



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. 2-22-22

DATE FILED 5/18/22

C91
ZONING BOARD CLERK

Applicant: Donna Johnson

E-mail: storybookelp@yahoo.com

Phone: 603-833-5042

Applicant Address: 224 Elm St. Sanbornville NH 03872

Property Owner: _____

Property Owner Address: _____

Variance Address: 16 Whitehall RD. Rochester NH 03867

Map Lot and Block No: 126 - 15

Description of Property (give length of lot lines): _____

Proposed use or existing use affected: Childcare, Self directed learning center for middle and high school aged children.

The undersigned hereby requests a special exception as provided in section Table 18-B of the Zoning Ordinance to permit Childcare Center along with a self directed learning program for middle and high school aged children. Along with a teen mom program.

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: Donna Johnson

Date: 5/18/22



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: We seek to operate a self-directed learning center for middle and highschool aged children.

A Teen mom program with a nursery on site.

In addition we will be offering a TimberNook program for pre-school aged children.

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

Reasoning: The program that we are proposing will be an asset to the neighborhood,

as well as the community. We offer a nature based / play based program.

We will have approximately 40-50 children enrolled.

(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: _____

The property has ample parking. We will have vehicles entering in one way and exiting out another.

(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 program will be license through the Bureau of Childcare Licensing. We will be operating from 7:00-5:30 M-F

(5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. ☒ Yes ☐ No Reasoning: The city of Rochester is in need of more quality Childcare.

This will also be a place for Teens to gather as homeschoolers.

Lastly, a safe place for Teen moms to learn and grow with their child as they continue their own education.

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

ZONING

275 Attachment 2

City of Rochester

Table 18-B Sales-Service-Office-Institutional Uses
[Amended 9-4-2018; 4-7-2020]

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Sales-Service-Office- Institutional Uses	Residential Districts				Commercial Districts				Industrial Districts			Special		Criteria/Conditions Reference
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS		
Adult day-care center	—	—	E	E	P	P	—	P	E	—	P	—	—	Article 22
Adult day-care home	—	E	E	E	P	P	—	P	—	—	P	—	—	Article 22
Adult-oriented establishment	—	—	—	—	—	—	—	—	—	C	—	—	—	Article 22
Agricultural building, reuse of existing	C	C	—	C	—	P	—	—	—	—	—	—	—	Article 22
Antique shop	—	C	P	—	P	P	P	P	—	—	—	—	—	Article 21
Artist studio	—	C	P	—	P	P	—	P	—	—	—	—	—	Article 21
Bank	—	—	C	—	P	P	P	P	—	—	—	—	—	Article 21
Convenience store	—	C	P	—	P	E	P	P	—	—	—	—	—	Article 21
Day care-1 (day-care residence)	P	P	P	P	P	P	—	P	—	—	P	—	—	
Day care-2 (day care - family)	—	E	P	E	P	P	—	P	—	—	P	—	—	Articles 20 and 21
Day care-3 (day-care center)	—	—	E	E	P	P	—	P	E	—	E	—	—	Article 22
Florist	—	—	P	—	P	—	P	P	—	—	—	—	—	
Funeral home	—	—	C	—	P	P	—	P	—	—	P	—	—	
Gas station	—	—	—	—	—	—	P	P	—	—	—	—	—	Articles 20 and 21
Grocery store	—	—	—	—	P	—	P	P	—	—	—	—	—	
Hospital	—	—	—	—	P	—	P	P	—	—	—	—	—	
House of worship	—	C	C	C	P	P	—	P	—	—	P	—	—	Article 21
Housing unit sales	—	—	—	—	—	—	—	P	P	—	—	—	—	
Laundry establishment-1	—	C	P	—	P	—	—	P	—	—	—	—	—	Article 21

Property Location 16 WHITEHALL RD
Vision ID 4433

Parcel ID 0126/ 0015/ 0000/ 1

Card # 1 of 2 Account # 4433
Sec # 1 of 1 Bldg # 1

Land Use 1140
Print Date 5/18/2022 3:49:57 PM



VISION
ROCHESTER, NH

LEGAL DESCRIPTION

CURRENT OWNER		UTILITIES		TOPo		ZONING		CURRENT ASSESSMENT				VISION	
DAVLOR LLC	0 CITY SEWER	0 LEVEL	HS HOSPITAL		Description	LUC Co	Prior Assessed	Current Assesse	<div>VISION</div> <div>ROCHESTER, NH</div> <div></div>				
	0 CITY WATER R	NEIGHBORHOOD		NHBD NAME	BLDG	114	241,800	241,800					
	0 SEPTIC	3911	FRISBIE HOSPITAL Z	LAND	114	89,100	89,100						
	UTL/ST /TRAF		EXEMPTIONS		OB	114	16,500	16,500					
	0 GAS	Year	Code	Description									
	0 PAVED												
	0 MEDIUM												
ROCHESTER	NH	03867-3225											

