



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. Z-21-2

DATE FILED 10/15/2021

ZONING BOARD CLERK

Applicant: Luella Anderson

E-mail: luellanderson@yahoo.com Phone: 603-335-4893

Applicant Address: P.O. Box 333 Rochester NH 03866

Property Owner: Michael & Wendy Webster

Property Owner Address: 20 Hillside Drive Rochester NH 03867

Variance Address: 20 Hillside Drive Rochester NH 03867

Map Lot and Block No: 0135-0043-0000

Description of Property (give length of lot lines): side line 247, front 100, side #2 260

Proposed use or existing use affected: Accessory dwelling

The undersigned hereby requests a special exception as provided in section 23.2 of the Zoning Ordinance to permit an accessory dwelling unit.

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: Wendy Webster Date: 10-15-2021



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: Downstairs Storage room
Being made into a bathroom

(2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes ☐ No ☒
Reasoning: Project is inside of house

(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: Bathroom Being installed
inside of house For Accessory dwelling

(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. ☒ Yes ☐ No Reasoning: Being installed
By licensed plumber

(5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. ☒ Yes ☐ No Reasoning: Accessory dwelling unit is under 400
square feet

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

CAI Property Card

Town of Rochester, NH



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 20 HILLSIDE DR ACRES: 1.6 PARCEL ID: 0135-0043-0000 LAND USE CODE: 101 CONDO COMPLEX: OWNER: WEBSTER MICHAEL D & CO - OWNER: GOODFIELD WENDY J MAILING ADDRESS: 20 HILLSIDE DR ROCHESTER, NH 03867-5008 ZONING: R1 PATRIOT ACCOUNT #: 5424	BUILDING STYLE: RAISED RANCH UNITS: 1 YEAR BUILT: 1981 FRAME: WOOD EXTERIOR WALL COVER: VINYL ROOF STYLE: GABLE ROOF COVER: ASPH SHINGLE
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 2/21/2008 BOOK & PAGE: 3617-589 SALE PRICE: \$220,000 SALE DESCRIPTION: Val Lnd&Bldg SELLER: BORORING REYNOLD	INTERIOR WALL: DRYWALL FLOOR COVER: AVERAGE HEAT TYPE: FORCED W/A FUEL TYPE: PROPANE PERCENT A/C: 0 # OF ROOMS: 6 # OF BEDROOMS: 3 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 2
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2,932 FINISHED BUILDING AREA: 1,442 BASEMENT AREA: 1,248 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: 69,000 YARD: 0 BUILDING: 170,400 TOTAL: \$239,400	
SKETCH	PHOTO

