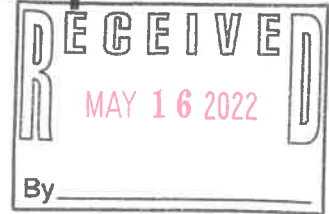




City of Rochester, New Hampshire

Zoning Board of Adjustment



Special Exception Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. Z-22-19

DATE FILED 5-16-22

CJA

ZONING BOARD CLERK

Applicant: David White

E-mail: davidmwhite@outlook.com

Phone: 860-942-3350

Applicant Address: 349 Long Hill Rd, Dover, NH 03820

Property Owner: Wendy Twidle

Property Owner Address: 271 Chesley Hill Rd, Rochester, NH 03878

Variance Address: 271 Chesley Hill Rd, Rochester, NH 03878

Map Lot and Block No: Map 138, Lot 99

Description of Property (give length of lot lines): 230' NW; 248' NE along Chesley Hill Rd; 102' SE along Patriots Way; 181.6' S abutting 5 Patriots Way; and 55' SW

Proposed use or existing use affected: Create accessory apartment within existing 2 car garage for my aging parents

The undersigned hereby requests a special exception as provided in section 275-23.2 of the Zoning Ordinance to permit an accessory apartment for my parents to be built within the existing 2 car garage.

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: David White

Date: May 6, 2022



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 site is an existing 2 bay garage located 40 feet behind the house. It would be renovated, not a new construction.

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

Reasoning: _____

The existing building is only changing purpose from storage to residence, not bringing any harm to the neighborhood.

- (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: _____

No change will be needed for pedestrian or vehicular traffic. The current driveway has plenty of room and will not need to be redesigned.

- (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 structure will be connected to city utilities and provided with needed facilities (e.g. bathroom).

- (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 use will allow my family to make best use of our property and to better contribute to our new neighborhood and town.

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

David and Ally White
349 Long Hill Road
Dover, NH 03820

May 6, 2022

Board of Adjustment
City of Rochester
31 Wakefield Street
Rochester, NH 03867

Respected Board Members,

Our family is excited to move to Rochester! We have been looking for a home for nearly a year, and we are delighted to have found 271 Chesley Hill Road! Our search has been difficult, given the extreme market conditions and our unique needs.

Our family has been looking for a home for my wife and I, our children, and my aging parents. My parents are still able and desiring to live in their own space with a two-bedroom apartment (to accommodate for sleep challenges). Unfortunately, our months of searching have not revealed such a home to exist within our price range. Therefore, we will be modifying 271 Chesley Hill Road to suit their needs, while my family lives in the main residence.

Although it is already permitted for R1 zoning, adding on a 400 square foot in-law apartment to the house is not an ideal solution. It would require new construction, making more noise and disruption for both our neighbors and us. It would change the look of the attractive, symmetrical architecture that currently adorns the house. It would not provide enough space.

An accessory apartment is a much better solution for all, particularly since we would simply be renovating an existing structure (the two-bay garage), rather than building something brand new. It would scarcely change the appearance of the property to the neighborhood. There would be no need to redesign the driveway, and there would be no nuisance or hazard to traffic. Water and electricity already run to the building, and all appropriate facilities and utilities would be added to support good living in the apartment.

This accessory apartment will provide my parents more space and independence, while still allowing them immediate support from my family, when wanted. It will support the principle use of the property and enable our family to better flourish in and contribute to our new hometown.

Thank you for your consideration of our application!

Sincerely,



David White

May 16, 2022

City of Rochester
Planning Board
33 Wakefield Street
Rochester, NH 03867

Re: Planning Board Approval for Property at 271 Chesley Hill
Road

MBL: 138-99 (the Property)

Dear Members:

This letter is to inform the City of Rochester, through its Planning Board, that I am Trustee of the Robert L. Stroger Trust and beneficiary to the above-referenced Property. I further authorize David and Allyson White, as contractual buyers of the Property, to seek Planning Board approval related to proposed changes they intend to make to the Property once they are the owners of record.

