



Conditional Use Permit Application
City of Rochester, New Hampshire

Date: November 6, 2017

Property information

Tax map #: 103; Lot #(s): 119; Zoning district: NMU

Property address/location: 0 Main St (between 27 & 29 Main St. East Rochester)

Name of project (if applicable): _____

Property owner

Name (include name of individual): Gary & Tiffany Randall

Mailing address: 29 Main Street, Rochester NH 03868

Telephone #: 603-867-9419 Fax _____

Applicant/developer (if different from property owner)

Name (include name of individual): Same as property owner.

Mailing address: Same as above.

Telephone #: _____ Fax #: _____

Engineer/designer

Name (include name of individual): Kenneth A Berry, PE, LLS
Berry Surveying & Engineering

Mailing address: 335 Second Crown Point Rd, Barrington, NH 03825

Telephone #: 603-332-2863 Fax #: 603-335-4623

Email address: K_Berry@BerrySurveying.com Professional license #: 14042

Please describe the existing conditions: This is an existing lot of record with
narrow frontage which contains a driveway mostly residential neighborhood.

Submission of application

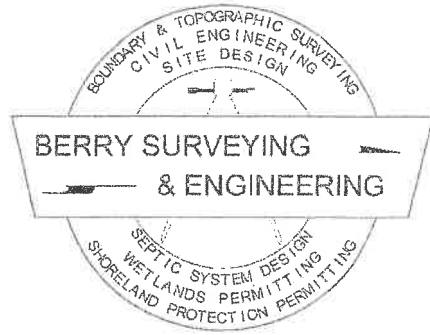
This application must be signed by the property owner, applicant/developer (if different from property owner), and/or the agent.

I/we hereby submit this Conditional Use application to the City of Rochester Planning Board pursuant to the City of Rochester Zoning Ordinance and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: Tiffany Randall
Date: 11/06/2017

Signature of applicant/developer: Tiffany Randall
Date: 11/06/2017

Signature of agent: _____
Date: _____



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

November 3, 2017

City of Rochester Planning Board
31 Wakefield Street
Rochester, NH 03867

RE: Proposed single-family residence
Gary & Tiffany Randall
Main Street
Conditional Use Permits

Mr. Chairman and Members of the Rochester Planning Board,

Pursuant to Zoning Regulations (42(e)(3)(b)) Berry Surveying & Engineering (BS&E,) on behalf of Gary & Tiffany Randall, respectfully requests the City of Rochester Planning Board approve the following Conditional Use Permits:

- Building outside of the build to zone.

Narrative:

Gary & Tiffany Randall currently own Tax Map 103, Lot 119 on Main Street in East Rochester. The lot lies in the neighborhood mixed use (NMU) zone and is 15,175 Sq. Ft. with 34.50' of frontage. In the NMU zone there is a build to zone of 0-20' (25'). The property is a flag shaped lot with the neck being roughly 34' wide for 110' which then opens up into an area roughly 83' wide. There is no building currently on the property and they are proposing to build a reasonably sized home. The neck of this property is not wide enough to accommodate a building so we are asking for a conditional use permit to build outside the build to zone.

Base Criteria:

- 1) "Allowed Use or Departure. The use or departure from standards is specifically authorized under the Tables of the Uses in Section 42.18 as a conditional use or is otherwise specially authorized in this chapter."
 - a) We are proposing a single family home which is allowed without a conditional use permit within the NMU zone. The build to revision is specifically allowed by conditional use.
- 2) "Intent of the Chapter. The proposal is consistent with the purpose and intent of this chapter."
 - a) This proposal is consistent with the intent of this chapter. This is an allowed use in the zone but the lot characteristics are such that we cannot build within the build to zone.
- 3) "Intent of Master Plan. The proposal is consistent with the purpose and intent of the Master Plan."
 - a) This proposal is consistent with the master plan. The intent of the master plan for the NMU zone is to allow residential & commercial uses, while creating a uniform streetscape. This is a single family home in an area that is mostly residential area of the NMU zone.
- 4) "Compatibility. The proposal is compatible with general dimensional, use and design characteristics of the neighborhood and surrounding area."
 - a) This proposal of a residential home is compatible with the neighborhood and surrounding area. There are residential buildings on either side of this lot in the NMU zone and it is surrounded by the residential-2 zone along the back and directly across Main Street. This lot will be lit and landscaped in typical residential fashion.
- 5) "Streetscape. The proposal will not adversely impact the quality of the streetscape."
 - a) This proposal will not adversely impact the quality of the streetscape. There is a drive way cut and a paved driveway already on this lot so there no need to change the streetscape.

6) "Resources. The use or departure will not have a significantly adverse impact upon natural, scenic, historic, or cultural resources and can be designed with sensitivity to the environmental constraints."

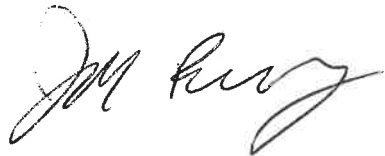
a) This proposal will not have a negative impact on the listed resources, where it is a single family use in an area of the NMU zone that is mostly residential.

7) Public Facilities. The use does not place an undue burden upon the City's resources including the effect on the City's water supply and distribution system, sanitary and storm sewage collection and treatment systems, fire protection, police protection, streets and schools."

a) This proposal will not place an undue burden upon city resources. This residential home will have the least amount of impact of any allowed use in this zone.

