



# 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. 2-21-13

DATE FILED 6/8/21

C. O.

ZONING BOARD CLERK

Applicant: Heather Hatch

E-mail: hhackett85@gmail.com

Phone: 207-590-8033

Applicant Address: 18 Fairway Ave Rochester NH 03867

Property Owner: Heather Hatch & Joshua Hatch

Property Owner Address: 18 Fairway Ave Rochester NH 03867

Variance Address: 18 Fairway Ave Rochester NH 03867

Map Lot and Block No: 124 - 127 R2

Description of Property (give length of lot lines): ~~100 FT~~ 100 FT x 106 FT

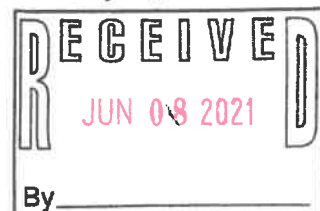
Proposed use or existing use affected: Shed converted to a salon space

The undersigned hereby requests a special exception as provided in section \_\_\_\_\_ of the Zoning Ordinance to permit \_\_\_\_\_.

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: Heather Hatch

Date: 6/8/21





# 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: easily accessible w/no obstructions. the exterior will complement front of our house so it won't be an eye sore.

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

Reasoning: The space will be sound proof and with me being the sole worker in the space it won't create a lot of noise or tons of extra traffic.

- (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: we have a long enough driveway to hold 4 additional vehicles. we also have enough lawn out front should anyone need to park they can be fully off the street.

- (4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. Yes ☒ No ☐

Reasoning: It will have its own water / electric / heat etc set up with the appropriate bathroom as well as special backflow as needed by the town.

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

Reasoning: this space will be utilized as a salon and salon space only.

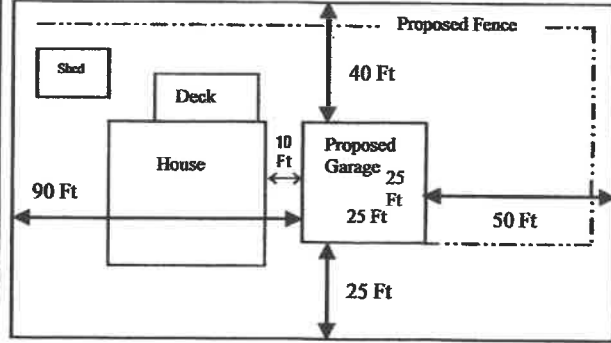
Please check section 275.22 of the Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.

# Sketch Plan

## Instructions:

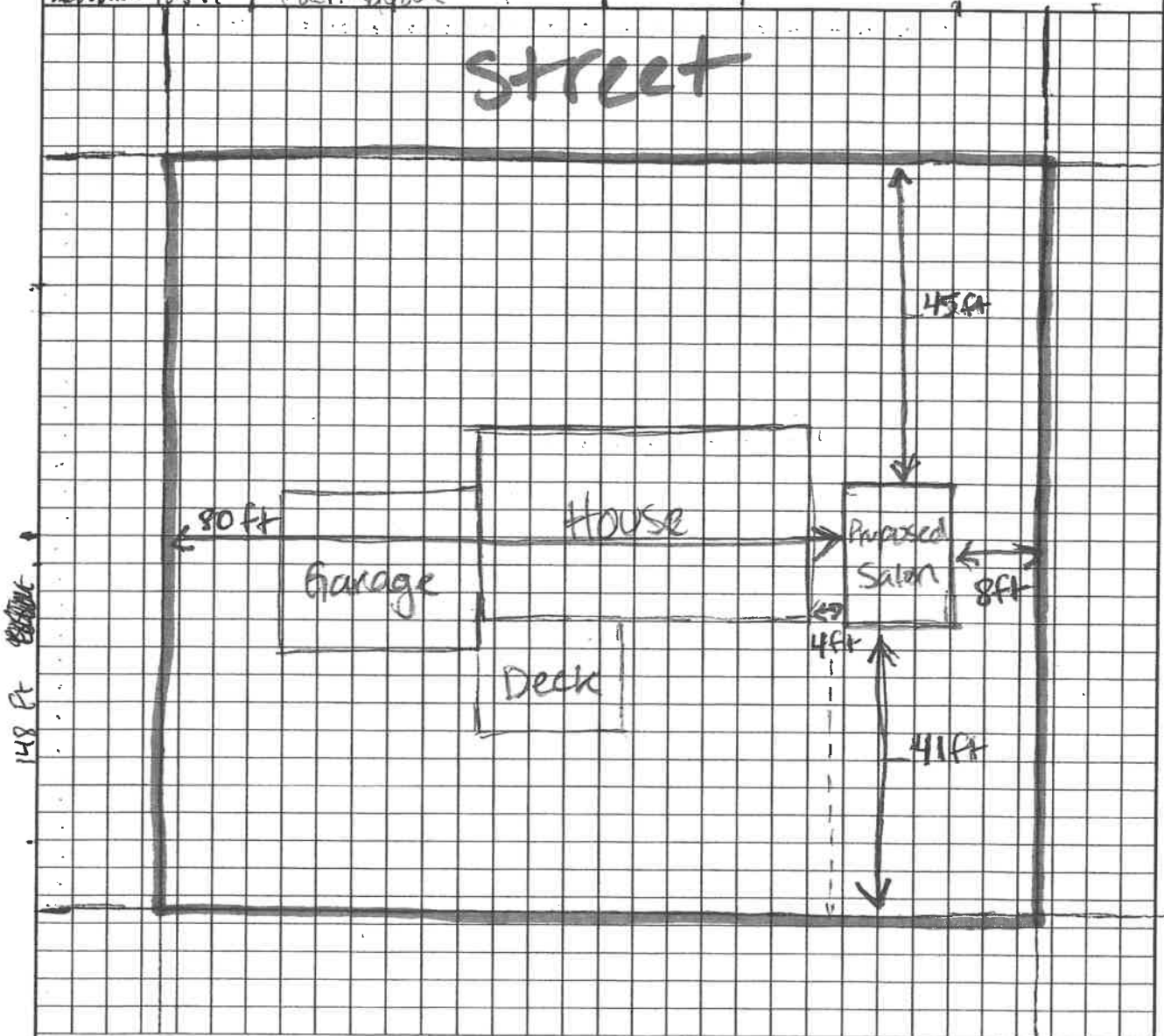
- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing a fence – show the location.