RECORD OF OWNERSHIP

BK-VOL/PAGE	SALE DATE	SALE PRICE	SALE CODE	Year	Descn	Prior Assesse	Year	Descr	Prior Assess	Year	Descr	Prior Assesse
DAVLOR LLC	4263	845	12-17-2014	275,000	13							
CONNELLY GARY S	4208	297	04-18-2014	175,000	51							
WENDELL GARY D & SONYA	2560	641	09-27-2002	209,933	02							
SANBORN CHANDLER E & ANN	856	61	04-11-1969	0	99							
D JAMES M & EVA	0	0	01-01-1900	0	99							

BUILDING NOTES

THE KIDS DENTIST, OFFICE ON CARD 2

UNF=TQS

BUILDING PERMIT RECORD

Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes	Total Appraised Parcel Value	Valuation Method	Total Appraised Parcel Value
02-27-2017	E-17-48	ELECTRIC RENOVA	800	03-31-2017	100	CE	Need to add outlets and lights to the barn between the h	347,400		347,400
01-26-2015	9772	RENOVATE	10,000	03-26-2015	100	CE	ALTERING HALF WALL UP TO CEILING. DRYWALL/M			
01-05-2015	9668	PLUMBING	800	03-26-2015	100	CE				
01-05-2015	9668	PLUMBING	800	03-26-2015	100	C				
10-21-2011	1227	ELECTRIC	1,500	12-15-2011	100	C				
1-2011	1227	ELECTRIC	1,500		100	CE				
1-2008	08-10	KITCHEN	55,000	01-28-2008		CE	& BATH:			
01-04-2008	08-10	KITCHEN	55,000	01-28-2008		CE	SPOKE TO CONTRACTOR;			
06-30-2006	06-892	INT RENOV	35,420	01-04-2007	100	CE				
06-27-2006	06-881	ELECTRIC	1,999	01-04-2007	100	CE				
02-10-2005	138	INT RENOV	8,545	03-21-2005	100	C				

LAND LINE VALUATION SECTION

B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Inf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes
1	1140	RESINCOM	0.840	PRIMARY	P	1.000	90,000	1.17905	1.00	3911	1.000						106,119	89,100	89,100	

Total Card Land Units

0.84

AC

Parcel Total Land Area

0.84

AC

Total Land Value

89,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	94	Commercial	Half Bath Rating	A	SAME
Style	40M	MIX USE BLDG	Extra Fixture(s)	1	
Grade	C	Average	Extra Fix Rating	A	
Stories	1.75				SAME
Units	1				
Residential Unit	1				
Comm Units	0.00				
Wall Height	02	CLAPBOARD			
Exterior Wall 1					
Exterior Wall 2	0				
2nd Ext Wall %	0				
Roof Structure	01	GABLE			
Roof Cover	01	ASPH SHINGLE			
Interior Wall 1	01	DRYWALL			
Interior Wall 2					
Interior Floor 1	08	AVERAGE			
Interior Floor 2					
Interior Floor 3					
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Interior Floor 7					
Interior Floor 8					
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16 Whitehall Road

Rochester, NH

1 inch = 44 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.









14 Whitehall Rd

ParcelID	StreetAddress	Owner1	Owner2	BillingAddress	City State Zip
0126-0015-0000	16 WHITEHALL RD	DAVLOR LLC		16 WHITEHALL RD STE 1	ROCHESTER, NH 03867-3225
0126-0016-0000	18 WHITEHALL RD	SAYWARD PAUL C & LORRAINE T		18 WHITEHALL RD	ROCHESTER, NH 03867-3225
0119-0124-0000	17 FRANKLIN ST	ROCHESTER CEMETARY ASSOCIATION		168 NO MAIN ST SUITE TWO	ROCHESTER, NH 03867-1219
0126-0052-0000	13 WHITEHALL RD	FMH HEALTH SERVICES LLC		ONE PARK PLAZA	NASHVILLE, TN 37203-6527
0126-0014-0000	12 WHITEHALL RD	OBRIEN SEAN & NATCHUDA		P O BOX 1912	ROCHESTER, NH 03866-1912
0126-0019-0000	30 WHITEHALL RD	FMH HEALTH SERVICES LLC		ONE PARK PLAZA	NASHVILLE, TN 37203-6527