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. 2-22-14

DATE FILED 3/16/22

CD

ZONING BOARD CLERK

Applicant: East Rochester Baseball Athletic Association (Kevin Gosselin)

E-mail: Kgsports1@gmail.com Phone: 603-396-1582

Applicant Address: 9 Stone Ridge Drive

Property Owner: East Rochester Baseball Athletic Association

Property Owner Address: 44 Spring Street East Rochester

Variance Address:

Map Lot and Block No: 103 - 191 Agi Zone

Description of Property (give length of lot lines):

Proposed use or existing use affected:

The undersigned hereby requests a special exception as provided in section 23.2.10(b) of the Zoning Ordinance to permit a fence greater than six feet.

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: 3-14-2022

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: to have the poles professionally installed by white mountain cable company so the netting can be put in to protect people, cars, houses etc from stray baseballs

(2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes ☐ No ☒
Reasoning: to protect surrounding areas from flying objects that leave the ball field

(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: Netting from the poles will keep foul balls in the premis

(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. Yes ☒ No ☐ Reasoning: White Mountain Cable Company will be doing the installation as what they do for a business

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

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

§ 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:

(10)

Fence. Fences, walls, and similar structures (referred to herein simply as "fences") must be in compliance with the following requirements:

(a)

A fence permit issued by the Director of Building, Zoning, and Licensing Services is required prior to the erection of any fence.

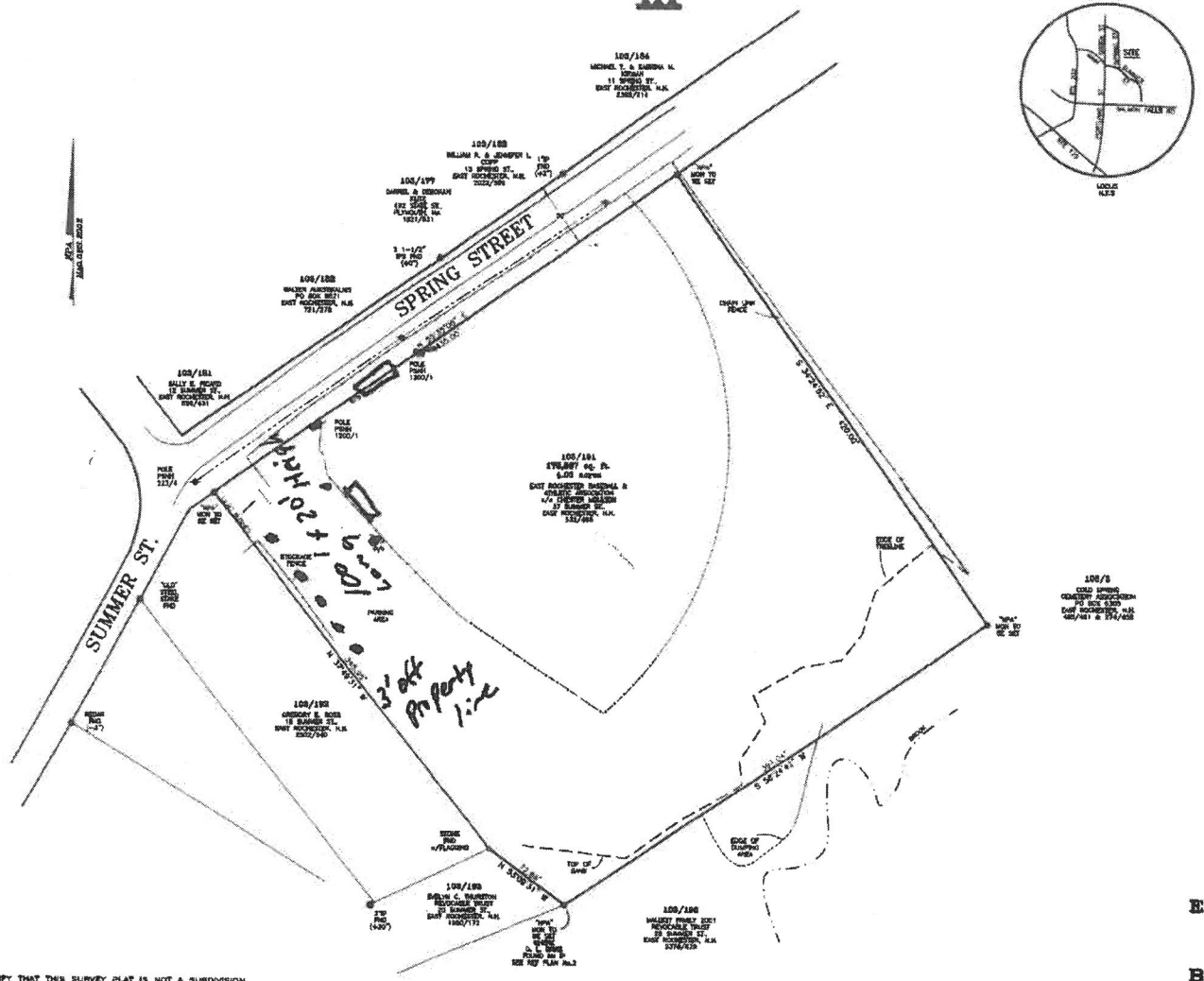
(b)

