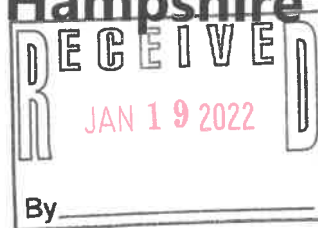




City of Rochester, New Hampshire

Zoning Board of Adjustment



Special Exception Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. Z-22-03

DATE FILED 1-20-22

ag
ZONING BOARD CLERK

Applicant: Nancy Montville

E-mail: NancyMontville@gmail.com Phone: 603-502-4062

Applicant Address: 19 Jacobs Drive, Rochester NH 03867

Property Owner: Nancy Montville

Property Owner Address: 19 Jacobs Drive, Rochester NH 03867

Variance Address: _____

Map Lot and Block No: Map 111 Lot 40

Description of Property (give length of lot lines): See attached "Schedule A" + "Arc GIS"

Proposed use or existing use affected: Proposed building of 1 bed, 1 bath apartment in existing 3 bay garage.

The undersigned hereby requests a special exception as provided in section 215-23.2 of the Zoning Ordinance to permit to build 1 bedroom, 1 bathroom apartment in existing 3 bay 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: Nancy Montville Date: 1/19/22



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: Not adding an additional structure

(2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes ☐ No ☒
Reasoning: Building a private residence within an existing structure

(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: It will be a private residence, not a business, with an on property parking space.

(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. Yes ☒ No ☐ Reasoning: I wish to have the apartment be compliant with all city regulations and be safe and comfortable for the resident.

(5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. Yes ☒ No ☐ Reasoning: 1 bedroom, less than 800 sq ft, built within an existing structure.

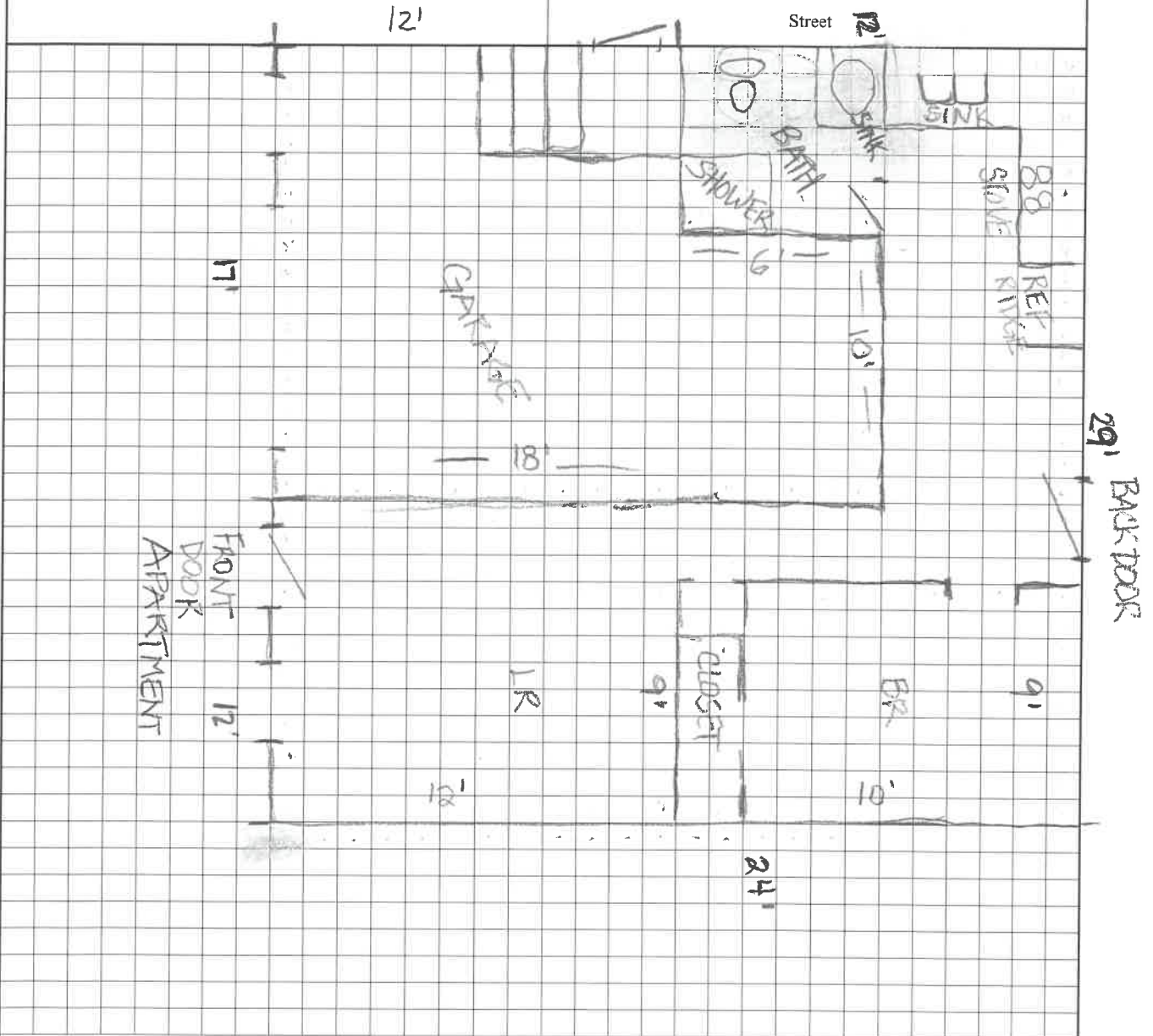
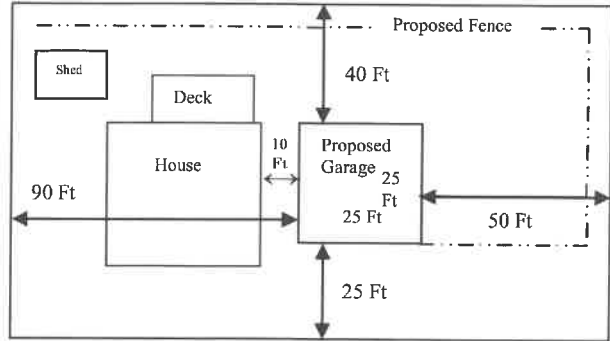
Please check section 275.22 of the Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.

