



City of Rochester, New Hampshire

Zoning Board of Adjustment

Special Exception Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2-21-20

DATE FILED 9/22/21

C. G.

ZONING BOARD CLERK

Applicant: Desi Brown

E-mail: desib5600@gmail.com Phone: 603-988-7453

Applicant Address: 98 Hansonville Rd Rochester, NH 03839

Property Owner: Edward Brown Jr. & Desi Brown

Property Owner Address: 98 Hansonville Rd Rochester, NH 03839

Variance Address: 98 Hansonville Rd Rochester, NH 03839

Map Lot and Block No: 60

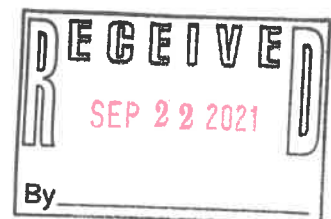
Description of Property (give length of lot lines): 382' x 430' x 650 3.00 Ac

Proposed use or existing use affected: Pet vendor, "Kennel" Foster Facility

The undersigned hereby requests a special exception as provided in section 18-F of the Zoning Ordinance to permit residential Kennel.

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 Special Exception.

Signed: Desi Brown Date: 9/21/2021





City of Rochester, New Hampshire

Zoning Board of Adjustment

275.22 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 275.22, 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 location is 3.00 acres and has only 1 adjacent neighbor that is not blocked from wooded property

- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. ☐ Yes ☒ No

Reasoning: There would not be animals (dogs or cats) staying on the property besides our own 2 dogs. This would be a "Pester" situation so temporary basis

- (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: There would be no more vehicles coming and going than currently do now.

- (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 entire back yard will be fenced and there will be no outbuildings at this time.

- (5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. ☒ Yes ☐ No

Reasoning: We are in an agriculture zoned area and we will not be disturbing the natural setting of the property

Please check section 275.22 of the Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.

Desi Brown
98 Hansonville Rd
Rochester, NH 03839

Rochester Zoning Board
Rochester, NH 03867

September 20, 2021


Dear Zoning Board members,

I am appealing to the zoning board to legitimize fostering dogs in my home for 3 Dogs Rescue Inc. They are a 501c3 that operates from Berwick ME. I have been volunteering with them for the last 4.5 years and would like to be a physical link in their hard-fought chain.

The process currently is 3 Dogs Rescue makes a rescue commitment for a specific dog, group of dogs, cats or southern partner rescue/shelter. When the animals have been cleared medically for travel, they come up on a transport and then brought to a couple places in Maine to be loved on, bathed if needed, fed, walked and double checked for any issues. The animals then are picked up or dropped off to 3 Dogs Rescue fosters. Fostering allows the organization to match forever families with the unwanted dogs and cats from the south.

New Hampshire has a much more restrictive process when it comes to animal rescue and this allows for little to no fostering in the state of NH. While I am not on a track to have this changed legislatively, I would like to participate in this part of the organization. My husband and I currently own 2 of our own dogs and we would not be bringing in an entire transport, but bringing in one or more dogs to our home to temporary foster.

We currently have a penned in area in our back yard, but are planning on having a fence installed around our entire backyard to create a larger area for our dogs and potential fosters. The intention is to build up to being a "hub" so to speak for 3 Dogs Rescue in this part of NH. My home could be a landing place for donations of supplies and adoption meet and greets (this would be infrequent, only for our fosters). I look forward to bringing a positive difference in a small way with your help.