The maximum fence height (from grade) in residential districts is six feet. Greater heights may be approved by special exception.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

P.O. Box 249, Rochester, N.H. 03866-0249

REVISIONS:



REFERENCE PLANS:

1. "SUBDIVISION OF LAND, ROCHESTER, N.H. FOR REBECCA L. NEALAND" DATED: DEC. 1988 BY NORWAY PLAINS SURVEY ASSOC. RECORDED: SCRD # 30A-118
2. "PLAN OF LAND, EVELYN THURSTON, SUMMER STREET, EAST ROCHESTER, N.H." DATED: SEPT. 1984 BY O. L. DAVIS & ASSOCIATES NOT RECORDED

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE LINES OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE CITY/TOWN OF IN ACCORDANCE WITH RSA 676:18.

ARTHUR H. NICKLESS, NHLS # 678 DATE

FILE NO. 143
PLAN NO. C-2113-B
DWG. NO. 02172/S-1
F.B. NO. 95 CAK

PLAN OF LAND
"KEAY FIELD"
SPRING STREET
EAST ROCHESTER, N.H.
FOR
EAST ROCHESTER BASEBALL ASSOCIATION

1"=40' JAN., 2003

GRAPHIC SCALE

(IN FEET)
1 INCH = 40 FT.

NORWAY PLAINS ASSOCIATES, INC.

Property Location 44 SPRING ST
Vision ID 24

Parcel ID 0103/ 0191/ 0000/ /

Card # 1 of 1 Account # 24
Sec # 1 of 1 Bldg # 1

Land Use 905V
Print Date 11/5/2021 9:02:11 AM

VISION
ROCHESTER, NH

CURRENT OWNER

EAST ROCHESTER BASEBALL ASSO
% TOM O`CONNOR
27 PROSPECT ST

ROCHESTER NH 03867-2822

UTILITIES

0	CITY WATER C
0	NONE

TOPO

0	LEVEL

ZONING

A	AGRICULTURAL

NEIGHBORHOOD / NHBD NAME

1210 URBAN E R

UTL/ ST / TRAF

0	PAVED
0	LIGHT

EXEMPTIONS

Year	Code	Description

LEGAL DESCRIPTION

CURRENT ASSESSMENT

Description	LUC Co	Prior Assessed	Current Assesse
LAND	905	199,500	199,500
OB	905	2,300	2,400
	Total	201,800	201,900