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:



Existing Structure: 3 bay garage
1 Bed, 1 Bath Apartment 432 sq ft

Signature Nancy Montville
Nancy Montville

Date 1/19/22

SCHEDULE A

A certain tract or parcel of land with the buildings thereon, located off the northerly side of Portland Street in the City of Rochester, County of Strafford, New Hampshire, said parcel being shown as Lot #24 on a certain Plan entitled "Revised Final Plan, Norway Plains Estates, Rochester, N.H." dated March 1985 and being recorded in the Strafford County Registry of Deeds as Plan #27-62, said Lot #24 being more particularly bounded and described as follows:

Beginning at an iron pipe located on the southerly side of Schultz Street, said iron pipe representing the northwesterly corner of the tract herein described and the northeasterly corner of Lot #23 as it appears on the aforementioned Plan; Thence running North $65^{\circ} 48'$ East along the southerly side of said Schultz Street a distance of 50.89 feet, more or less, to an iron pipe; Thence turning and arcing to the right along the southerly side of the intersection of the said Schultz Street with Jacobs Drive a distance of 35.70 feet, more or less, to an iron pipe located on the westerly side of the said Jacobs Drive; Thence turning and running South $32^{\circ} 23'$ East along the westerly side of the said Jacobs Drive a distance of 22.02 feet, more or less, to an iron pipe; Thence continuing to run along the westerly side of the said Jacobs Drive South $46^{\circ} 05'$ East a distance of 90.63 feet, more or less, to a point, said point representing the southeasterly corner of the tract herein described and the northeasterly corner of land now or formerly of one Rippet; Thence turning and running South $65^{\circ} 48'$ West a distance of 116.55 feet, more or less, to an iron pipe; Thence turning and running North $22^{\circ} 24'$ West along the easterly side of the said Lot #23 a distance of 127.40 feet, more or less, the point of beginning.

Being the same premises conveyed to Nancy A. Montville by deed of Keena K. Corriveau, Executrix of the Estate of Harry E. Johnson III, dated October 1, 2020 and recorded in the Strafford County Registry of Deeds at Book 4814, Page 152.

