



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. 2017-13
 DATE FILED 9/20/17
Julia Libby
 ZONING BOARD CLERK

Phone No. 603-630-4113

Name of applicant Corey MacKout

Address 147 Wakefield St Rochester NH

(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 147 Wakefield St

Map No. 113

Lot No. 55

Zone R2

The undersigned hereby requests a special exception as provided in

Article: 42.24 Section: D of the Zoning Ordinance

home occupant 3

Description of Property _____

(give length of the lot lines)

Frontage

Sides

Rear

Proposed use or existing use affected _____

Signed _____

(Applicant)

Date _____

9/20/17

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 NO Reasoning:

See Attached

- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood
YES NO Reasoning:

see attached

- (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:

See attached

- (4) Adequate and appropriate facilities and utilities will be provided to insure the Proper operation of the proposed use or structure
YES NO Reasoning:

See attached

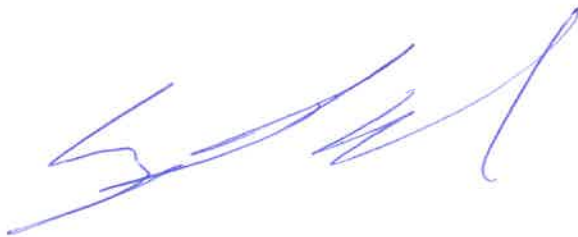
- (5) The proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan
YES NO Reasoning:

See attached

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

Considerations for Special Exception

1. Zone R2 allows for in-home businesses
This should be granted special exception as home occupation-3 as we provide personal services
No more than 2 employees that are not resident relatives
Area to be used is less than 1000 square feet
Sign will be less than 4 square feet & located in rear of building not visible from road
There are at least twenty similar in home businesses currently in the city
A hair salon was previously at this location
2. Neighboring properties will not really notice, as entrance & parking in rear of building
Will not even be noticeable from High School across the street
Will conform to restricted hours of business for residential area (M-F 8 to 7 & Sat 9 to 6)
All business will be conducted inside premises
Not a retail operation and minimal traffic flow
3. Two driveways allow for a separate entrance & exit, so will not impact traffic flow
Parking in rear of building, so no hazard to pedestrians
4. Comfort and safety of guests number one concern
All entrances, exits & interior properly marked and meet regulations
5. R2 zone established to allow for in home business and no restrictions about how many businesses
Location of property promotes economic growth, which is goal of master plan
Currently the Economic Development is trying to promote changing thoroughfares into downtown to residential mixed use....we are one of the major roads leading into downtown



I am requesting a special exception so that I can open a Hair Salon at 147 Wakefield Street.

This should be acceptable as Home Occupation-3 per 42.24 d

Will provide personal services

No more than 2 employees other than family that resides at home

Area to be used is less than 1000 square feet

Sign will be in back of building and less than 4 square feet

According to 42.24 g this is not a prohibited home occupation

The hours will conform to required regulations

Monday-Friday 8:00 am to 7:00 pm and Saturday 9:00 am to 6:00 pm

All business will be done inside the premises

This is not a retail operation

The R2 zone is meant to allow for in home business and does not restrict the property to only one business per current zoning regulations

An in-home business will help to revitalize the area adjacent to our downtown, while keeping the rural character.

A salon was previously located in the building, confirming that it is an appropriate location.

As the entrance to salon will be in the back of building there is minimal visibility from neighboring properties.

With two driveways, there is a separate entrance and exit. The parking is in the rear of the building, so there would be no negative impact on traffic in the area.

The comfort and safety of our guests will be our primary concern. The entrances, exits and interior of salon are all adequate for this type of business.

This exception should be granted as it adheres to the spirit of this ordinance to allow for in home business in R2 designated areas.

The master plan calls for small business development to help revitalize the downtown area which this property is adjacent to

A handwritten signature in blue ink, appearing to be 'S. Smith', is located at the bottom of the page.

