ink, appearing to read 'Lounes Yacoub', written over a horizontal line.



0222-0092-0000, 15 MILTON RD

Print Date: 11/25/2014
Image Date: 11/17/2012
Level: Community

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NOV 25 2014
CODE ENFORCEMENT





0' Abutters List Report

Rochester, NH
November 25, 2014

$$\begin{array}{r} 3.78 \times 6 = 22.68 \\ \text{Spec } 175 \quad 175.00 \\ \hline 197.68 \end{array}$$

K. G. Miller

Subject Property:

Parcel Number: 0222-0092-0000
CAMA Number: 0222-0092-0000
Property Address: 15 MILTON RD

Mailing Address: YACOUB LOUNES & JOAN C
12 GREENFIELD DR
SOMERSWORTH, NH 03878

Abutters:

Parcel Number: 0215-0058-0001
CAMA Number: 0215-0058-0001
Property Address: 0 MILTON RD

Mailing Address: CONSERVANCY FOUNDATION INC
40 TEMPLE ST
NASHUA, NH 03060

Parcel Number: 0222-0087-0000
CAMA Number: 0222-0087-0000
Property Address: 14 MILTON RD

Mailing Address: IOCMA INC ATTN COBALT PROPERTIES
55 UNION STREET SUITE 700
SAINT JOHN, NB E2L 5B7

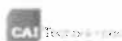
Parcel Number: 0222-0088-0000
CAMA Number: 0222-0088-0000
Property Address: 16 MILTON RD

Mailing Address: FAZEKAS ERVIN REV TRUST &
FAZEKAS CHRISTOPHER
141 WAKEFIELD ST
ROCHESTER, NH 03867-1303

Parcel Number: 0222-0093-0000
CAMA Number: 0222-0093-0000
Property Address: 11 MILTON RD

Mailing Address: SAMPSON SUPERMARKETS INC %
HANNAFORD BROS CO REAL ESTATE
P O BOX 1000 MS6000
PORTLAND, ME 04104-5005

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www.cai-tech.com

11/25/2014

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