



City of Rochester, New Hampshire

Department of Building, Zoning and Licensing Services
33 Wakefield Street * Rochester, NH 03867
(603) 332-3508

Special Exception Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2019-8

DATE FILED 3-20-19

Julia Furey
ZONING BOARD CLERK

Applicant: Joel Runnals C/O Norway Plains Associates, INC.

E-mail: jrunnals@norwayplains.com Phone: 603-335-3948

Applicant Address: P.O. Box 249, Rochester, NH 03866-0249

Property Owner: Myhre & Smith Professional Association

Property Owner Address: P.O. Box 1673, Rochester, NH 03866-1673

Variance Address: We are requesting a special exception for the property located at 100 Ten Rod Road.

Map Lot and Block No: Map 220, Lot 25

Description of Property (give length of lot lines): 670'± wide, 450'± deep, and a 875'± leg off the left side.

Proposed use or existing use affected: The addition will house an equine MRI Machine.

The undersigned hereby requests a special exception as provided in Article 44, Section 22.a.8 of the

Zoning Ordinance for the expansion of a veterinary clinic in an agricultural zone.

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a variance.

Signed: Grant Myhre DVM Date: 3/19/19

42.22 Special Exception Sheet

(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 42.22, 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.
- (3) 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 site already houses an equine veterinary clinic, the use of the property will not change as a result of the granting of this special exception. The owner is seeking permission to construct a roughly 800 SF addition to the existing building to house an equine MRI machine to expand his capabilities and better serve his clientele.
- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes No
Reasoning: As previously stated, the proposed addition is roughly 800 square feet, to an existing equine clinic that currently occupies 14,580 square feet. The proposed addition only constitutes a 5.5% increase in floor space, and will maintain aesthetic continuity with the existing building.
- (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 proposed addition will in no way affect vehicular traffic, ingress and egress from the property, or the existing parking areas.
- (4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. Yes No Reasoning: The existing clinic has all appropriate facilities and utilities in place, and the proposed addition will not further tax either, as it is purely to house the MRI machine. the addition will be constructed as a full radio frequency enclosure, to eliminate the RF generated from leaving the room.
- (5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. Yes No Reasoning: the proposed addition helps the owner to bring new technology to his practice, furthering the services he can offer to the community. The area is zoned agricultural, which is the best possible type of zone for this type of business, as an equine clinic, the pastures and barns fit nicely into the landscape.

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

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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Continental Blvd. (0367)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098
rtetreault@norwayplains.com
Randolph R. Tetreault, President



P. O. Box 268
31 Mooney Street
Alton, NH 03809
Phone & Fax: (603) 875-3948
jrunnals@norwayplains.com
www.norwayplains.com

March 20, 2019

Mr. Jim Grant, Director
City of Rochester Building, Zoning and Licensing Services
33 Wakefield Street
Rochester, NH 03867

**RE: NARRATIVE – Special Exception Request
Tax Map 220, Lot 25
Myhre Equine Clinic
100 Ten Rod Road, Rochester, NH**

Dear Mr. Grant,

Doctor Grant Myhre is proposing to build an addition to his existing equine veterinary clinic located at 100 Ten Rod Road. The addition will house an equine MRI machine to expand his capabilities and better serve his clientele. He is requesting a special exception as provided in Article 44, Section 22a.8 of the Zoning Ordinance for the expansion of a veterinary clinic in an agricultural zone.

Thank you for your consideration in this matter.

Sincerely,

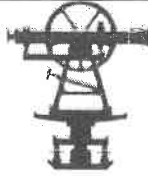
NORWAY PLAINS ASSOCIATES, INC.

Joel D. Runnals, LLS

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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P. O. Box 268
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Alton, NH 03809
Phone & Fax: (603) 875-3948
rtetreault@norwayplains.com
Randolph R. Tetreault, President

March 18, 2019

Mr. Jim Grant, Director
City of Rochester Building, Zoning and Licensing Services
33 Wakefield Street
Rochester, New Hampshire 03867

**RE: Letter of Authorization for reference plan:
Tax Map 220, Lot 25, Zoning Board of Adjustment Special Exception Sketch, 100 Ten Rod
Road, Rochester, Strafford County, New Hampshire Prepared for Myhre & Smith
Professional Association
Dated March 2019 by Norway Plains Associates, Inc.**

Dear Mr. Creighton,

We, Myhre & Smith Professional Association % Dr. Grant Myhre, owner of Tax Map 220, Lot 25 hereby authorize Norway Plains Associates, Inc. and its professionals as decision-making representatives and designate them as signatories regarding the above referenced lot line revision application. We additionally authorize Norway Plains Associates, Inc. to represent us before the Boards &/or Committees affiliated with the City of Rochester in this approval process.

