



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. 2-22-01

DATE FILED 11/24/21

C. J.

ZONING BOARD CLERK

Applicant: Daniel Burke

E-mail: burkestree@metrocast.net Phone: 603-332-4319

Applicant Address: 116 Salmon Falls Road

Property Owner: Daniel Burke

Property Owner Address: 28 Pondview Lane, Rochester

Variance Address: 116 Salmon Falls Road

Map Lot and Block No: 0210-0141-0000

Description of Property (give length of lot lines): Equipment Storage + aggregate sales w/ office trailer + 30'x60' shop.

Proposed use or existing use affected: Storage of tree service equipment + aggregate sales

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

permit Our licensed mechanic to inspect our fleet for NH State
Inspections. - Contractor's storage yard

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: 11-24-2021





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: It fits the criteria of our business, & it would not change our current usage & operating guidelines.

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

Reasoning: It doesn't impact anyone - there would be no change in how we currently operate - it would actually eliminate travel on the road to get it fixed.

- (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: Burke's has its own parking, off tree away from pedestrians & vehicular traffic. The barn is far enough away from the road it has not & will not interfere.

- (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 have a barn/storage unit to allow us to service our vehicles for the 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: It does not change the current usage & operating guidelines. It is consistent with the ordinance & master plan & how we have already operated the last 30 years.

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

Abutters List for 116 Salmon Falls Road – Burke's Tree Service, LLC

Owner1	Owner2	Billing Address	City State Zip
JOYAL CARA LYNN		49 FLAT ROCK BRIDGE RD	ROCHESTER, NH 03867
GAGNON EDGAR J &	LITTLEFIELD LISA G &	115 SALMON FALLS RD	ROCHESTER, NH 03868-8622
HIGGINS CARROLL L & RACHEL M		128 SALMON FALLS RD	ROCHESTER, NH 03868
DODSON BRENDAN L & CARMEN L		123 SALMON FALLS RD	ROCHESTER, NH 03868

We have attached two separate checks for the application fee & the fee for the abutters.

ZONING

275 Attachment 4

City of Rochester

Table 18-D Industrial-Storage-Transport-Utility Uses
[Amended 5-7-2019]

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Industrial-Storage-Transport-Utility-Uses	Residential Districts					Commercial Districts				Industrial Districts		Special		Criteria/Conditions	
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS	Reference		
Airport	—	—	—	E	—	—	—	—	—	—	—	P	Article 21		
Commercial parking facility	—	—	—	—	C	—	—	—	—	—	—	—	—		
Contractor's storage yard	—	—	—	E	—	—	—	E	P	P	—	—	Articles 20 and 22		
Distribution center	—	—	—	—	—	—	P	C	P	—	—	—	Article 21		
Emergency services facility	—	—	—	—	C	C	—	C	C	—	P	—	Article 21		
Fuel storage	—	—	—	—	—	—	P	E	E	—	—	—	Article 21		
Helipad (accessory use)	—	—	—	E	—	E	P	E	P	P	P	P	Article 21		
Industry, heavy	—	—	—	—	C	—	P	E	P	E	—	—	Article 21		
Industry, light	—	—	—	—	—	—	P	P	P	—	—	—	Article 21		
Industry, recycling	—	—	—	—	—	—	—	—	—	P	—	—	Articles 20 and 22		
Junkyard	—	—	—	—	—	—	—	E	E	P	—	—	Articles 20 and 22		
Laundry establishment-3	—	—	—	—	—	—	—	P	P	—	—	—	—		
Mini-warehouse	—	—	—	—	—	—	P	C	P	—	—	—	Articles 20 and 21		
Monument production	—	—	C	—	—	C	—	P	P	P	—	—	Article 21		
Parking lot	—	C	C	C	C	C	—	P	C	P	C	P	Article 21		
Printing facility	—	—	C	—	—	P	P	P	P	—	—	—	—		
Public parking facility	—	—	—	—	P	—	—	—	—	—	—	—	—		
Recycling facility	—	—	—	—	—	—	—	E	E	P	—	—	Articles 20 and 22		
Research and development	—	—	—	—	E	P	P	P	P	—	—	—	Article 21		
Sawmill	—	—	—	—	—	—	—	—	E	—	—	—	Article 21		
Sawmill, temporary (accessory use)	—	—	—	P	—	P	—	P	P	P	—	P	Article 23		

CONTRACTOR'S STORAGE YARD

A site upon which vehicles or equipment (such as bulldozers, front-end loaders, and backhoes) or materials used by professional contractors in construction, land clearing, landscaping or other similar activities are stored. This includes the office used by the contractor as an accessory use. Land upon which any of the above items are temporarily stored on site during the course of an active construction project is not considered a contractor's storage yard.