Town of Rochester, NH



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1/21/2022

Property Information - Rochester, NH

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19 Jacobs Drive

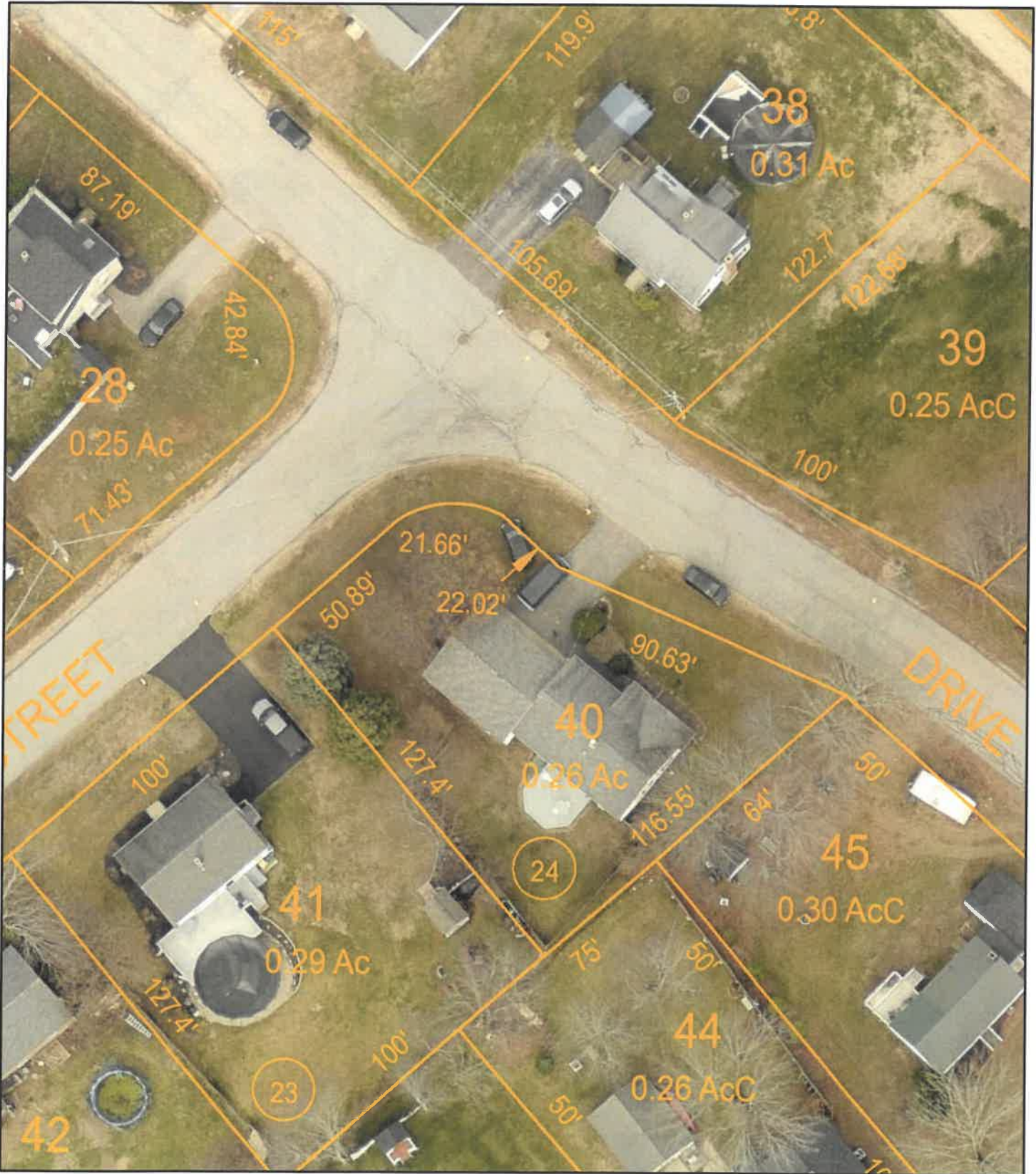
Rochester, NH



January 21, 2022

1 inch = 40 Feet

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