## Sample Plan:



128 Ft Each Square = 4 Ft

Street

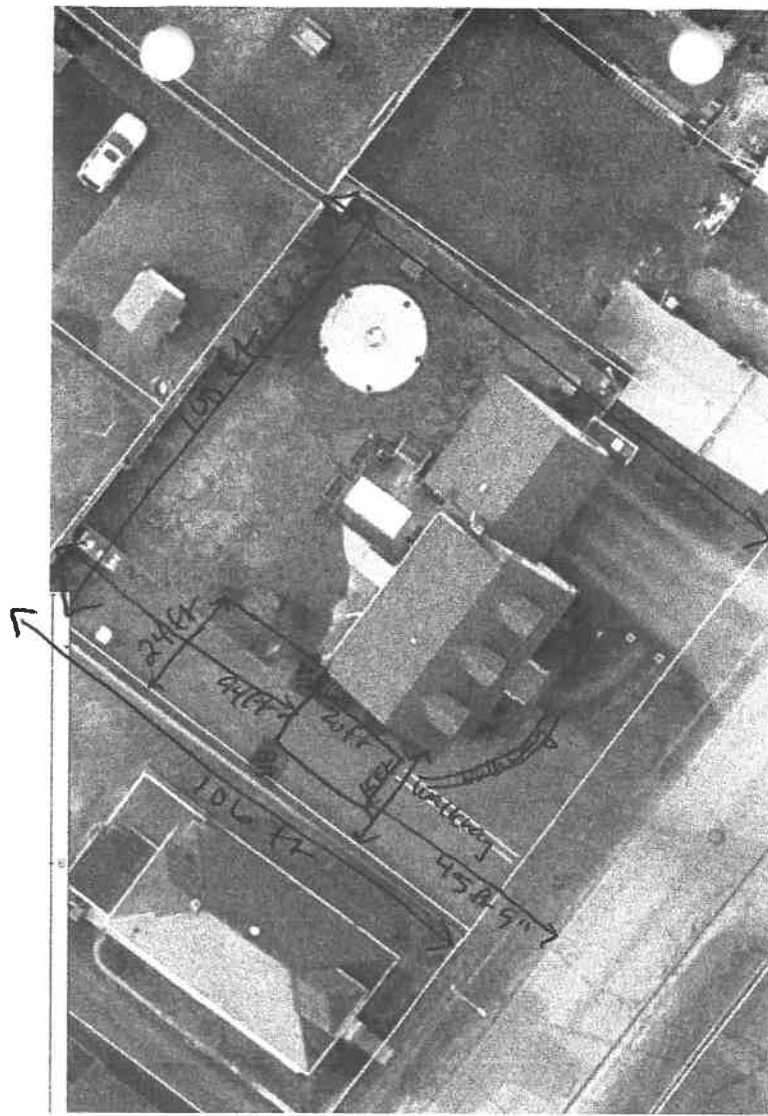


Signature

*Keith H. H.*

Date

6/8/21



12 ft wide x 20 ft long

4 ft off the side of the house

8 ft from the fence along neighbors property

& One walkway going to the street

One walkway off the existing one to the front door

It will sit 45 ft 9 inches off the road

It will sit 94 ft from the back fence of property to the back of the house



Perspective



Front



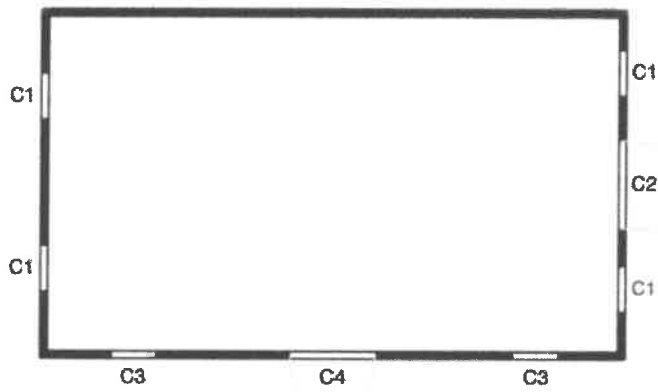
Left



Right



Back



§ 275-24.4**Home occupation-3.**

A home occupation-3 is an office, personal services, processing, or small-scale craft-production type home occupation which is more intensive than home occupations-1 and -2. All of the following standards apply:

**A.**

Employees. There shall be no more than two employees working on site other than family or household members who reside with the operator.

**B.**

Area. There shall be no more than 1,000 square feet of area used for the business.

**C.**

Signage. There may be only one sign for the business visible from the street. The sign shall be nonilluminated and shall not exceed four square feet in area per side.

**D.**

Barn sales. If there is a barn on the property which was built prior to 1960 it may be used for retail sales (but not for the sales of any vehicles). The ZBA shall approve the type of items offered for sale as part of a special exception review to ensure there is no adverse impact upon the neighborhood.

**E.**

Classes. Instruction in classes shall be limited to eight pupils at one time.

§ 275-24.6**Review process with special exception.**

The review process for a home occupation-2 or a home occupation-3 where a special exception is involved requires the submission of a special exception application to the Zoning Board of Adjustment, ZBA approval, and then minor site plan review approval as set forth in the Rochester Site Plan Regulations.

# ROCHESTER CODE

	Residential Districts					Commercial Districts			Industrial Districts			Special		Criteria/Conditions
	R1	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS			
Residential Uses	—	E	E	P	P	P	P	—	—	E	—	Articles 22 and 24		
Home occupation-3 (accessory use)	—	—	P	—	—	—	—	—	—	—	—	Articles 20 and 21		
Manufactured housing unit on own lot	—	—	C	—	—	C	—	—	—	P	—	Articles 20 and 21		
Nursing home	—	—	P	—	—	—	—	—	—	—	—	Article 20		
Outdoor wood-fired hydronic heater	—	—	C	—	—	—	—	—	—	—	—	Article 21		
Porchop subdivision	—	—	E	—	—	E	—	—	E	E	—	Article 22		
Residential facility	—	—	C	C	C	C	—	—	—	—	—	Article 21		
Senior housing	P	P	P	P	P	P	P	P	P	P	P	Article 20		
Temporary structure	C	C	C	—	—	C	C	—	—	—	—	Article 33		
Zero lot line development														





