



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. 2-21-16

DATE FILED 6/18/21

C. O. G.
ZONING BOARD CLERK

Applicant: O'KEEFE MARTIN

E-mail: BILLMARTINW@Gmail.com Phone: 603.335.5191

Applicant Address: 88 Milton RD ROCHESTER NH

Property Owner: O'KEEFE MARTIN

Property Owner Address: 88 Milton RD

Variance Address: SAME

Map Lot and Block No: 0210 LOT 0006

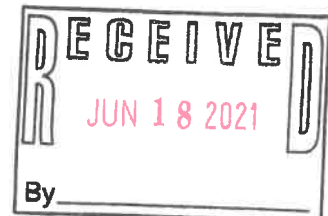
Description of Property (give length of lot lines): ROAD FRONTAGE 457.45' BACKLINE 477.82' BACK 187' 158.53'

Proposed use or existing use affected: Like to put Food Truck on Lot

The undersigned hereby requests a special exception as provided in section 275.22 of the Zoning Ordinance to permit A Food TRUCK OR TRAILER.

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: [Signature] Date: 16 June 2021

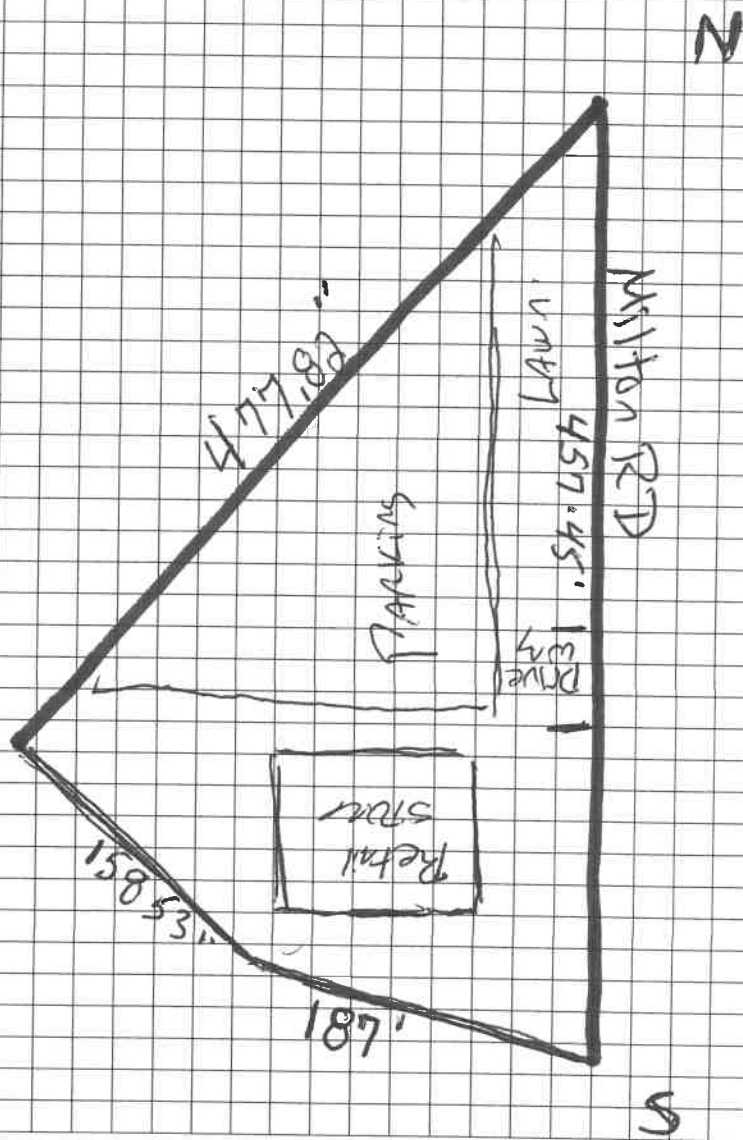
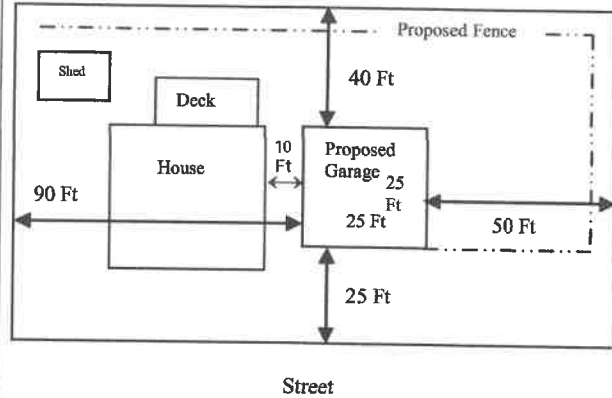


Sketch Plan

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:



Signature

Date

16 June 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: Plenty of Room For parking, speed limit is only 35mph. water & waste on property.

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

Reasoning: Retail space No Hour Change

- (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: Plenty of parking, Restrooms Inside, Parking lot well marked.

