



City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. Z-22-17

DATE FILED 5-2-2022

CD1
ZONING BOARD CLERK

Applicant:
Sean Desrosiers

E-mail: sdez4@yahoo.com

Phone: 603-303-2995

Applicant Address: 326 Chestnut Hill Road Rochester, NH 03867

Property Owner: Sean Desrosiers

Property Owner Address: 326 Chestnut Hill Road Rochester, NH 03867

Variance Address: 326 Chestnut Hill Road Rochester, NH 03867

Map Lot and Block No: Map206 Lot7

Description of Property: 163 Acres, wooded with 1 single family home

Proposed use or existing use affected: Build 1 new house on the lot with existing house

The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section 2

and asks that said terms be waived to permit 1 new single family home to be built while existing house remains occupied until
new house is completed. Existing house will be removed upon completion of new house.

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 variance. **I understand that while presenting my case the testimony should be confined to the 5 criteria and how they pertain to my case.**

Signed: Sean Desrosiers

Date: 4/28/2022



City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Criteria

1) Granting the variance would not be contrary to the public interest because:

The current house will be removed upon completion of new house.

2) If the variance were granted, the spirit of the ordinance would be observed because:

There will only be 1 house occupied on the property, and the existing house will be removed post construction.

3) Granting the variance would do substantial justice because:

It allows my family to live in the existing house while the new house is under construction.

4.) If the variance were granted, the values of the surrounding properties would not be diminished because:

Once the project is complete, there will be no adverse effects to the property.

5.) Unnecessary Hardship:

a. Owing to special **conditions of the property that distinguish it from other properties in the area**, denial of the variance would result in an unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

Only 1 house will be occupied at a time.

And:

ii. The proposed use is a reasonable one because:

I can remain living in my current house while the new house is constructed

b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.

I will be forced to move my family and belongings to a temporary residence until the new house is completed.

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 Reference
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS		
Airport	—	—	—	E	—	—	—	—	—	—	—	AS	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	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	—	—	—	—	Articles 20 and 22
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	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	P	Article 23

CURRENT OWNER	UTILITIES	TOPO	ZONING	Description	LUC Co	Prior Assessed	Current Assesse
DESROSIERS SEAN D 326 CHESTNUT HILL RD ROCHESTER NH 03867-5143	0 SEPTIC	0 LEVEL	A AGRICULTURAL				
	0 NONE	NEIGHBORHOOD	NHBD NAME	BLDG	101	91,800	91,800
	0 WELL	1010	RURAL NORTH	LAND	101	60,000	60,000
	UTL / ST / TRAF	EXEMPTIONS		OB	101	3,400	3,400
		Year	Code	Description	653	7,408	7,408
	0 PAVED			LAND	693	720	720
	0 MEDIUM						
LEGAL DESCRIPTION							
				Total	163,328		163,328

SALES INFORMATION- GRANTEE		BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)									
DESROSIERS SEAN D STEELE SUSAN J WINKLEY HARVE E REVOCABLE WINKLEY HARVE E & BARBARA M WINKLEY ERNEST & MILDRED	4752	638	04-09-2020	425,000	90	Year	Descri	Prior Assesse	Year	Descri	Prior Assess	Year	Descri	Prior Assess	
	3899	169	01-14-2011	0	38	2020	BLDG	91,800	2020	BLDG	91,800	2021	BLDG	91,800	
	1710	256	07-23-1993	4,000	44		LAND	68,128		LAND	68,128		LAND	60,128	
	1396	572	06-03-1988	0	99		OB	5,500		OB	5,500		OB	3,500	
	0	0	01-01-1900	0	99		LAND			LAND	0		LAND	7,400	
							LAND			LAND			LAND	163,328	
						Total		165,428		Total		165,428		Total	
BUILDING NOTES						APPRAISED VALUE SUMMARY									

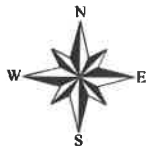
	Appraised Building Value (Card)	91,800
	Appraised Extra Feature Value (Bldg)	
	Appraised Outbuilding Value (Bldg)	3,400
	Appraised Land Value (Bldg)	369,900
	Total Appraised Parcel Value	465,100
	Valuation Method	
BUILDING PERMIT RECORD		