Respectfully Submitted,

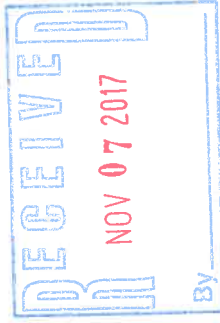
BERRY SURVEYING & ENGINEERING

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Joseph N. Berry
Project Manager

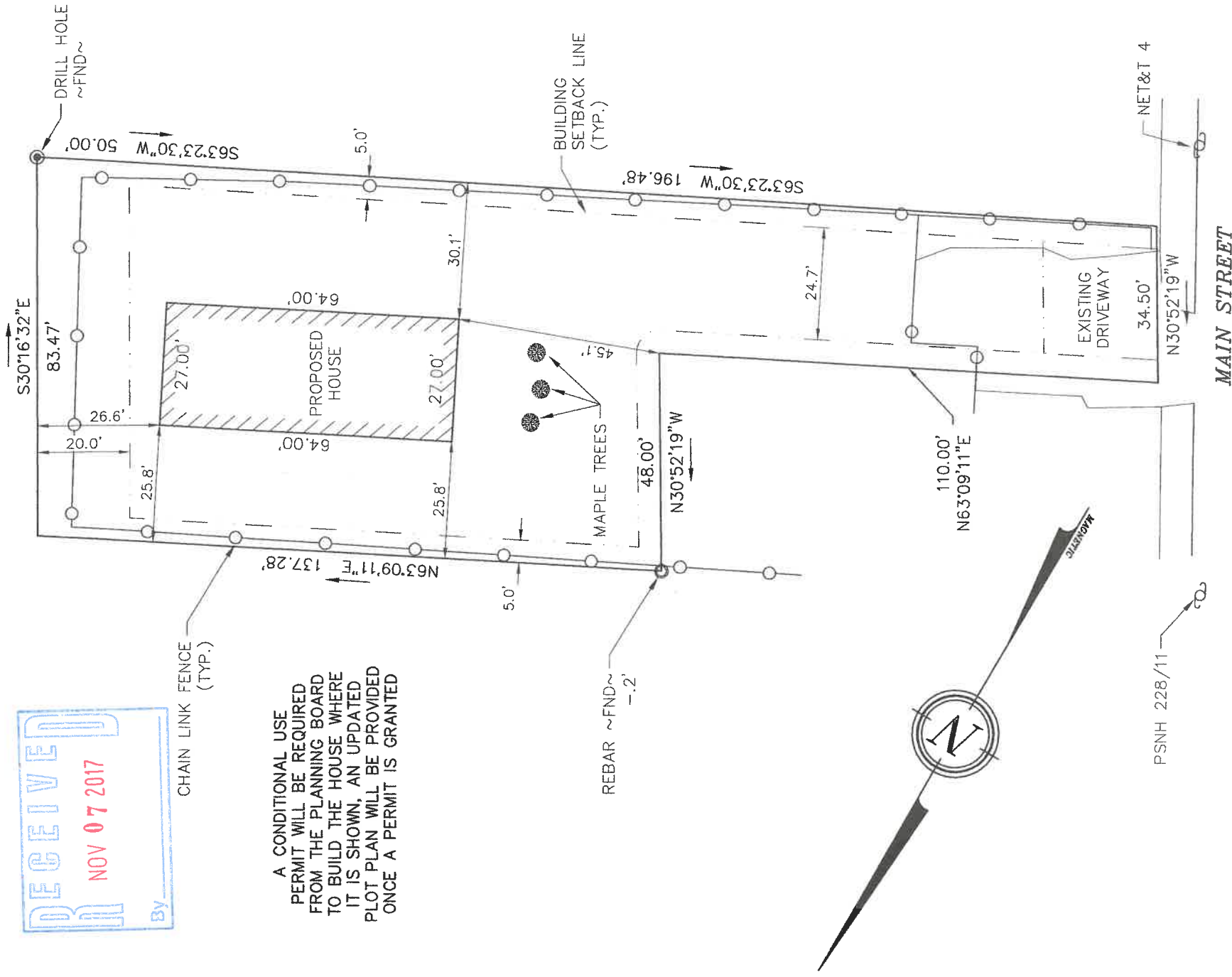
A handwritten signature in black ink, appearing to read "C. R. Berry", written in a cursive style.

Christopher R. Berry
Principal and President



CHAIN LINK FENCE
(TYP.)

A CONDITIONAL USE
PERMIT WILL BE REQUIRED
FROM THE PLANNING BOARD
TO BUILD THE HOUSE WHERE
IT IS SHOWN, AN UPDATED
PLOT PLAN WILL BE PROVIDED
ONCE A PERMIT IS GRANTED



THIS IS NOT A BOUNDARY SURVEY

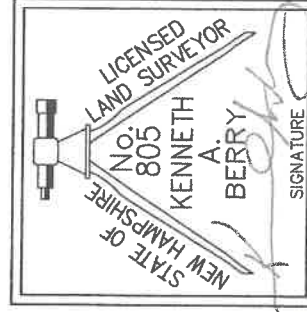
ZONE:
NEIGHBORHOOD MIXED-USE

SETBACKS:
FRONT: 0-25' (BUILD TO)
SIDE: 5.0'
REAR: 20.0'

S.C.R.D.:
BOOK 4477, PAGE 186

BS&E PLAN:
FILE NO. DB 1995-25

CERTIFIED PLOT PLAN
FOR
GARY F. & TIFFANY M. RANDALL
MAIN STREET (EAST ROCHESTER)
ROCHESTER, N.H.
TAX MAP 103, LOT 119



BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 30 FT.

DATE : OCTOBER 12, 2017

FILE NO. : DB 2017-157