By:

Date: 03-18-19

Dr. Grant Myhre, Owner

LAND SURVEYORS

LEGEND	EXISTING
●	MONUMENT
○	NO MONUMENT FOUND OR SET
N 89°56'30" E 425.61'	PROPERTY LINE
-----	STONEWALL
EP	EDGE OF PAVEMENT
-----	GRAVEL
-----	OVERHEAD WIRES
=====	FENCE
=====	BARBWIRE
=====	CHAIN LINKED FENCE
-----	SETBACK LINE

ABBREVIATION LEGEND:
DHF - DRILL HOLE FOUND
SCRD - STRAFFORD COUNTY REGISTRY OF DEEDS

MONUMENT IDENTIFICATION INSCRIPTIONS:
"NPA" - NORWAY PLAINS ASSOCIATES

TAX MAP 220, LOT 31
ALEXANDER M. & RACHEL M. ELLIOTT
105 TEN ROD ROAD
ROCHESTER, NH 03867
SCRD BOOK 4932, PAGE 387

TAX MAP 220, LOT 32
WAYNE S. & KARLA DILLON
101 TEN ROD ROAD
ROCHESTER, NH 03867
SCRD BOOK 2202, PAGE 294

TAX MAP
RICHAR
99 TE
ROCHES
SCRD BOD

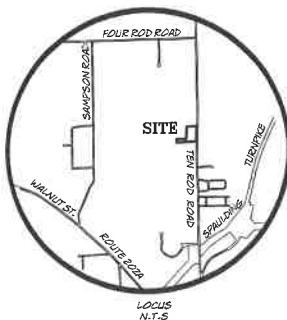
TAX MAP 220, LOT 26
MYHRE FAMILY REVOCABLE TRUST, C/O
GRANT D. & MIRANDA I MYHRE
1173 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851-4445
SCRD BOOK 4440, PAGE 544

TAX MAP 220, LOT 25
AREA: 358,151 SF
8.45 ACRES

EXISTING
EQUINE CLINIC

TAX MAP 220, LOT 24
MYHRE FAMILY REVOCABLE TRUST, C/O
GRANT D. & MIRANDA I MYHRE
1173 WHITE MOUNTAIN HIGHWAY
MILTON, NH 03851-4445
SCRD BOOK 4440, PAGE 544