Warm regards
Desi Brown 
3 Dogs Rescue

ZONING

275 Attachment 5

City of Rochester

Table 18-E Agriculture-Animal Care-Land Oriented Uses

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Agriculture-Animal Care-Land Oriented Uses	Residential Districts				Commercial Districts				Industrial Districts		Special		Criteria/Conditions Reference
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS	
Cemetery	—	—	—	E	—	E	—	—	—	—	P	—	Article 22
Earth, sand and gravel excavation/processing	—	—	—	E	—	E	E	C	—	E	—	—	Articles 20 and 22
Fair	—	—	—	—	—	—	—	—	—	—	—	—	Article 2
Farm	E	—	—	P	—	E	—	E	—	E	—	E	Articles 20 and 22
Farm, crops	E	E	—	P	—	P	—	P	P	P	—	P	Articles 20 and 22
Farmer's market (temporary)	—	—	P	—	P	P	P	P	P	P	P	P	Article 2
Kennel (commercial)	—	—	—	E	—	E	—	E	E	E	—	—	Article 22
Kennel (private)	—	—	—	E	—	—	—	—	—	—	—	—	Article 22
Landscaping materials	—	—	—	C	C	—	—	C	P	C	—	—	
Plant nursery	—	—	C	P	C	P	P	P	—	P	—	—	
Roadside farm stand	—	—	C	P	P	P	E	E	—	E	—	—	Article 22
Stable, commercial	—	—	—	P	—	E	—	E	—	P	—	—	Articles 20 and 22
Veterinary clinic	—	—	C	E	—	P	P	P	C	P	—	—	Articles 20 and 22

Town of Rochester, NH

CAI Technologies

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9/22/2021

Property Information - Rochester, NH

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98 Hansonville Rd.

