

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

ALL EIGHTON FO	N SPECIAL EXCEPTION
TO: BOARD OF ADJUSTMENT CITY OF ROCHESTER Phone No. 603-520-3433 Name of applicant Darlene Capaling Address 257 M. Main St. Roch	DO NOT WRITE IN THIS SPACE CASE NO. 2017 - 08 DATE FILED 8 23 17 JULIA LIDOU ZONING BOARD CLERK (if same as applicant, write "same")
Owner of Property Concerned	Same
owner or roperty concerned	(if same as applicant, write "same")
Address	(if same as applicant, write "same")
Location of property 257 N. Main	st.
Map No. <u>//5</u> Lot No. <u>9</u>	Zone R
The undersigned hereby requests a special e	xception as provided in
Article: 42.24 Section:_	-
Description of Property	Sides Rear Business in a Multi-family Occupancy
Signed (Applicant)	Date 8-23-2017

N:\PLAN\ZBA\Application blanks\Special exception application.doc

42.22 Special Exceptions

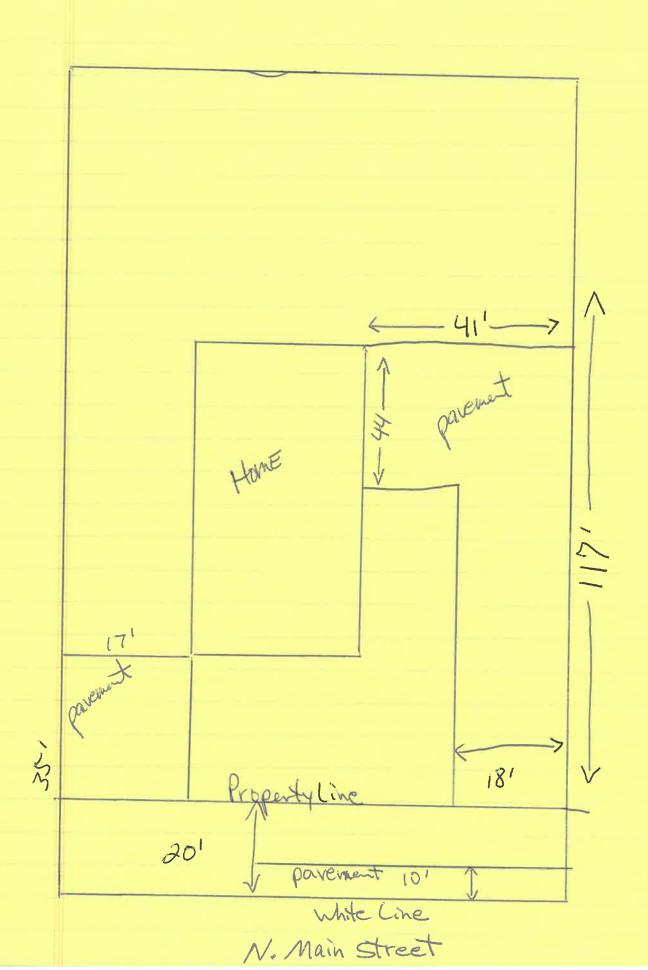
- Certain uses, structures, or conditions are designed as Special Exceptions
 (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance 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.
- 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) <u>Considerations Governing Granting Special Exceptions</u>: 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: Business is Convenient W. Main St. location.
(2)	The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood YESNOReasoning: Therapeutic Massage helps to provide peaceful environment.
(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: The Client at a time on the premises.
(4)	Adequate and appropriate facilities and utilities will be provided to insure the Proper operation of the proposed use or structure YES NO Reasoning: Back flow device for plumbing.
(5)	The proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan YES NO Reasoning: All regulations have been met.

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

The Business is a convenient location on N. Main St. to call upon. Therapeutic Massage helps to provide a harmonious atmosphere. Only one client at a time will be on the premises. All regulations for the town of Rochester have been met. I am looking forward to being a business member in Rochester, New Hampshere.