TABLE 18-A RESIDENTIAL USES 8/7/2014

RESIDENTIAL USES	Residential Districts										Commercial Districts				Industrial Districts			Special		Criteria/Conditions Section Reference									
	R1	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS	AS	HS	RI	GI	HC	OC	DC	AG		NMU								
Apartment, Accessory (accessory use)	E	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Section 42.21 & 42.23	
Apartment, Inlaw	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Apartment, Security	-	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sections 42.2 & 42.23	
Assisted Living Facility	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Section 42.21	
Boarding House	-	-	-	-	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Community Residence - I	-	E	E	-	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	Section 42.22	
Community Residence - II	-	-	E	-	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	Section 42.22	
Conservation Subdivision	C	C	C	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sections 42.21 & 42.33f	
Dwelling, Apartments (Appl/ Mixed Use Bldg)	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 42.21	
Dwelling, Multifamily Development	-	P	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sections 42.20 & 42.22	
Dwelling, Multifamily	-	P	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dwelling, Single Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Dwelling, Three & Four Family	-	P	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sections 42.21 & 42.33
Dwelling, Two Family	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sections 42.21 & 42.33	
Flag Lots	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Section 42.21	
Home Occupation - 1 (accessory use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 42.24
Home Occupation - 2 (accessory use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sections 42.22 & 42.24
Home Occupation - 3 (accessory use)	-	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	Sections 42.22 & 42.24
Manufactured Housing Unit on own lot	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sections 42.20 & 42.21	
Nursing Home	-	-	C	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sections 42.20 & 42.21	
Outdoor Wood-Fired Hydronic Boiler	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Section 42.20	
Porch Subdivision	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Section 42.21	
Residential Facility	-	-	E	-	-	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Section 42.22	
Senior Housing	-	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Section 42.21
Temporary Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 42.20
Zero Lot Line Development	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Section 42.33	

*LEGEND. P = Permitted Use, C = Conditional Use, E = Use Allowed by Special Exception

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		WAKEFIELD ST, ROCHESTER

OWNERSHIP

Owner 1:	MACKOUIL COREY &
Owner 2:	MACKOUIL GARY
Owner 3:	
Street 1:	147 WAKEFIELD ST
Street 2:	

Town/City: ROCHESTER

SI/Prov:	NH	Cnty	Own Occ:	Y
Postal:	03867-1303	Type:		

PREVIOUS OWNER

Owner 1:	LAURION ARTHUR & ELAINE	
Owner 2:		
Street 1:	34 SILVER ST	
Town/City:	ROCHESTER	
SI/Prov:	NH	Cnty
Postal:	03867-2829	

NARRATIVE DESCRIPTION

This Parcel contains .8 AC of land mainly classified as SINGLE FAM with a(n) OLD STYLE Building Built about 1906, Having Primarily ALUMINUM Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 1 3/4 Baths, 10 Rooms Total, and 6 Balms

OTHER ASSESSMENTS

Code	Descrpt/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	149,900		0.800	42,800	192,700
Total Card	149,900		0.800	42,800	192,700
Total Parcel	149,900		0.800	42,800	192,700
Source: Market Adj Cost Total Value per SQ unit /Card: 72.77 /Parcel: 72.77					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2016	101	FV	149,900	0	.8	42,800	192,700	192,700	Year End Roll	9/7/2017
2017	101	FV	107,600	0	.8	42,800	150,400	150,400	Year End Roll	9/8/2016
2015	101	FV	105,500	11,400	.8	42,800	159,700	159,700	Year-end	10/1/2015
2014	101	FV	105,500	11,400	.8	42,800	159,700	159,700	Year End Roll	9/29/2014
2013	101	FV	120,600	11,400	.8	57,000	189,000	189,000	Year End Roll	9/4/2013
2012	101	FV	120,600	11,400	.8	57,000	189,000	189,000	Year End Roll	9/20/2012
2011	101	FV	120,600	11,400	.8	57,000	189,000	189,000	Year End Roll	9/27/2011
2010	101	FV	120,600	11,400	.8	57,000	189,000	189,000	roll	8/26/2010

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LAURION ARTHUR	4342-447	1	12/1/2015	155,000	No	4			
TEJADA CARLENE	1011-487		3/6/1978		No	No			
BUCHANAN EDNA J	957-96	1	12/17/1974		No	No	4		

TAX DISTRICT

PAT ACCT.	
2168	nancym

Legal Description

Entered Lot Size	0.8
Total Land:	0.8
Land Unit Type:	AC

Parcel ID 0113-0055-0000

PRINT	Date	Time
	09/21/17	11:00:20
LAST REV	Date	Time
	02/09/17	09:10:05
		nancym
		2168



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BidReason:	