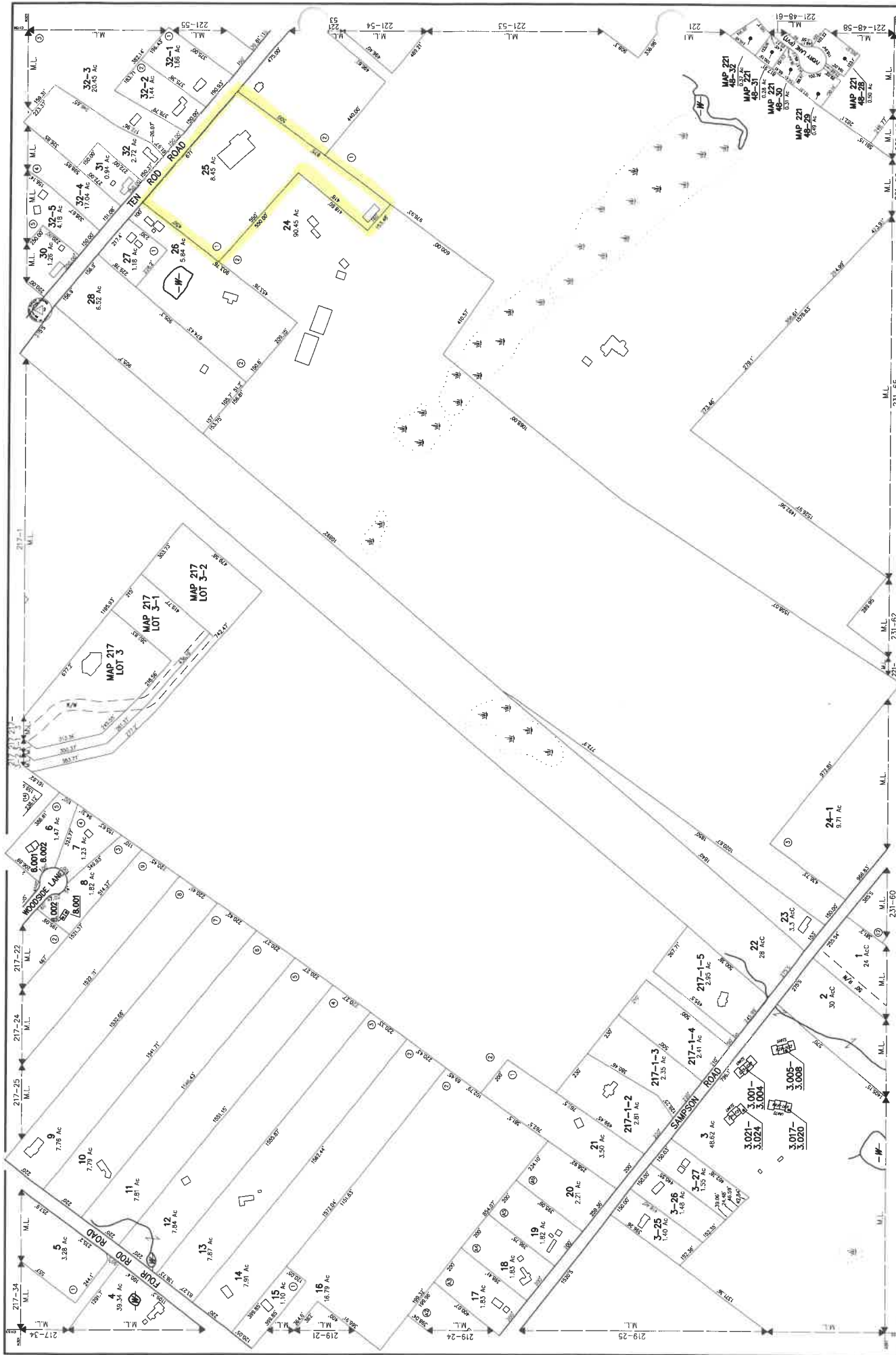
TAX MAP 221, LOT 53
PATRICIA A CLEMENT 2000 RI
TRUST C/O P A CLEMENT TR
88 TEN ROD ROAD
ROCHESTER, NH 03867-
SCRD BOOK 2506, PAGE



FILE NO. 141
PLAN NO. C-1406-ZBA
DWG. NO. 19014 SP-1
F.B. NO. "JR"

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS



PROPERTY MAPS		INDEX DIAGRAM	MAP NO.
ROCHESTER			220
NEW HAMPSHIRE			
LEGEND		SCALE 1" = 200'	
PRODUCED IN 1982 BY		REVISOR TO :	APRIL 1, 2018
CAI Technologies			
11 PLACEMAT STREET, LITTLETON, COLORADO 80120			
THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.			
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.			
PHOTOGRAPHY DATE:			
COMPLETION DATE:			

42.22 Special Exception

a. General Provisions

8. Existing Uses and Structures

Any use that was lawfully established prior to the adoption of this chapter and which now may require a special exception, is now permitted and may continue in the same manner and to the same extent as conducted prior to the adoption of this chapter. However, special exception approval shall be secured from the ZBA before the use or structure or building in which the use is conducted may be intensified, enlarged, expanded, moved, or significantly altered

0220

MAP

LOT

SUB

LOT2

LOT3

CARD

Rochester

!676!