Sincerely Doubre Cop 8-23-2017



42.24 Home Occupations

- **a.** Requirements for All Home Occupations. The following standards apply to all home occupations 1, 2, and 3:
 - 1. <u>On Resident's Property</u>. Home occupations shall be conducted by the individual on the property in which he/she resides.
 - 2. <u>Inside the Dwelling</u>. All activity related to the home occupation shall be conducted inside the dwelling or inside a garage or barn-type outbuilding.
 - 3. <u>Character</u>. Home occupations must be subordinate to the residential use and must have little or no impact upon the neighborhood. There must be minimal indication of the home occupation evident from the road or from neighboring properties.
 - 4. <u>Retail Sales</u>. There shall be no retail sales of goods or products on the premises, except:
 - A. as may be incidental to the primary office or personal services occupation (such as sales of hair products to a salon customer);
 - **B.** for goods shipped pursuant to mail/email/telecommunication order;
 - C. to customers who visit by pre-arranged appointment only; or
 - **D.** for barn sales as specified under Home Occupation III.
 - 5. <u>Delivery of Goods</u>. The regular receipt or delivery of merchandise, goods or supplies to or from the business shall be limited to U.S. mail service, a standard parcel delivery service utilizing a two-axel vehicle, or a private passenger automobile.
 - 6. <u>Outside Storage/Parking</u>. There shall be no outside storage or parking of materials, equipment, or vehicles (except for one ordinary passenger vehicle, pick up truck, or van related to the business). Box trucks are permitted by special exception subject to a determination that adequate buffering can be provided.
 - 7. <u>Performance Standards</u>. There shall be no emission of noise, odor, dust, fumes, vibration, or smoke beyond the property or, in the case of multifamily dwellings, beyond the dwelling unit;
 - **8.** <u>Septic System.</u> Septic system design/capacity for home occupations that utilize significant additional water or waste water volumes, such as hair salons and catering services shall be verified in writing by a licensed NH septic designer or a professional engineer;
 - 9. <u>Multifamily Dwellings</u>. Home occupations are allowed in all residential property. Any proposal for a Home Occupation-2 or Home Occupation-3 in a dwelling other than a single family dwelling shall be reviewed as a special exception (see Section 42.24-f, below). In addition, the owner and residents of all units in the dwelling shall be notified

8/23/2017

map: Auto (Ortho) • Dates: All • < image 1 of 36 > 04/29/2017

1,400		
TOTAL ASSESSED: 14	:2256!	
MULTI FAMILY	Pochoctor	19190V
1 of 1	CARD	
	LOT3	SIMMARY
	LOT2	PROCESS APPRAISA
0000	LOT	IN PRO
0093	BLOCK	7
0115	MAP	PROPERTY LOCATION