[illegible]

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	1010	SINGLE FA	1.000	PRIMARY	P	1.000	60,000	1.00000	1.00	1010	1.000							60,000	60,000	60,000	
1	6530	CU HRWD R	122.00	EXCESS A	E,AVFO	1.000	2,500	0.76534	1.00	1010	1.000							1,913.25	233,400	7,408	
1	6930	CU UNP RE	40.000	EXCESS A	E	1.000	2,500	0.76534	1.00	1010	1.000							1,913.25	76,500	720	

A photograph of a two-story white house with a dark roof, situated on a grassy lot. The house has multiple windows and a chimney. A small structure is visible in the foreground.

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value
BMT	BASEMENT	0	744	186	32.41	24,113
EFP	ENCL PORCH	0	144	0	68.56	9,873
FFL	1ST FLOOR	816	816	816	129.64	105,788
Ttl Gross Liv / Lease Area		816	1,704	1,002		139,774



Rochester, NH

1 inch = 100 Feet



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May 16, 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.

Owner1	Owner2	BillingAddress	City	State	Zip
MOTT JONATHAN D & JUDITH M		350 CHESTNUT HILL RD	ROCHESTER,	NH	03839-5143
TORR FRANKLIN G REV TRUST & CITY OF ROCHESTER	TORR ANN M REVOCABLE TRUST	1 OLD LITTLEWORTH RD	DOVER,	NH	03820-4311
DESROSIERS SEAN D		31 WAKEFIELD ST	ROCHESTER,	NH	00000
181 EXETER RD REALTY TRUST	% MALCOLM RM BRADSHER	326 CHESTNUT HILL RD	ROCHESTER,	NH	03867-5143
REINHARDT ROBIN L		181 EXETER RD	EPPING,	NH	03042-2216
RIZZO PETER V		32 CHANNINGS LN	ROCHESTER,	NH	03867-5195
WILLIAMS LYNN E & TIMOTHY S		30 CROWHILL RD	ROCHESTER,	NH	03868-8475
DEMERS SHAYLA R & JAMIE R		272 CHESTNUT HILL RD	ROCHESTER,	NH	03867-5143
MILES ERIK G &	SPRAGUE LINDSEY D	324 CHESTNUT HILL RD	ROCHESTER,	NH	03867-5143
CAMPBELL WALTER P & LORETTA E		58 CHANNINGS LN	ROCHESTER,	NH	03867-5195
REINHARDT FAMILY REV TRUST %	REINHARDT WERNER A & BARBARA L	24 CHANNINGS LN	ROCHESTER,	NH	03867
GILPATRICK CHRISTOPHER		62 CHANNINGS LN	ROCHESTER,	NH	03867-5195
STREMPFER MICHAEL T & MIKI I	% SHARON A BOVE TRUSTEE	42 CHANNINGS LN	ROCHESTER,	NH	03867
BOVE SHARON A REV LIVING TRUST	TORR FRANKLIN G & ANN M	51 CHANNINGS LN	ROCHESTER,	NH	03867
TORR FAMILY TRUST %		329 CHESTNUT HILL RD	ROCHESTER,	NH	03867-5144
WILLIAMS LYNN E	TORR ANN M REVOCABLE TRUST	1 OLD LITTLEWORTH RD	DOVER,	NH	03820-4311
TORR FRANKLIN G REV TRUST &		272 CHESTNUT HILL RD	ROCHESTER,	NH	03867
POLLARD SUSAN		1 OLD LITTLEWORTH RD	DOVER,	NH	03820-4311
SINGLETARY JODI & JEFFERY		52 CHANNINGS LN	ROCHESTER,	NH	03867
BUZZELL JOHN R &	OSBORNE GAIL M	61 CHANNINGS LN	ROCHESTER,	NH	03867-5195
		327 A CHESTNUT HILL RD	ROCHESTER,	NH	03867