BUILDING PERMITS

Date	Number	Descrpt	Amount	C/O	Last Visit	Fed Code	F. Descrpt	Comment
12/14/2016	E-16-483	ELECTRIC	900	CI	1/19/2017			Install wiring of
11/28/2016	M-16-454	FURNACE	23,000	CI	1/19/2017			Install oil furnace
11/2/2016	E-16-436	ELECTRIC	2,500	CI	1/19/2017			Update all fixture
12/17/2015	12460	DEMOLITI	2,000	C	3/31/2016			GARAGES
8/1/1982	215		3,100	C				ADD+ALTERATN

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2015	DEED CHANGE	VK	VERNA
9/13/2012	OWN ADD CHG	GN	GAYE
10/22/2008	CORRECTION	NM	NANCY
9/5/2008	INTER ONLY	NM	NANCY
8/28/2008	EXT ONLY	NM	NANCY
8/13/2002	MEAS-INSPCTD	TG	THERESA

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Adj Value	Neigh Influ	Neigh Mod	Neigh Mod	Inf1 %	Inf2 %	Inf3 %	Appraised Value	Class	% Land	Spec Code	J Code	Use Value	Notes
101	SINGLE FAM		0.8		PRIMARY A SITE		1.0	0	1,188	1150			0	0	0	42,750					42,800	

Sign: VERIFICATION OF PLAT DAT DATE

Total AC/HA:	0.80000	Total SF/SM:	34848.00	Parcel LUC:	101	SINGLE FAM	Prime NB Desc:	RESIDENTIAL
Total:	42,750	Total:	42,800	Total:		Total:		42,800

Disclaimer: This information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

julia

2018



Workspaces



map: Auto (Oblique) ▾ Dates: All ▾ < image 1 of 26 > 04/29/2017

Special Exception Application Checklist

- It must be determined that your proposed use is not permitted without a special exception. Most often this determination is a denial of a building permit.
- Complete the application form.
- You must complete the 42.22 Special Exceptions sheet, addressing the 5 questions**
If the special exception is for a garage, you must also complete the Garage Setbacks sheet
- A narrative explaining what you are requesting the special exception for.
- If the applicant is not the property owner, he/she must supply a note signed by the property owner stating his/her knowledge of the application being submitted to the Zoning Board of Adjustment. The property owner will receive a copy of the public hearing notice by certified mail along with the abutters.
- 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.
- Abutter's list. **This information must be obtained from the Zoning Secretary in the Building, Zoning and Licensing Office from their computer. The applicant must pay the cost of the certified fee for each abutter, applicant and any other applicable person on the abutter list, including applicant (See Zoning Secretary for current fee)**
- Application 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 their representative MUST attend the Zoning Board of Adjustment meeting to present their case, or no action will be taken.

If you have any questions with any of these requirements, please call **Julia Libby** or **Dee Mondou** 603-332-3976 or e-mail at julia.libby@rochesternh.net; dee.mondou@rochesternh.net

Applicant Signature & Date:

EMAIL: _____



0 Abutters List Report

Rochester, NH
September 20, 2017

Subject Property:

Parcel Number: 0113-0055-0000
CAMA Number: 0113-0055-0000
Property Address: 147 WAKEFIELD ST

Mailing Address: MACKOUL COREY & MACKOUL GARY
147 WAKEFIELD ST
ROCHESTER, NH 03867-1303

\$15.84

Abutters:

Parcel Number: 0112-0003-0000
CAMA Number: 0112-0003-0000
Property Address: 38 COLUMBUS AVE

Mailing Address: NH NORTHCOAST CORP
PO BOX 429
OSSIPPEE, NH 03864

Parcel Number: 0113-0054-0000
CAMA Number: 0113-0054-0000
Property Address: 149 WAKEFIELD ST

Mailing Address: SARSON DAVID A
149 WAKEFIELD ST
ROCHESTER, NH 03867-1303

Parcel Number: 0113-0055-0000
CAMA Number: 0113-0055-0000
Property Address: 147 WAKEFIELD ST

Mailing Address: MACKOUL COREY & MACKOUL GARY
147 WAKEFIELD ST
ROCHESTER, NH 03867-1303

Parcel Number: 0113-0056-0000
CAMA Number: 0113-0056-0000
Property Address: 145 WAKEFIELD ST

Mailing Address: PATTERSON SCOTT & JENNIFER
145 WAKEFIELD ST APT 1
ROCHESTER, NH 03867-1318

7016 2710 0000 9112 3767

7016 2710 0000 9112 3774

7016 2710 0000 9112 3781

7016 2710 0000 9112 3798



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9/20/2017

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