INDUSTRIAL

1 of 1

TOTAL ASSESSED: 513,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		TEN ROD RD, ROCHESTER

OWNERSHIP

Owner	Unit #
Owner 1: MYHRE & SMITH PROFESSIONAL	
Owner 2: ASSOC	
Owner 3:	
Street 1: P O BOX 1673	
Street 2:	

Twn/City:	ROCHESTER
St/Prov:	NH
Post:	03866-1673
Own Occ:	N
Type:	

PREVIOUS OWNER

Owner	Unit #
Owner 1:	
Owner 2:	
Street 1:	
Street 2:	
Twn/City:	
St/Prov:	
Post:	

NARRATIVE DESCRIPTION

This Parcel contains 8.45 AC of land mainly classified as MED OFFICE with a(n) INDUST-LT Building Built about 1967, Having Primarily WOOD Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int
------	----------------	--------	----------

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	A	AGRICULT	100	U	0	SEPTIC
o				t	8	WELL
n				i	6	PROPANE
						Exmpt
						Flood Haz:
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	2	LIGHT

LAND SECTION (First 7 lines only)

Use	Description	LUC	No of Units	Depth / Price/Units
342	MED OFFICE		1	PRIMARY A SITE
342	MED OFFICE		7.45	EXCESS AC/EXCESS

IN PROCESS APPRAISAL SUMMARY

Legal Description						User Acct
342	Use Code	Building Value	Yard Items	Land Size	Land Value	27715
		403,800	14,500	8,450	94,800	
					513,100	
						GIS Ref
Total Card						GIS Ref
		403,800	14,500	8,450	94,800	
Total Parcel						Total Land: 8.45
		403,800	14,500	8,450	94,800	
Source: Market Adj Cost						Insp Date
			Total Value per SQ unit /Card: 37.09	/Parcel: 37.09	Land Unit Type: AC	

EXTERIOR INFORMATION

Type: N02 - INDUST-LT

Sty Ht: 1 - 1

(Liv) Units: 1 - 1

Foundation: 1 - CONCRETE

Frame: 01 - WOOD

Prime Wall: 26 - WOOD

Sec Wall: 21 - CONC BLO

Roof Struct: 1 - GABLE

Roof Cover: 1 - ASPH SHINGLE

Color: BROWN

View / Desir: A - AVERAGE

GENERAL INFORMATION

Grade: B - GOOD

Year Blt: 1967

Alt LUC:

Jurisdct:

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/Ft: 11.1

Prim Int Wall: 6 - AVERAGE

Sec Int Wall:

Partition: 1 - TYPICAL

Prim Floors: 12 - CONCRETE

Sec Floors:

Bsmnt Flr:

Bsmnt Gar:

Electric: 3 - TYPICAL

Insulation: 2 - TYPICAL

Int vs Ext: SAME

Heat Fuel: 1 - OIL

Heat Type: 1 - FORCED W/A

Heat Sys:

% Heated: 52

Solar HW: NO

% Com Wal:

BATH FEATURES

Full Bath:

A Bath:

3/4 Bath:

A 3QBth:

1/2 Bath: 2

A HBth:

OthrFix:

OTHER FEATURES

Kits:

A Kits:

FpI:

WSFlue:

CONDO INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

DEPRECIATION

Phys Cond: AV - Average

Functional:

Economic:

Special:

Override:

Totals:

COMPARABLE SALES

Rate

Parcel ID

Type

Date

Sale Price

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

Totals

RES BREAKDOWN

No Unit

RMS

BRS

FL

RESIDENTIAL GRID

1st Res Grid

Desc:

Units

Level

FY

LR

DR

D

K

FR

RR

BR

FB

HB

L

O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals

RMS:

BRs:

Baths:

HB/2

COMMENTS

MYHRE EQUINE CLINIC 178 SOLAR PANELS (EXEMPT RSA 72-62 APP BY COUNCIL 12/5/2006).

SKETCH

SUB AREA

Code

Description

Area - SQ

Rate - AV

Undepr Value

Sub Area

% Usbl

% Descrpt

% Type

Qu

Ten

11

FFL H=9 (630)

21

FFL H=9 (630)

56

FFL H=12 (4480)

80

FFL H=9 (1600)

20

FFL H=12 (5120)

64

SUB AREA DETAIL

Code

Description

Area - SQ

Rate - AV

Undepr Value

Sub Area

% Usbl

% Descrpt

% Type

Qu

Ten

FFL

1ST FLOOR

13,835

36.040

498,603

498,603

IMAGE

AssessPro Patriot Properties.