SALES INFORMATION- GRANTEE

SALES INFORMATION- GRANTEE	BOOK/PAGE		SALE DATE	SALE PRICE	SALE CODE
EAST ROCHESTER BASEBALL ASSOC	532	486	01-29-1946	0	01
EAST ROCHESTER BASEBALL ASSOC	0	0	01-01-1900	0	99

PREVIOUS ASSESSMENTS (HISTORY)

Year	Descri	Prior Assesse	Year	Descri	Prior Assess	Year	Descri	Prior Assesse
2019	LAND	0	2020	LAND	0	2020	LAND	199,500
	OB	199,500		OB	199,500		OB	2,300
		2,300			2,300			
	Total	201,800		Total	201,800		Total	201,800

BUILDING NOTES

KEAY FIELD

APPRAISED VALUE SUMMARY

Appraised Building Value (Card)	0
Appraised Extra Feature Value (Bldg)	0
Appraised Outbuilding Value (Bldg)	2,400
Appraised Land Value (Bldg)	199,500
Total Appraised Parcel Value	201,900
Valuation Method	C
Total Appraised Parcel Value	201,900

BUILDING PERMIT RECORD

Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes
10-25-2018	E-18-414	ELECTRIC	1,000	11-29-2018	100	CE	100A outdoor service @ ballfield;

VISIT / CHANGE HISTORY

Date	Id	Purpost/Result	Notes
06-19-2019	LA	OWN ADD CHG	PER MEMBER
11-29-2018	NM	EXT ONLY	Permit #: E-18-
05-29-2015	LA	OWN ADD CHG	PER MEMBER
10-01-2008	TM	PROP LOC CHG	CHANGED ST
10-24-2002	VW	DEED CHANGE	

LAND LINE VALUATION SECTION

B	LUC	Description	LandU	Land Type	Loc Adj		UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Infl1	Infl1 Adj	Infl2	Infl2 Adj	Infl3	Infl3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
1	905V	CHARITABL	1.000	PRIMARY	UN	1.000	47,500	1.00000	1.00	1210	1.000							47,500	47,500	47,500	
1	905V	CHARITABL	3.200	PRIMARY	UN	1.000	47,500	1.00000	1.00	1210	1.000							47,500	152,000	152,000	

Total Card Land Units 4.20 AC Parcel Total Land Area 4.20 AC Total Land Value 199,500

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

Property Location 44 SPRING ST
Vision ID 24

Parcel ID 0103/ 0191/ 0000/ /

Card # 1 of 1 Account # 24
Sec # 1 of 1 Bldg # 1

Land Use 905V
Print Date 11/5/2021 9:02:11 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Model	00	Vacant
Style	99	Vacant Land
Grade		
Stories		
Units		
Residential Unit		
Comm Units		
Exterior Wall 1		
Exterior Wall 2		
2nd Ext Wall %		
Roof Structure		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
2nd Int Wall %		
Interior Floor 1		
Interior Floor 2		
Basement Floor		
% Heated		
Heat Fuel		
Heat Type		
2nd Heat Type		
2nd % Heated		
# Heat Systems		
AC Percent		
Bedrooms		
Full Bath(s)		
Bath Rating		
3/4 Bath(s)		
3/4 Bath Rating		
Half Bath(s)		
Half Bath Ratin		
Extra Fixture(s)		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Half Bath Rati		
Extra Fixture(s		
Extra Fix Ratin		

CONDO DATA

Condo Main		Complex #	
Adjust Type	Code	Building #	
Condo Floor		Section #	
Condo Location		% Owner	

COST / MARKET VALUATION

Building Value New	0
Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
Economic Obsol	
Trend Factor	1.000
Special Adj	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

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

Code	Description	L/B	Qnty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
01	SHED FRAME	L	1	10	12	C	AV	2008	70	28.15	1.00	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value
	Ttl Gross Liv / Lease Area	0	0	0		0

Rochester, NH

1 inch = 100 Feet

August 19, 2021

0 100 200 300

CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com

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