Should you have any questions or need additional information please feel free to contact me directly at (603) 953-4774.

Sincerely,

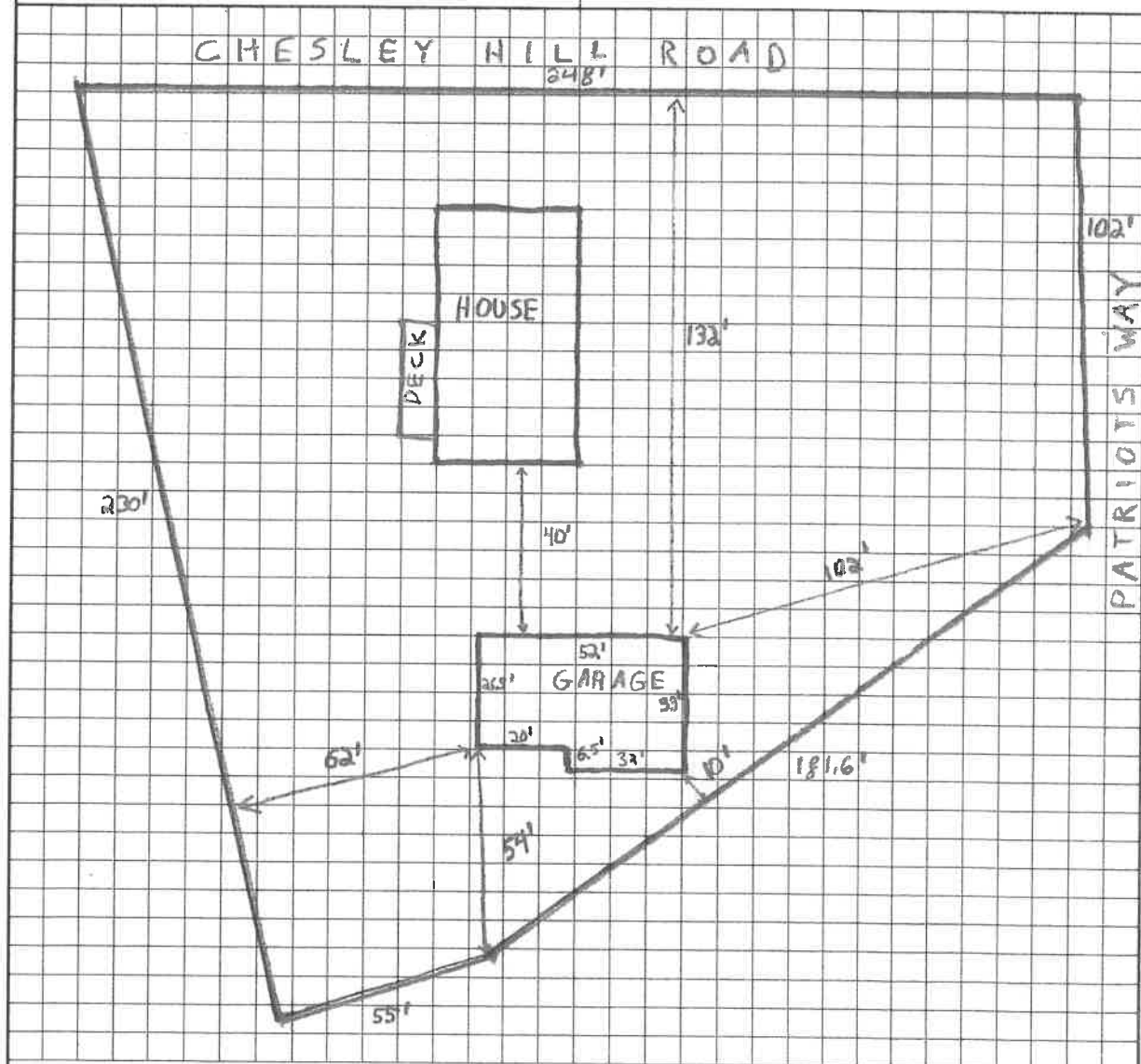
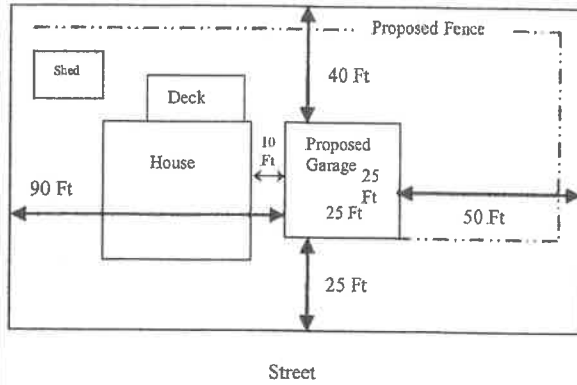
Wendy Twidle, Trustee