Rochester, NH



September 22, 2021

1 inch = 120 Feet

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Rochester, NH

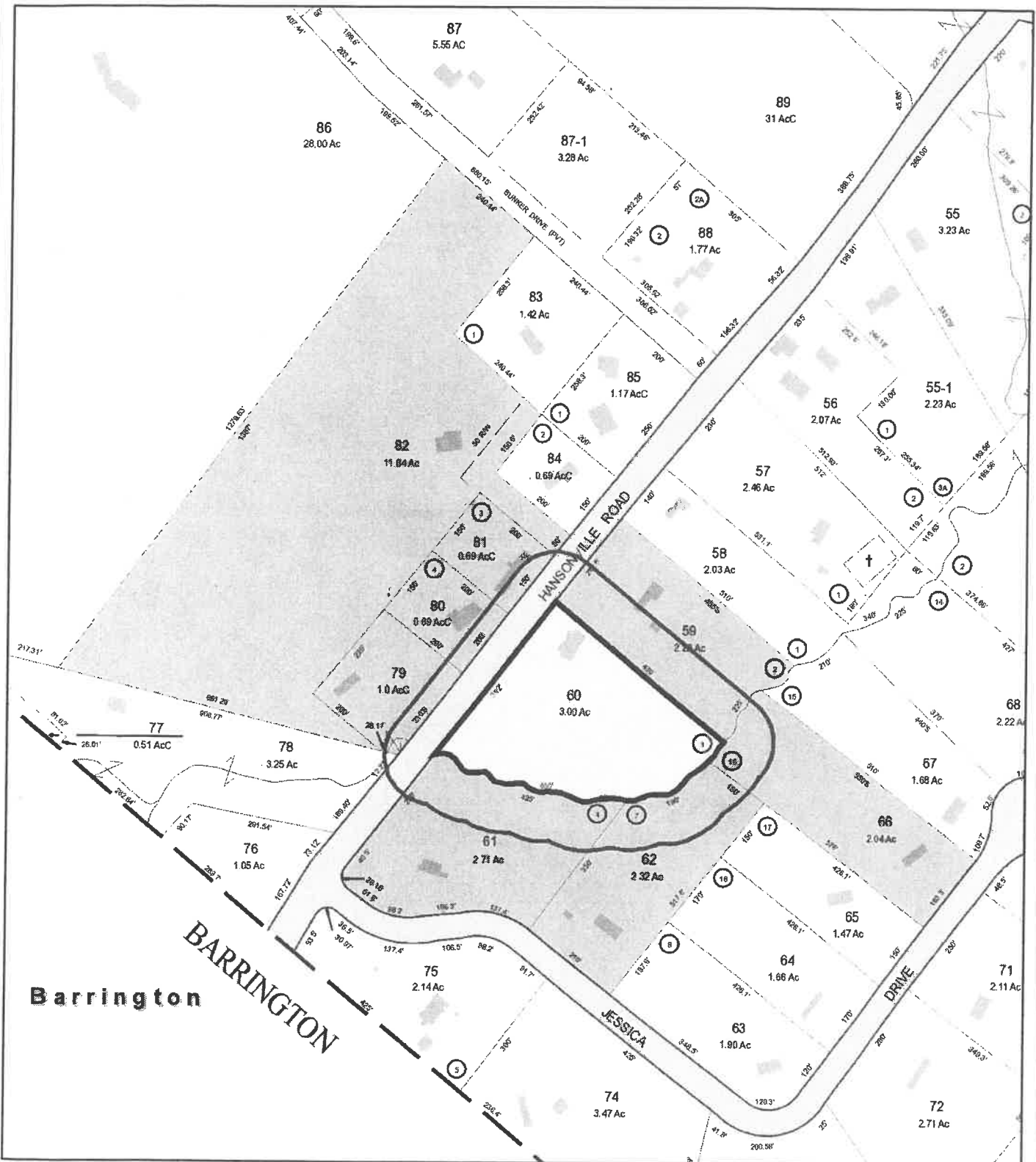
1 inch = 274 Feet

CAI Technologies
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September 7, 2021

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100 foot Abutters List Report

Rochester, NH
September 07, 2021

\$ 4.28 each

Subject Property:

Parcel Number: 0259-0060-0000
CAMA Number: 0259-0060-0000
Property Address: 98 HANSONVILLE RD

Mailing Address: BROWN EDWARD A JR & DESI R
98 HANSONVILLE RD
ROCHESTER, NH 03839-4928

Abutters:

Parcel Number: 0259-0059-0000
CAMA Number: 0259-0059-0000
Property Address: 96 HANSONVILLE RD

Mailing Address: VAILLANCOURT DANA & PAULA
96 HANSONVILLE RD
ROCHESTER, NH 03839-4928

Parcel Number: 0259-0061-0000
CAMA Number: 0259-0061-0000
Property Address: 2 JESSICA DR

Mailing Address: RBV REALTY LLC
10 CHESTNUT WAY
LEE, NH 03861-6754

Parcel Number: 0259-0062-0000
CAMA Number: 0259-0062-0000
Property Address: 6 JESSICA DR

Mailing Address: MANO MARK A
4 JESSICA DR
ROCHESTER, NH 03839-4940

Parcel Number: 0259-0066-0000
CAMA Number: 0259-0066-0000
Property Address: 32 JESSICA DR

Mailing Address: GRANIELLO CYNTHIA L & CARLOS G
32 JESSICA DR
ROCHESTER, NH 03839-4940

Parcel Number: 0259-0079-0000
CAMA Number: 0259-0079-0000
Property Address: 105 HANSONVILLE RD

Mailing Address: ABBOTT RUSSELL E & SHERRI L
105 HANSONVILLE RD
ROCHESTER, NH 03839-4925

Parcel Number: 0259-0080-0000
CAMA Number: 0259-0080-0000
Property Address: 101 HANSONVILLE RD

Mailing Address: ROBERTS DONALD F
101 HANSONVILLE RD
ROCHESTER, NH 03839-4925

Parcel Number: 0259-0081-0000
CAMA Number: 0259-0081-0000
Property Address: 99 HANSONVILLE RD

Mailing Address: HARDING ELEANOR L
99 HANSONVILLE RD
ROCHESTER, NH 03839-4925

Parcel Number: 0259-0082-0000
CAMA Number: 0259-0082-0000
Property Address: 97 HANSONVILLE RD

Mailing Address: BOYLE GEORGE R
97 HANSONVILLE RD
ROCHESTER, NH 03839-4925



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9/7/2021

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