



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. 2-21-29

DATE FILED 11/15/21

C.H.

ZONING BOARD CLERK

Applicant: Randi and Ryan Watson
RandWatson02@gmail.com

E-mail: Franksfamou52@gmail.com Phone: 6036704046

Applicant Address: 264 Pickering Rd Rochester, NH 03867

Property Owner: Randi and Ryan Watson

Property Owner Address: 264 Pickering Rd Rochester NH 03867

Variance Address: Same

Map Lot and Block No: map 257 Lot 59

Description of Property (give length of lot lines): Front 865', left 798', back 922'

Proposed use or existing use affected: Proposed use

The undersigned hereby requests a special exception as provided in section Table 18.C 275.22 of the Zoning Ordinance to

permit Hot dog stand, Foodstand

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: Randi Watson Ryan Watson

Date: 11-15-21



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: This is a mobile Hot dog Cart, it can be moved if location on property isn't following proper guidelines for the town.

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

Reasoning: This will be a family run and family friendly hot dog stand.

- (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 is plenty of parking and turn around space with entrance and exit area

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

Reasoning: We will provide all facilities and utilities that are required by town and or state.

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

Reasoning: Our structure is a mobile hot dog stand with the sole intent to sell hot dogs to the public.

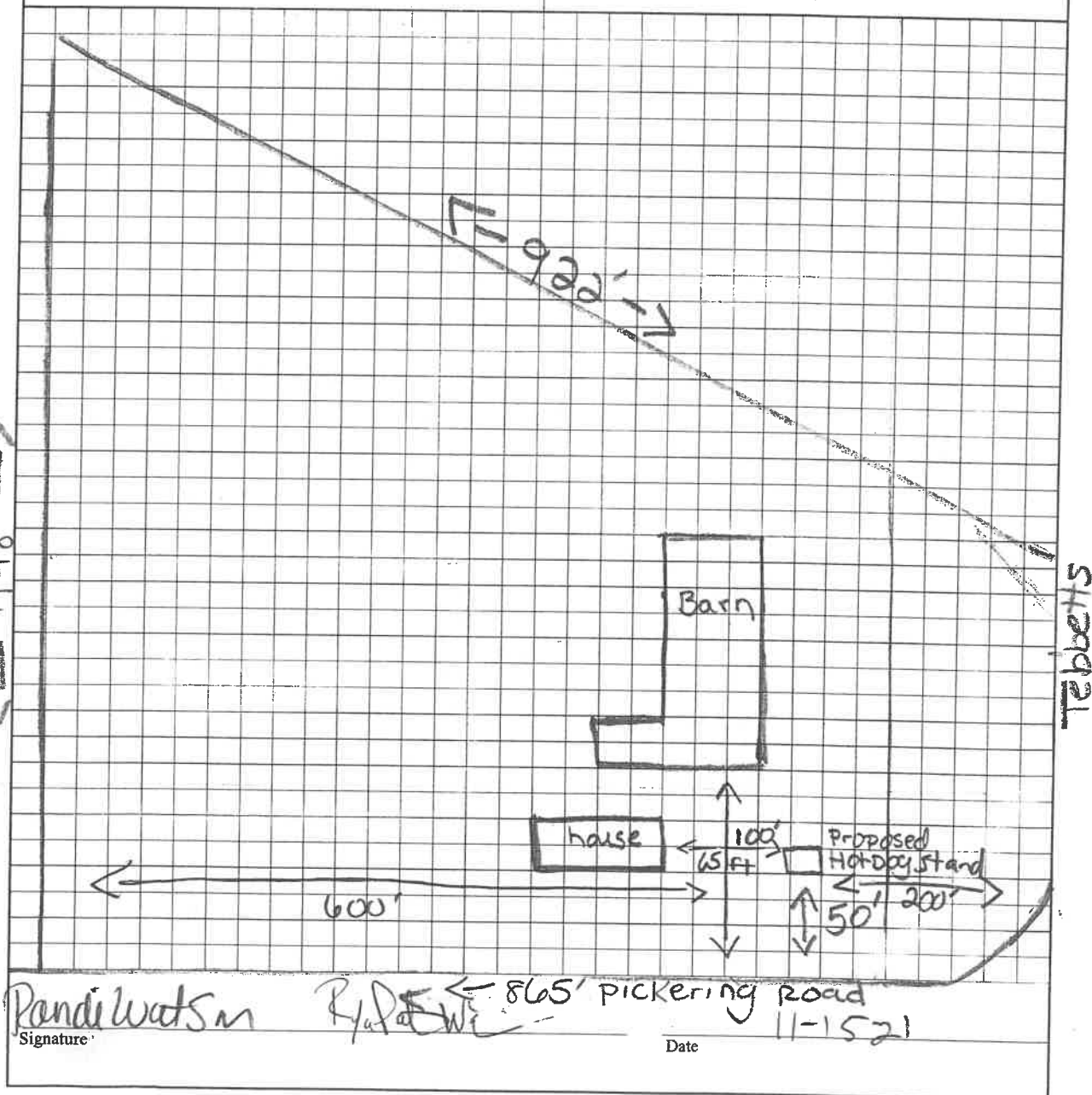
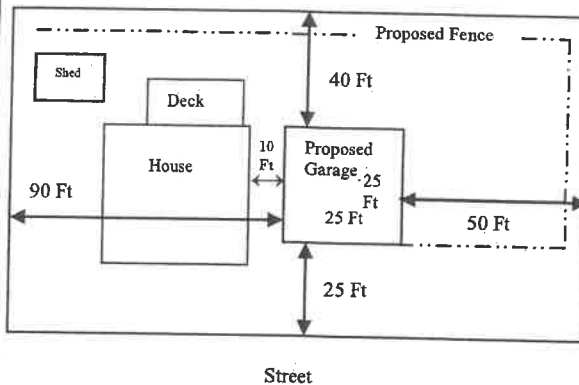
Please check section 275.22 of the Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.