# 18 Fairway Avenue

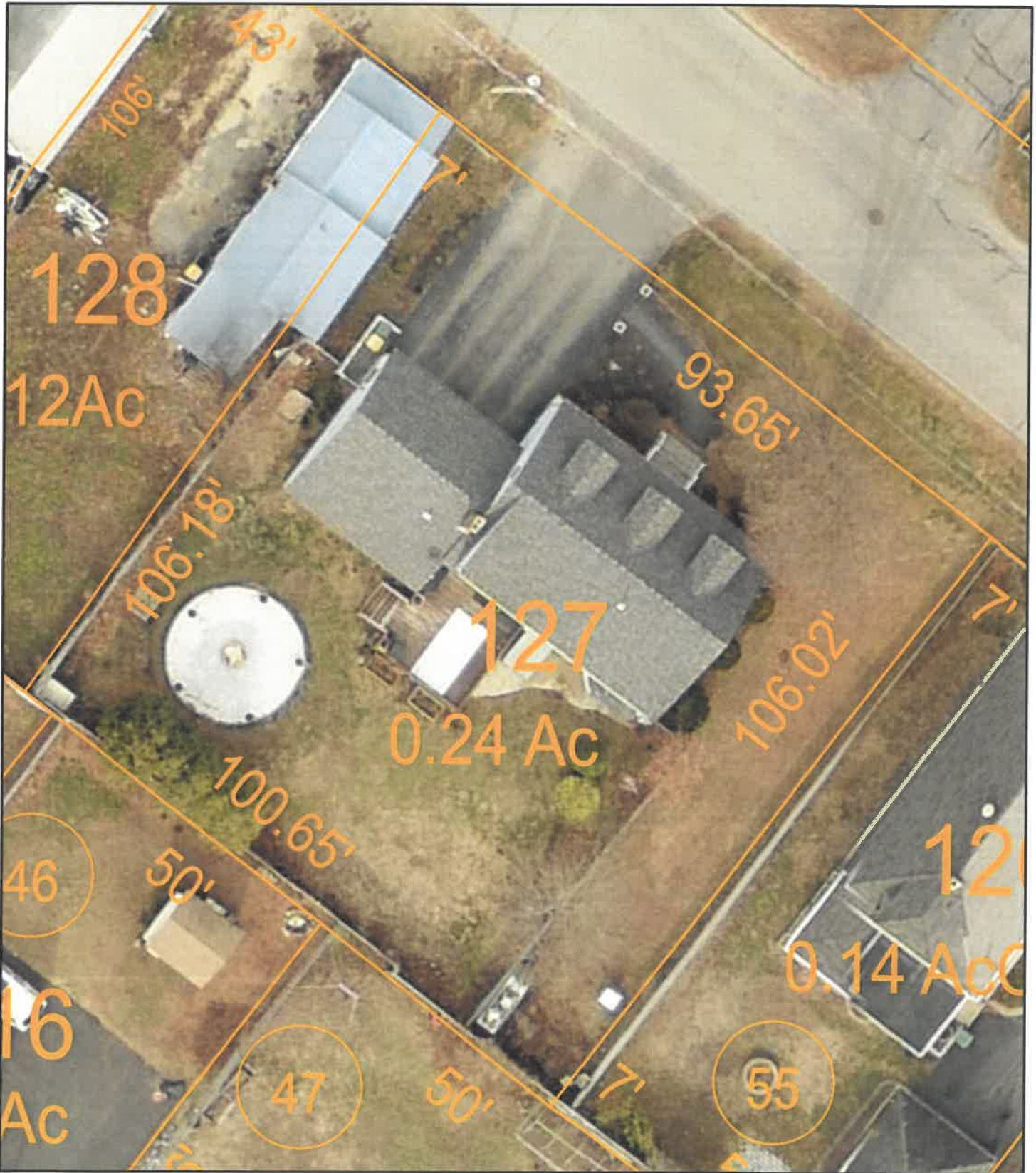
Rochester, NH

1 inch = 20 Feet



June 15, 2021

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# Search Results Report

Rochester, NH

June 01, 2021

9  
\$36.99

Parcel Number: 0123-0004-0000  
CAMA Number: 0123-0004-0000  
Property Address: 6 HARVARD ST

Mailing Address: DUBOIS A LEO REVOCABLE TRUST % A  
LEO DUBOIS TRUSTEE  
6 HARVARD ST  
ROCHESTER, NH 03867-2505

Parcel Number: 0124-0116-0000  
CAMA Number: 0124-0116-0000  
Property Address: 10 HARVARD ST

Mailing Address: HERSEY LAURIE  
5 BROCHU CT  
ROCHESTER, NH 03867-2607

Parcel Number: 0124-0118-0000  
CAMA Number: 0124-0118-0000  
Property Address: 14 HARVARD ST

Mailing Address: ST PIERRE BRUCE  
173 SILVER ST  
MIDDLETON, NH 03887-6318

Parcel Number: 0124-0126-0000  
CAMA Number: 0124-0126-0000  
Property Address: 16 FAIRWAY AVE

Mailing Address: MORGAN CONSTANCE M  
16 FAIRWAY AVE  
ROCHESTER, NH 03867-2227

Parcel Number: 0124-0127-0000  