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:

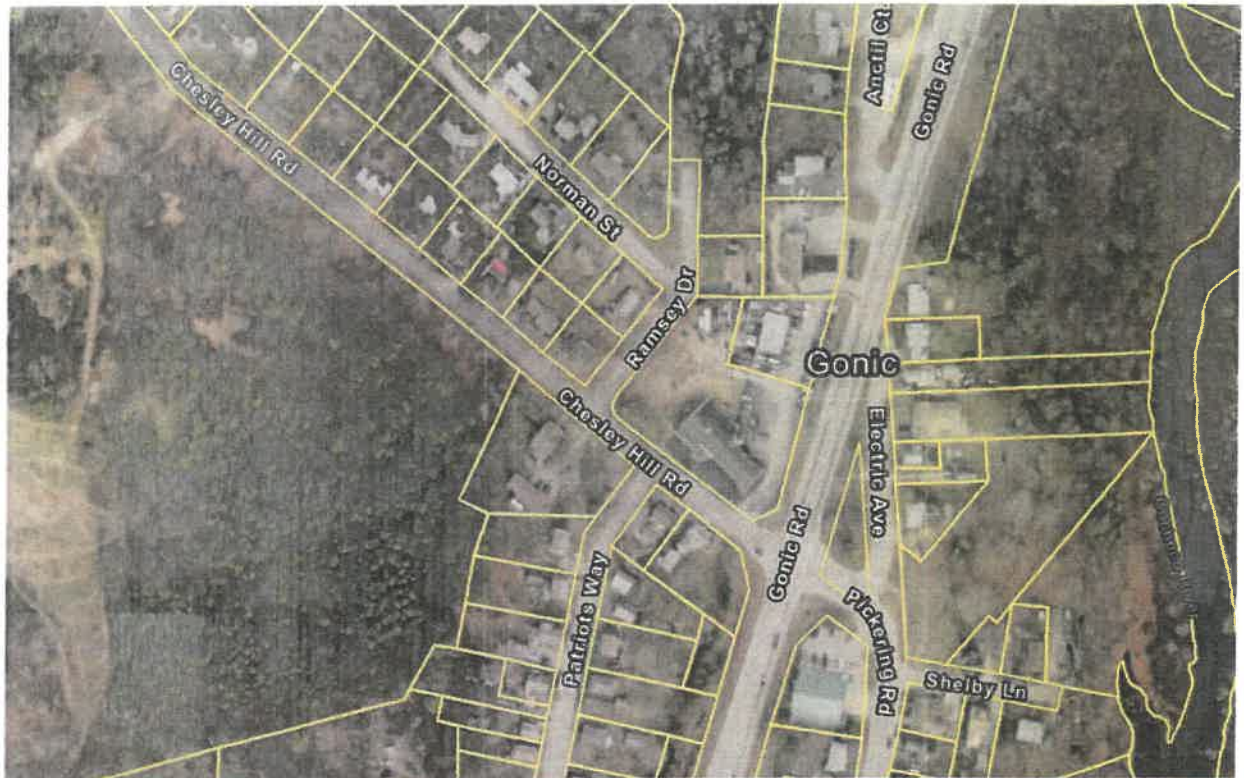


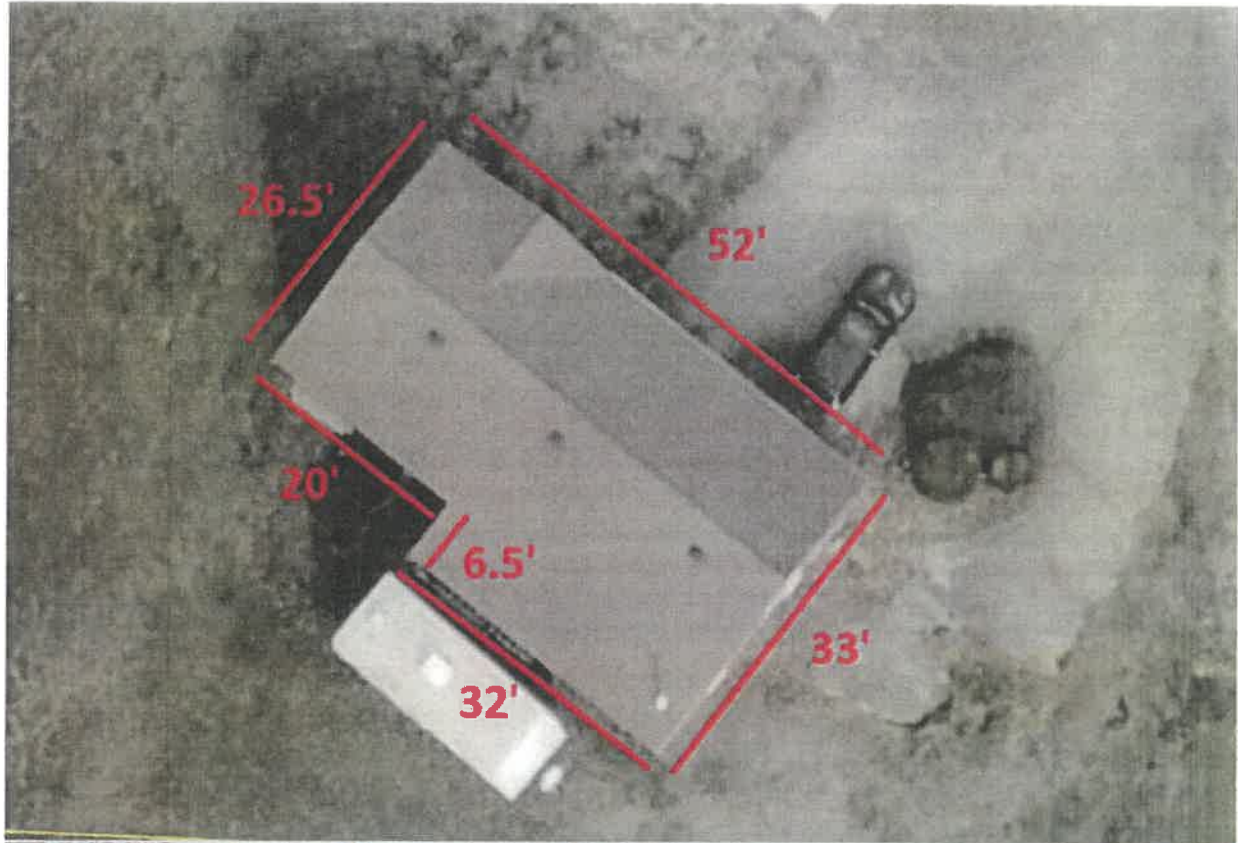
Signature

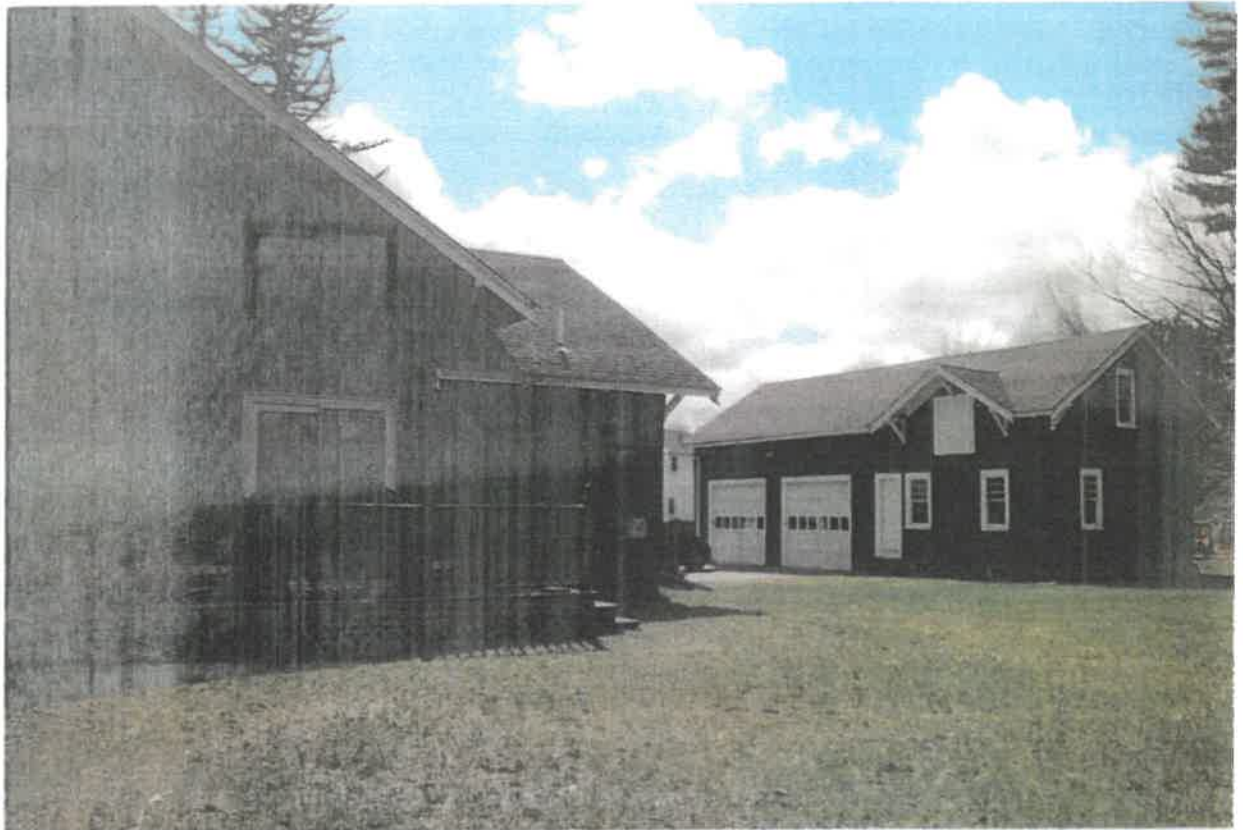
David White

Date

5/6/2022







§ 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.

CURRENT OWNER		UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT				VISION	
STROGEN ROBERT L		0	CITY WATER R	0	LEVEL	R1 RESIDENCE 1		Description	LUC Co	Prior Assessed	Current Assesse	ROCHESTER, NH	
		0	CITY WTR PBO	NEIGHBORHOOD		NHBD NAME		BLDG	101	176,400	176,400		
159 BUNKER RD		0	NONE	1030		RURAL NORTHWEST		LAND	101	49,400	49,400		
		UTL/ ST / TRAF		EXEMPTIONS				OB	101	26,800	26,800		
		0	CITY SEWER	Year	Code	Description							
		0	PAVED										
		0	MEDIUM										
ROTONDA WES FL 33947-2124		LEGAL DESCRIPTION											
													