CAI Technologies

www.cai-tech.com

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10/22/2021

Property Information - Rochester, NH

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20 Hillside Drive

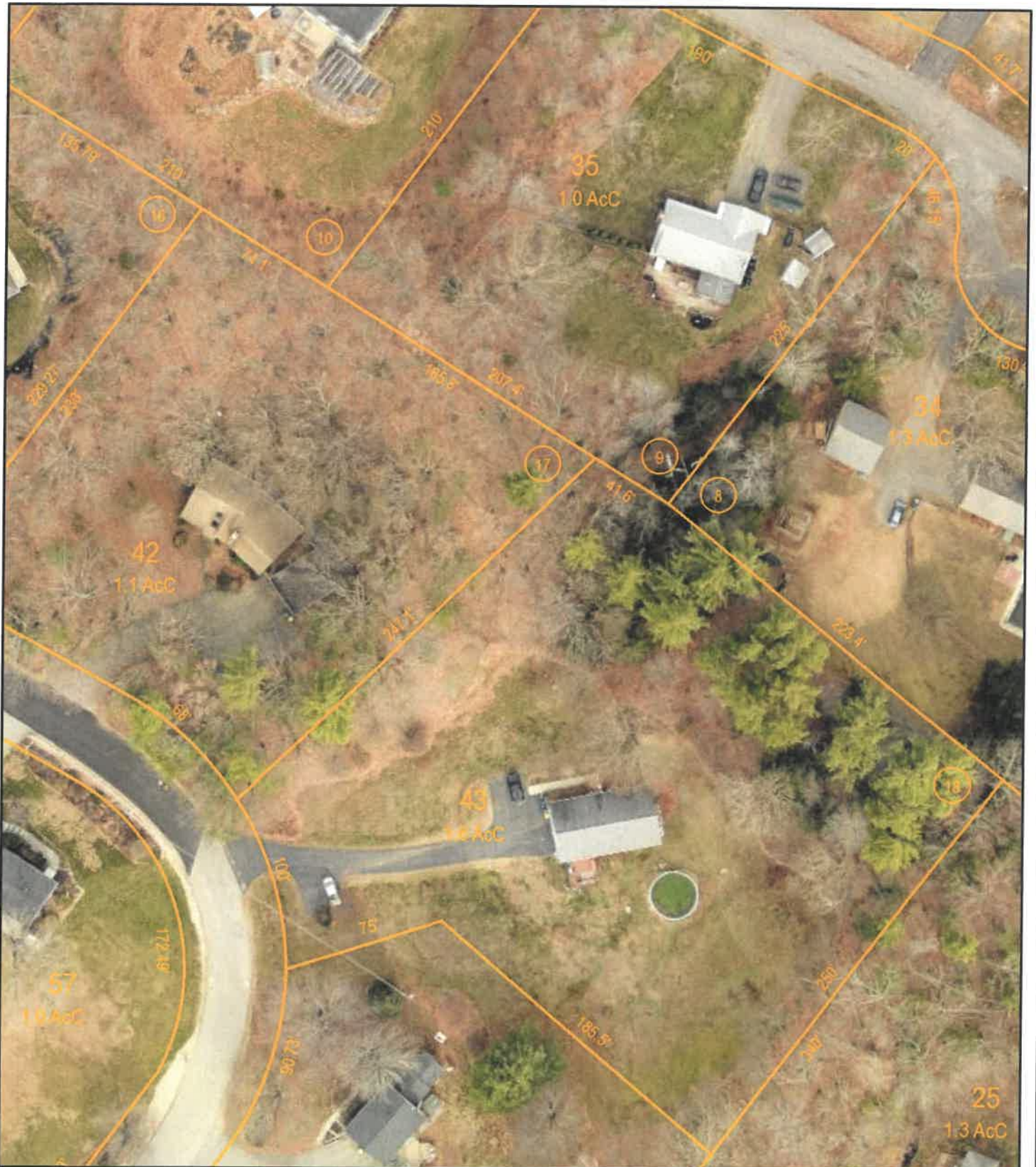
Rochester, NH

1 inch = 70 Feet



October 22, 2021

www.cai-tech.com



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Chapter 275. Zoning

Article 23. Accessory Uses

§ 275-23.2. Standards for specific accessory uses.

A.

The following standards shall apply to these specific accessory uses, activities, structures, and situations wherever they are allowed:

(1)

Accessory apartment. An accessory apartment is permitted subject to compliance with all of the following standards and procedures:

[Amended 4-4-2017]

(a)

It is permitted where and as specified in the Tables of Uses (by right or by special exception). However, if the accessory dwelling is detached from the single-family dwelling, it must be approved by a special exception;

(b)

It is accessory to a single-family dwelling only and if detached from the single-family dwelling it is similar in architectural style;

(c)

It must be two bedrooms or less;

(d)

It may not exceed 800 square feet;

(e)

It may be either part of the single-family dwelling or in a separate building, such as above a garage; if it is part of the single-family dwelling, an interior door shall be provided between the principal dwelling unit and the accessory dwelling unit;

[Amended 3-5-2019]

(f)

There may be only one per lot;

(g)

The owner of the property must occupy one of the dwelling units and the owner must demonstrate that one of the dwelling units is his/her principal place of residence;

(h)

At least one parking space must be provided for the unit;

(i)

Where municipal sewer service is not provided, the septic system shall meet NHDES requirements for the combined system demand for total occupancy of the property; and

(j)

It is exempt from site plan review but a letter of intent must be submitted to the Building Inspector to ensure that the above conditions are met.

(k)

If it is a security apartment, it shall not exceed 800 square feet and it shall be attached to or located with an allowed commercial, office or industrial use. Such unit may be occupied by the business owner, family member or employee whose purpose is to provide security and/or protection of the business premises. This use shall require site plan review.

(l)

If it is a caretaker apartment it shall be attached to or located with an allowed residential or nonresidential use and it shall be occupied by the owner, family member or employee of the principal use and the gross floor area does not exceed 800 square feet. This use shall require site plan review.

\$25.68

Owner1	Owner2	BillingAddress	City State Zip
DINELLA JOHN J & SHARLENE R		7 ROCKLEDGE RD	ROCHESTER, NH 03867-4585
FORBES ROBERT J & MARINA N		16 HILLSIDE DR	ROCHESTER, NH 03867-5008
PERREAULT LAURA M & WESLEY J		22 HILLSIDE DR	ROCHESTER, NH 03867-5008
DORE ALAN M & CYNTHIA J		17 HILLSIDE DR	ROCHESTER, NH 03867-5009
OUELLETTE IVAN & AMANDA		27 WESTVIEW DR	ROCHESTER, NH 03867
HARRINGTON REV FAMILY TRUST %	ALAN M & ELIZABETH HARRINGTON	9 WESTVIEW DR	ROCHESTER, NH 03867-5010