CAMA Number: 0124-0127-0000  
Property Address: 18 FAIRWAY AVE

Mailing Address: HATCH JOSHUA D & HEATHER M  
18 FAIRWAY AVE  
ROCHESTER, NH 03867-2227

Parcel Number: 0124-0128-0000  
CAMA Number: 0124-0128-0000  
Property Address: 20 FAIRWAY AVE

Mailing Address: ANDERSON APRYL  
242 PROVINCE RD  
STRAFFORD, NH 03884

Parcel Number: 0124-0132-0000  
CAMA Number: 0124-0132-0000  
Property Address: 21 FAIRWAY AVE

Mailing Address: PALMER APRIL P  
21 FAIRWAY AVE  
ROCHESTER, NH 03867-2215

Parcel Number: 0124-0133-0000  
CAMA Number: 0124-0133-0000  
Property Address: 19 FAIRWAY AVE

Mailing Address: TALON DIANE A HURLEY  
19 FAIRWAY AVE  
ROCHESTER, NH 03867-2215

Parcel Number: 0124-0134-0000  
CAMA Number: 0124-0134-0000  
Property Address: 17 FAIRWAY AVE

Mailing Address: CHARRON NORMAN NOEL  
17 FAIRWAY AVE  
ROCHESTER, NH 03867-2215



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6/1/2021

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