PROPERTY LOCATION	SS	PRAISAL SUM	MMARY		700	Notifestel		
No Alt No Direction/Street/City	se Code		fard Items Land Size	Land Value	Total Value	Legal Description	Hear Arrt	
257 NO MAIN ST, ROCHESTER	103	105,000	0.400	.00 36,400	141,400 EAS	141,400 EASEMENT FOR 115-92 ON 115-93	20307	
OWNERSHIP LINE					- AH	BK-4486, PG-211 & PLAN #113-89	GIS Ref	<
ALBO DARLENE								
Owner 2:	Total Cord	405 000	40		444 400		GIS Ref	
Owner 3:	Total Calu	102,000	0.400	20,400	141,400	Entered Lot Size		The Assessment of the State of
Street 1; 257 NO MAIN ST	Iolal Farcel	000,001	P.O.	35,400	141,400	Total Land: 0.4	Inen Data	
Street 2:	Source: Market Adj Cost	r Adj Cost	otal Value per SQ unit /Card: 75.37	Init /Card: 75.37	/Parcel: /5.37	Land Unit Type: AC	חופה הפוני	# Properties Inc.
Twn/City: ROCHESTER	PREVIOUS ASSESSMENT	FNEMSS			Parcel ID 0115-0093-0000	0003-0000		USER DEFINED
St/Prov. NH Cntry Own Occ. Y	Tax Yr Use Cat	0	Yrd Items land Size	Land Value Total Value		Notes		Prior Id # 1:
Postal: 03867-1133	103	8	4.	1	11_	2/8/6		Prior Id # 2:
PREVIOUS OWNER	103	78,100	4.				-	Prior Id # 3:
Owner 1: PULLO ENTERPRISES LLC -	103	78,100	0 .4	36,400 114,500				Prior Id # 1:
Owner 2: -	103	89,100	4.			End Roll 9/4/2013	08/25/17 10:05:12	Prior Id # 2:
Street 1: 21 FIRE RD 15		89,100	4.	Ì				Prior Id # 3:
Twn/City: STRAFFORD	133	89,100	4.				Date Time	Prior Id # 1:
St/Prov. NH Cntry	2010 103 FV	93,700					08/11/17 10:44:04	Prior Id # 2:
Postal: 03884	3	93,/00		50,100 143,800	143,800 Year End Koll	End Koll 9/24/2009	leona	Prior Id #3:
NARRATIVE DESCRIPTION	SALES INFORMATION	TION	TAX DI	TAX DISTRICT		PAT ACCT.	2256	ASR Map:
This Parcel contains 4 AC of land mainty classified as THRFF	Grantor	Legal Ref	Type Date (Sale Code Sale Price	ice V Tst Verif	Assoc PCL Value	Notes	Fact Diet
FAM with a(n) TRIPLEX Building Built about 1935, Having	PULLO ENTERPRIS	4491-626	7/10/2017	_	2	SQ-NM		Reval Dist:
Primarily CLAPBOARD Exterior and ASPH SHINGLE Roof	GILL LUKIN PRES	2220-88/		2	217,000 No A			3
Cover, with 3 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 11	GILL LORIN PRES	2252-144			4,000 No 4			rear.
Rooms Total, and 5 Bdrms.	ROY MATTHEW J	2246-551	10/31/2000 Val i	Val Lnd&Bldg 12:	122,500 No No 4			LandKeason:
OTHER ASSESSMENTS	ROY MATTHEW J &	1834-696	11/24/1995 Divorce		4,000 No A			BldReason:
Code Descrip/No Amount Com. Int	ROY WILFRID T J	1536-136	12/19/1990 Val I	Val Lnd&Bldg 61	60,000 No No 4			
	WTR REALTY CORP	1135-788	6/19/1984					
	ROY WILFRED T &	1135-432	5/31/1984					
	BUILDING PERMIT	S				ACTIVITY INFORMATION	MATION	
		. Descrip	Amount C/O Last Visit	sit Fed Code F. Descrip			Result B	Name
Hom Code Descip 0/ Hom Code Descrip		MANUAL			Sleeve 3 3/4" natu	u 7/12/2017 DEED CHANGE	ANGE DIM	DARCY
D4 DECIDENC 100 11	~	WATER HE	1,135 CE 12/13/2012	12		6/25/2010 OWN ADD CHG	CHG VB	VERNA
NI NESIDEINO INO		INT RENO	2,500 C		FIN.UNIT&RG1	6/12/2007 OWN ADD CHG	CHG VB	VERNA
-	9/1/1996 866	GARAGE	2,000 C		RG1 RENEWAL	8/8/2005 DEED CHANGE	NGE	
						7/22/2005 EXT ONLY		Ť
Elood Haz:						12/18/2000 NO INSP		
D BO DOCUESTED Tons 1								
NO COLEGIEN								
Iraffic 4 MEDIUM						Sign.	AND ASSESSED ASSESSED IN COMM.	1 1
D SECTION (First 7 lines or	-						VERBILLATION OF WISH NOT DATA	
Fact No of Units PriceUnits Unit Type	Land Type Factor Val	Base Unit Price A	Adj Neigh Neigh Ne Influ M	Neigh Infl 1 % It	Infl 2 % Infl 3	% Appraised Alt % Sp Value Class Lx	Spec J Fact Use	Use Value Notes
103 THREE FAM 0.4 PRIMARY A SITE	1.0	0 40,000. 2	2.275 2004			00	11	36,400

Fact Use Value	36,400	36.400
		Total:
_ გ		
Spec		
%		ipe.
Class		Spl Credit
Appraised Value	36,400	36,400

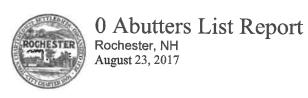
Prime NB Desc 2 TO 4 UNITS Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Parcel LUC: 103 THREE FAM Total SF/SM: 17424.00 Total AC/HA: 0.40000