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

Reasoning: STORE on property Has All The Necessities

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

Reasoning: IS permitted But only By Special Exception. Highway Commercial zone

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

ZONING

275 Attachment 3

City of Rochester

**Table 18-C Food-Lodging-Public Recreation Uses
[Amended 5-7-2019]**

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Food-Lodging-Public Recreation Uses	Residential Districts				Commercial Districts				Industrial Districts		Special		Criteria/Conditions Reference
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS	
Cafe	—	—	P	C	P	P	P	P	—	—	—	AS	Article 21
Campground	—	—	—	E	—	—	—	—	—	E	—	P	Article 22
Caterer	—	—	P	—	P	P	—	P	P	P	—	—	
Club	—	—	C	—	P	P	—	P	—	—	—	—	Article 21
Community center	—	—	P	—	P	P	P	P	—	—	—	—	
Conference center	—	—	C	—	P	P	P	P	—	—	P	P	Article 21
Country club	—	—	—	C	—	—	P	E	—	C	—	—	Article 21
Food stand	—	—	E	—	E	E	P	E	E	E	E	E	Article 22
Function hall	—	—	—	—	P	P	P	P	—	—	—	—	
Golf course	—	—	—	P	—	—	P	—	—	P	—	—	Article 22
Health club	—	—	C	C	P	P	P	P	—	—	—	—	Article 21
Lodging, bed-and-breakfast	—	C	P	—	P	P	—	P	—	—	—	—	Article 21
Lodging, hotel	—	—	C	—	P	C	P	P	—	—	—	—	Article 21
Lodging, motel	—	—	—	—	—	—	P	P	—	—	C	C	Article 21
Nightclub	—	—	—	—	P	—	P	P	—	—	—	C	Articles 20 and 21
Recreation, indoor	—	—	C	—	P	C	P	P	—	—	—	—	
Recreation, outdoor	—	—	—	C	—	C	P	P	—	C	—	—	Article 21
Recreation, park	P	P	P	P	P	P	—	P	—	C	—	—	Article 21
Restaurant	—	—	P	—	P	C	P	P	—	—	—	P	Article 21
Restaurant, drive-through	—	—	—	—	P	—	P	P	—	—	—	—	
Tavern	—	—	C	—	P	—	P	P	—	—	—	P	Article 21
Theater/cinema (5,000 square feet or less)	—	—	P	—	P	P	P	P	—	—	—	—	Article 21
Theater/cinema (over 5,000 square feet)	—	—	—	—	C	—	P	P	—	—	—	—	Article 21

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID **0210-0006-0000**
Prior Parcel ID
Property Owner **OKEEFE MARTIN AUCTIONS
PARTNERSHIP**
Mailing Address **85 MILTON RD**

City **ROCHESTER**
Mailing State **NH** Zip **03867**
Parcel Zoning **HC**

Account Number **7103**
Property Location **88 MILTON RD**
Property Use **RETAIL/SVC**
Most Recent Sale Date **4/13/2004**
Legal Reference **2977-368**
Grantor **WILLEY ULdene L REVOCABLE**
Sale Price **120,000**
Land Area **1.850 acres**

Current Property Assessment

Card 1 Value Building Value **684,700** Xtra Features Value **26,500** Land Value **123,500** Total Value **834,700**

Building Description

Building Style **DISC STORE**
of Living Units **0**
Year Built **2005**
Building Grade **AVERAGE**
Building Condition **Average**
Finished Area (SF) **12420**
Number Rooms **0**
of 3/4 Baths **0**

Foundation Type **CONCRETE**
Frame Type **STEEL**
Roof Structure **SHED**
Roof Cover **RIB/CORR MTL**
Siding **CORREG MTL**
Interior Walls **AVERAGE**
of Bedrooms **0**
of 1/2 Baths **3**

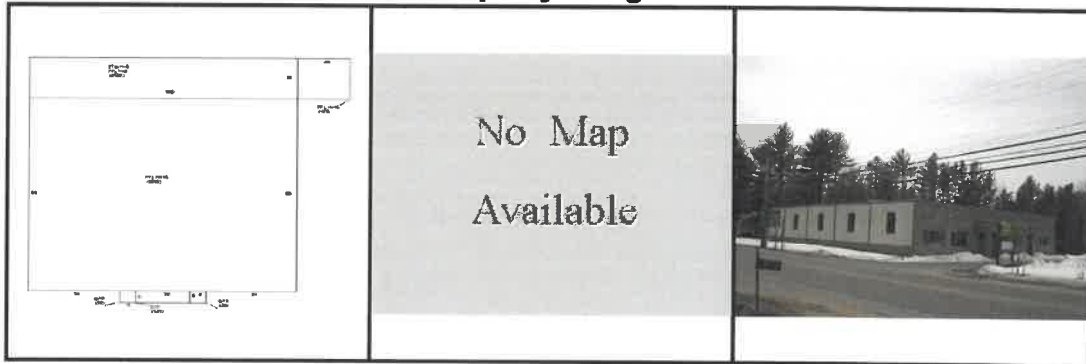
Flooring Type **AVERAGE**
Basement Floor **N/A**
Heating Type **FORCED W/A**
Heating Fuel **GAS**
Air Conditioning **100%**
of Bsmt Garages **0**
of Full Baths **0**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 1.850 acres of land mainly classified as RETAIL/SVC with a(n) DISC STORE style building, built about 2005, having CORREG MTL exterior and RIB/CORR MTL roof cover, with 1 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 3 half bath(s).

Property Images



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



88 Milton Road

Rochester, NH

1 inch = 75 Feet



June 18, 2021

www.cai-tech.com



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