SPEC FEATURES/YARD ITEMS

Code

Description

A

Y/S

Qty

Size/Dim

Qual

Con

Year

Unit Price

D/S

Dep

LUC

Fact

NB Fa

Appr Value

JCode

JFact

Jurfs. Value

50

POLE BARN WC

D

Y

1

132X80

C

AV

1965

10.81

T

50

342

13,800

01

SHED FRAME

D

Y

1

16X10

C

FR

1983

7.70

T

55

342

200

01

SHED FRAME

D

Y

1

113X10

C

AV

1990

6.22

T

40

342

500

OD

DOOR WDMT

M

S

3

8 X 10

C

AV

1967

7.63

B

38

342

1,100

OE

DOOR ROLL ST

M

S

2

8 X 9

C

AV

1967

8.91

B

38

342

800

Total Yard Items:

14,500

Total Special Features:

1,900

Total:

16,400

More: N

CONNECTEXPLORER



Pictometry

map: Auto (Mosaic) Dates: Latest 04/29/2017



Abutters List Report

Rochester, NH
March 20, 2019

Subject Property:

Parcel Number: 0220-0025-0000
CAMA Number: 0220-0025-0000
Property Address: 100 TEN ROD RD

Mailing Address: MYHRE & SMITH PROFESSIONAL
ASSOC
P O BOX 1673
ROCHESTER, NH 03866-1673

Abutters:

Parcel Number: 0220-0024-0000
CAMA Number: 0220-0024-0000
Property Address: 98 TEN ROD RD

Mailing Address: MYHRE FAMILY REV TRUST % MYHRE
GRANT D & MIRANDA I
1173 WHITE MOUNTAIN HWY
MILTON, NH 03851-4445

Parcel Number: 0220-0025-0000
CAMA Number: 0220-0025-0000
Property Address: 100 TEN ROD RD

Mailing Address: MYHRE & SMITH PROFESSIONAL
ASSOC
P O BOX 1673
ROCHESTER, NH 03866-1673

Parcel Number: 0220-0026-0000
CAMA Number: 0220-0026-0000
Property Address: 106 TEN ROD RD

Mailing Address: MYHRE FAMILY REV TRUST % MYHRE
GRANT D & MIRANDA I
1173 WHITE MOUNTAIN HWY
MILTON, NH 03851-4445

Parcel Number: 0220-0031-0000
CAMA Number: 0220-0031-0000
Property Address: 105 TEN ROD RD

Mailing Address: ELLIOTT ALEXANDER M & RACHEL M
105 TEN ROD RD
ROCHESTER, NH 03867-4246

Parcel Number: 0220-0032-0000
CAMA Number: 0220-0032-0000
Property Address: 101 TEN ROD RD

Mailing Address: DILLON WAYNE S & KARLA
101 TEN ROD RD
ROCHESTER, NH 03867-4246

Parcel Number: 0220-0032-0001
CAMA Number: 0220-0032-0001
Property Address: 91 TEN ROD RD

Mailing Address: FAHRMAN BRIAN M
91 TEN ROD RD
ROCHESTER, NH 03867

Parcel Number: 0220-0032-0002
CAMA Number: 0220-0032-0002
Property Address: 95 TEN ROD RD

Mailing Address: WURM GAVIN & VINING MELANIE N
95 TEN ROD RD
ROCHESTER, NH 03867-4254

Parcel Number: 0220-0032-0003
CAMA Number: 0220-0032-0003
Property Address: 99 TEN ROD RD

Mailing Address: MELANSON RICHARD
99 TEN ROD RD
ROCHESTER, NH 03867

Parcel Number: 0221-0053-0000
CAMA Number: 0221-0053-0000
Property Address: 88 TEN ROD RD

Mailing Address: CLEMENT PATRICIA A 2000 REVOC
TRUST % P A CLEMENT TRUSTEE
88 TEN ROD RD
ROCHESTER, NH 03867-4295

Parcel Number: 0221-0054-0001
CAMA Number: 0221-0054-0001
Property Address: 92 TEN ROD RD

Mailing Address: STEARNS LINDA ANN & GEORGE E &
ANN D
92 TEN ROD RD
ROCHESTER, NH 03867



www.cai-tech.com

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