Total: Database: AssessPro

julia

2017

36,400



Subject Property:

Parcel Number: 0115-0093-0000

CAMA Number: 0115-0093-0000 Property Address: 257 NO MAIN ST

15-0093-0000 7 NO MAIN OT

Mailing Address: CAPALBO DARLENE

257 NO MAIN ST

ROCHESTER, NH 03867-1133

	4	18.66	per abotter	(\$22.80)
Abutters:				
Parcel Number:	0115-0027-0000		Mailing Address:	BURGER KING CORPORATION % RYAN

CAMA Number: 0115-0027-0000 P O BOX 460189
Property Address: 250 NO MAIN ST HOUSTON, TX 77056-8189

Parcel Number: 0115-0091-0000 Mailing Address: MITCHELL THOMAS K CAMA Number: 0115-0091-0000 3 MCDUFFEE ST

Property Address: 3 MCDUFFEE ST ROCHESTER, NH 03867-1108

Parcel Number: 0115-0092-0000 Mailing Address: PULLO CHRISTOPHER

CAMA Number: 0115-0092-0000 21 FIRE RD 15

Property Address: 261 NO MAIN ST STRAFFORD, NH 03884

Parcel Number: 0115-0094-0000 Mailing Address: ROY PETER J

 CAMA Number:
 0115-0094-0000
 255 NO MAIN ST APT A

 Property Address:
 255 NO MAIN ST
 ROCHESTER, NH 03867-1132

Parcel Number: 0115-0095-0000 Mailing Address: MiTCHELL CHRISTOPHER & CONRAD

CAMA Number: 0115-0095-0000 NICOLE

Property Address: 2 FORTIER DR 2 FORTIER DR ROCHESTER, NH 03867-1105

Parcel Number: 0115-0096-0000 Mailing Address: ANDERSON LINDA A CAMA Number: 0115-0096-0000 4 FORTIER DR

CAMA Number: 0115-0096-0000 4 FORTIER DR
Property Address: 4 FORTIER DR ROCHESTER, NH 03867-1105

	S	pecial Exception Application Checklist
	It must be det Most often th	termined that your proposed use is not permitted without a special exception. is determination is a denial of a building permit.
g	Complete the	application form.
NUJA	You must co If the special	mplete the 42.22 Special Exceptions sheet, addressing the 5 questions exception is for a garage, you must also complete the Garage Setbacks sheet
	A narrative ex	xplaining what you are requesting the special exception for.
	A sketch (see	attached example) including the following.
		Measurements of the distances from any existing structure to the lot lines. If the proposed structure is not attached to the building you will need the distance between buildings.
		Dimensions of the lot. A certified plot plan of your property is required by the Zoning Board. If you do not have a certified plot plan you may request a waiver (see the secretary for details)
		If for a garage, all appropriate information on proposed garage (see samples)
	Photographs,	if you have them.
	Zoning and the certified abutter list,	This information must be obtained from the Zoning Clerk in the Building. Licensing Office from their computer. The applicant must pay the cost of fee for each abutter, applicant and any other applicable person on the including applicant (at this time the fee is \$3.81 each) \$3.80 (at this time the fee).
		fee \$175.00 (make check payable to City of Rochester).

All of the above information must be completed and submitted to the Building, Zoning & Licensing Department. on or before the deadline date, or the application will be considered incomplete and will be postponed until the next scheduled meeting, or until all the requirements have been met.

NOTE: All applications will be allowed one (1) postponement of the hearing on their application, and shall notify the Planning Office in writing of their intent to postpone such hearing at least two (2) days prior to the meeting at which their application is to be considered. If the applicant requests a second (2nd) postponement of the hearing, the application will be considered to have been withdrawn and the applicant must file a new application with the Board in order to receive a hearing. The provisions of this paragraph shall not apply to any postponement requested by an applicant as a result of the inability of the Zoning Board of Adjustment to provide the applicant with a five-member board for the hearing on the application.

THE APPLICANT OR REPRESENTATIVE <u>MUST</u> ATTEND THE MEETING TO PRESENT THE CASE TO THE ZONING BOARD OF ADJUSTMENT

If you have any questions with any of these requirements, please call Karen at 332-3976