SALES INFORMATION-GRANTEE		BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)							
STROGEN ROBERT L		3421	19	08-15-2006		44	Year	Descr	Prior Assesse	Year	Descr	Prior Assesse	
STROGEN ROBERT L		833	376	09-14-1967		99	2020	BLDG	176,400	2020	BLDG	176,400	176,400
ROY LUDGER T & PEARL B		0	0	01-01-1900		99		LAND	49,400		LAND	49,400	49,400
								OB	27,200		OB	27,200	26,800
							Total		253,000		Total	253,000	252,600

BUILDING NOTES		APPRAISED VALUE SUMMARY	
UNF=ATC/HST	Appraised Building Value (Card)	176,400	
	Appraised Extra Feature Value (Bldg)	0	
	Appraised Outbuilding Value (Bldg)	26,800	
	Appraised Land Value (Bldg)	49,400	
	Total Appraised Parcel Value	252,600	
	Valuation Method	C	
BUILDING PERMIT RECORD			

LAND LINE VALUATION SECTION													
Total Appraised Parcel Value													
252,600													
VISIT / CHANGE HISTORY													
Date	Id			Purpost/Result			Notes						
09-22-2015	NM			MEAS+INSPCTD			R: PER LETTER F						
12-04-2014	VS			OWN ADD CHG									
12-18-2006	GN			VETERAN OUT									
01-26-2006	GN			VETERAN ADD									
12-22-2005	VW			OWN ADD CHG									
07-22-2003	VW			PROP LOC CHG									

LAND LINE VALUATION SECTION													
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Int1	Int1 Adj	Int2
1	1010	SINGLE FA	0.920	PRIMARY	P	1,000	50,000	1,07391	1,00	1030	1,000		
Total Card Land Units													
0.92 AC													
Parcel Total Land Area													
0.92 AC													
Total Land Value													
49,400													

Property Location 271 CHESLEY HILL RD
Vision ID 5740

Parcel ID 0138/ 0099/ 0000/ 1

Card # 1 of 1 Account # 5740
Sec # 1 of 1 Bldg # 1

Land Use 1010
Print Date 5/18/2022 11:24:21 A

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Half Bath Rati		
Style	10	BUNGALOW	Extra Fixture(s)	1	
Grade	C+	AVG. (+)	Extra Fix Ratin	F	
Stories	1.5				
Units	1				
Residential Unit	1				
Comm Units	0				
Exterior Wall 1	01	WD SHINGLES			
Exterior Wall 2	0				
2nd Ext Wall %	0				
Roof Structure	01	GABLE			
Roof Cover	01	ASPH SHINGLE			
Interior Wall 1	06	AVERAGE			
Interior Wall 2	0				
2nd Int Wall %	0				
Interior Floor 1	08	AVERAGE			
Interior Floor 2	12	CONCRETE			
Basement Floor	01	OIL			
% Heated	87.00	FORCED HW			
Heat Fuel	03				
Heat Type	03				
2nd Heat Type	0.00				
2nd % Heated	1.00				
# Heat Systems	0.00				
AC Percent	0.00				
Bedrooms	3				
Full Bath(s)	1				
Bath Rating	A				
3/4 Bath(s)	0				
3/4 Bath Rating	0				
Half Bath(s)	0				
Half Bath Rating	0				
Extra Fixture(s)	1				