116 Salmon Falls Rd.

Rochester, NH

1 inch = 80 Feet



December 13, 2021

www.cai-tech.com



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.



116 Salmon Falls Rd.- Showing Wetlands

Rochester, NH



December 13, 2021

1 inch = 80 Feet

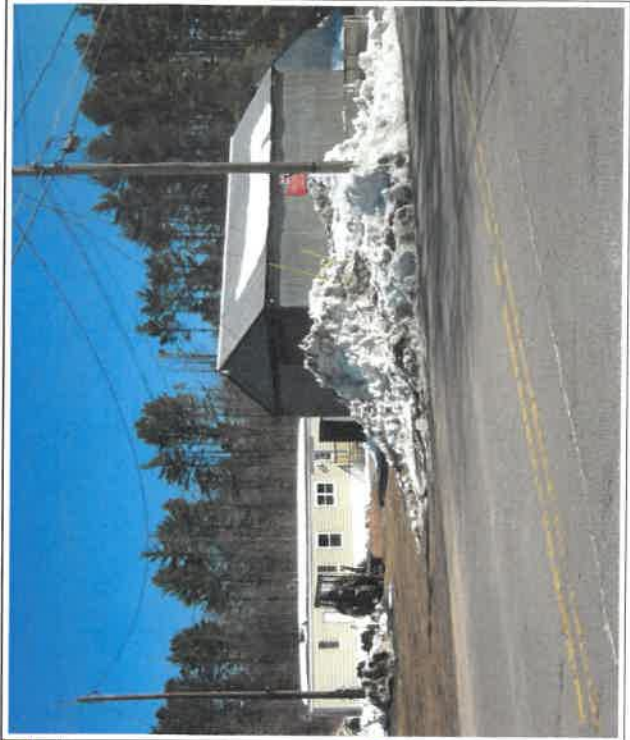
www.cai-tech.com



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.

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

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Model	96	Industrial	Half Bath Ratin									
Style	N14	UTILITY	Extra Fixture(s)	0								
Grade	C	Average	Extra Fix Rating									
Stories	1											
Units			MIXED USE									
Residential Unit	0		Code	Description	Percentage							
Comm Units	1.00		3160	STOR-WH-DIST	100							
Wall Height	18.00				0							
Exterior Wall 1	18		COST / MARKET VALUATION									
Exterior Wall 2		CORREG MTL										
2nd Ext Wall %	0											
Roof Structure	01	GABLE	RCN		41,672							
Roof Cover	05	MH METAL										
Interior Wall 1	06	AVERAGE	Year Built		1901							
Interior Wall 2		CONCRETE	Depreciation Code		A							
Interior Floor 1	12		Remodel Rating									
Interior Floor 2			Year Remodeled		40							
Basement Floor			Depreciation %		1.000							
% Heated	100.00		Functional Obsol									
Heat Fuel	01	OIL	Economic Obsol									
Heat Type	07	SPACE HTRS	Trend Factor									
2nd Heat Type			Special Adj									
2nd % Heated	0.00		Condition %		60							
# Heat Systems	1.00		Percent Good		25,000							
AC Percent	0.00		RCNLD									
Bedrooms			Dep % Ovr									
Full Bath(s)	0	SAME	Dep Ovr Comment									
Bath Rating	A		Misc Imp Ovr									
3/4 Bath(s)	0		Misc Imp Ovr Comment									
Half Bath(s)	0		Cost to Cure Ovr									
Half Bath Ratin			Cost to Cure Ovr Comment									
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
12	WOOD DECK	L	3	4	4	C	AV	2016	90	22.55	1.00	1,000
51	P BARN MT/IS	L	1	22	25	D	AV	2010	80	14.55	0.87	5,600
OD	DOOR WDMT	B	1	12	16	C	AV	2005	60	7.18	1.00	800
02	SHED MTLV	L	1	8	27	D	FR	1990	55	19.20	0.87	2,000
02	SHED MTLV	L	2	8	40	D	FR	1990	55	19.20	0.87	5,900
90	MH SINGLE	L	1	8	28	D	FR	1980	55	52.50	0.87	5,600
90	MH SINGLE	L	1	14	67	D	AG	1979	74	52.50	0.87	31,700
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area		Floor Area		Eir Area		Unit Cost		Undeprc Value		
FFL	1ST FLOOR	1,792		1,792		1,792		23.25		41,672		



58	32	FFL (1,792 sf)	32
58			







Salmon Falls Rd

Flat Rock Bridge Rd