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:



§ 275-22.2Base criteria.

The Zoning Board of Adjustment shall approve a special exception if, and only if, it reasonably determines that all of the following criteria are met (in addition to those criteria/conditions articulated for specific uses in § **275-22.3** below, or in addition to those articulated elsewhere in this chapter for departures from standards):

A.

Location. The specific site is an appropriate location for the proposed use or structure;

B.

Neighborhood. The proposed use would not be detrimental, injurious, obnoxious, or offensive to the neighborhood;

C.

Traffic. The proposed use would not create an undue hazard or nuisance to vehicular or pedestrian traffic;

D.

Public facilities. Adequate and appropriate facilities and utilities would be provided to ensure the proper operation of the proposed use or structure; and

E.

Master Plan. The proposed use or structure is consistent with the spirit of this chapter and the intent of the Master Plan.

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	—	—	—	P	Article 21	
Campground	—	—	—	E	—	—	—	—	—	E	—	—	Article 22	
Caterer	—	—	P	—	P	P	—	P	P	P	—	—	Article 21	
Club	—	—	C	—	P	P	—	P	—	—	—	—		
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	—	—	—	—	Article 22	
Golf course	—	—	—	P	—	—	P	—	—	P	—	—		
Health club	—	—	C	C	P	P	P	P	—	—	—	—		
Lodging, bed-and-breakfast	—	C	P	—	P	P	—	P	—	—	—	—	Article 21	
Lodging, hotel	—	—	C	—	P	C	P	P	—	—	C	C	Article 21	
Lodging, motel	—	—	—	—	—	—	P	P	—	—	—	C	Article 21	
Nightclub	—	—	—	—	P	—	P	P	—	—	—	—	Articles 20 and 21	
Recreation, indoor	—	—	C	—	P	C	P	P	—	C	—	—	Article 21	
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	—	—	—	—	Article 21	
Tavern	—	—	C	—	P	—	P	P	—	—	—	—		
Theater/cinema (5,000 square feet or less)	—	—	P	—	P	P	P	P	—	—	—	—		
Theater/cinema (over 5,000 square feet)	—	—	—	—	C	—	P	P	—	—	—	—	Article 21	

CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Half Bath Rati		
Style	01	RANCH	Extra Fixture(s)	0	
Grade	C	AVERAGE	Extra Fix Ratin		
Stories	1				
Units	1				
Residential Unit	1				
Comm Units	0				
Exterior Wall 1	07	BRICK			
Exterior Wall 2					
2nd Ext Wall %	0				
Roof Structure	01	GABLE			
Roof Cover	01	ASPH SHINGLE			
Interior Wall 1	06	AVERAGE			
Interior Wall 2					
2nd Int Wall %	0				
Interior Floor 1	08				
Interior Floor 2					
Basement Floor	12	CONCRETE			
% Heated	64.00				
Heat Fuel	03	ELECTRIC			
Heat Type	06	ELECTRIC BB			
2nd Heat Type					
2nd % Heated	0.00				
# Heat Systems	1.00				
AC Percent	0.00				
Bedrooms	3				
Full Bath(s)	1				
Bath Rating	A				
3/4 Bath(s)	0				
3/4 Bath Rating					
Half Bath(s)	0				
Half Bath Rating					
Extra Fixture(s)	0				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
46	FLAT BARN	L	1	40	112	C	AV	1967	50	24.45	1.00	54,800
03	SHED MASO	L	1	13	25	C	AV	1967	50	15.53	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value
BMT	BASEMENT					
FFL	1ST FLOOR	0	1,040	260	26.11	27,150
SLB	CONCRETE SLAB	1,616	1,616	1,616	104.42	168,750
STP	STOOP	0	576	0	4.71	2,713
		0	15	0	16.38	246
Totl Gross Liv / Lease Area		1,616	3,247	1,876		198,859





264 Pickering Road

Rochester, NH



November 16, 2021

1 inch = 137 Feet

www.cai-tech.com



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