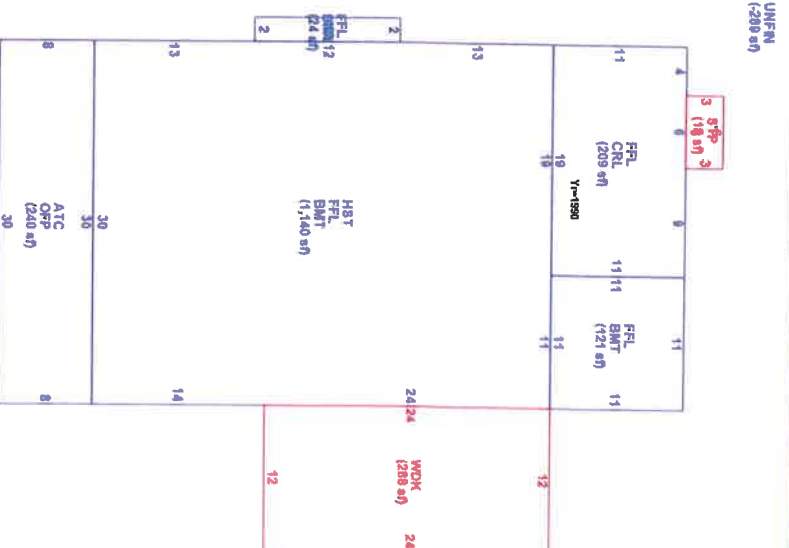
OB - OUTBUILDING & YARD ITEMS(L / XF - BUILDING EXTRA FEATURES(B)

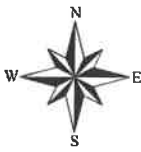
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj	Appr. Value
06	GAR UN ATTI	L	1	28	30	C	AV	1979	70	33.00	1.00	19,400
47	BANK BARN	L	1	20	22	C	AV	1925	50	33.75	1.00	7,400

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value
ATC	ATTIC	96	240	96	42.37	10,169
BMT	BASEMENT	0	1,285	321	26.46	34,001
CRL	CRAWL SPACE UNDER DWELL	0	209	0	0.00	0
FFL	1ST FLOOR	1,494	1,494	1,494	105.92	158,248
HST	HALF STORY	570	1,140	570	52.96	60,376
OPF	OPEN PORCH	0	240	0	49.43	11,863
STP	STOOP	0	18	0	18.36	330
UNFIN	UNFINISHED AREA ADJ	-289	-289	-289	0	-30,611
WDK	WOOD DECK	0	288	0	22.55	6,494

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value
ATC	ATTIC	96	240	96	42.37	10,169
BMT	BASEMENT	0	1,285	321	26.46	34,001
CRL	CRAWL SPACE UNDER DWELL	0	209	0	0.00	0
FFL	1ST FLOOR	1,494	1,494	1,494	105.92	158,248
HST	HALF STORY	570	1,140	570	52.96	60,376
OPF	OPEN PORCH	0	240	0	49.43	11,863
STP	STOOP	0	18	0	18.36	330
UNFIN	UNFINISHED AREA ADJ	-289	-289	-289	0	-30,611
WDK	WOOD DECK	0	288	0	22.55	6,494
Tot Gross Liv / Lease Area		1,871	4,625	2,192		250,870





271 Chesley Hill Road

Rochester, NH

1 inch = 60 Feet



www.cai-tech.com

May 18, 2022



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

ParcelID	StreetAddress	Owner1	Owner2	BillingAddress	City State Zip
0138-0113-0000	59 GONIC RD	TARGHEE REALTY LLC		221 DOCKHAM SHORE RD	GILFORD, NH 03249
0137-0004-0000	235 CHESLEY HILL RD	GRONDAHL FAMILY LLC		304 MAPLEWOOD AVE	PORTSMOUTH, NH 03801-3501
0138-0099-0000	271 CHESLEY HILL RD	STROGEN ROBERT L		159 BUNKER RD	ROTONDA WEST, FL 33947-2124
0138-0098-0000	5 PATRIOTS WAY	STROGEN ROBERT L REVOCABLE	TRUST % STROGEN ROBERT L	159 BUNKER RD	ROTONDA WEST, FL 33947-2124
0138-0105-0000	272 CHESLEY HILL RD	VOSS KENNETH E		272 CHESLEY HILL RD	ROCHESTER, NH 03839-5511
0138-0083-0000	281 CHESLEY HILL RD	POMERLEAU DAWN M		149 DRY HILL RD	ROCHESTER, NH 03867-4129
0138-0104-0000	268 CHESLEY HILL RD	ALBEE NATALIE & KEITH		268 CHESLEY HILL RD	ROCHESTER, NH 03839-5511