



City of Rochester, New Hampshire

Department of Building, Zoning and Licensing Services
33 Wakefield Street * Rochester, NH 03867
(603) 332-3508

Special Exception Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER



DO NOT WRITE IN THIS SPACE

CASE NO. 2-19-23

DATE FILED 11/20/19

Julia Libby
ZONING BOARD CLERK

Applicant: CHRISTOPHER LINDSAY

E-mail: chris.lindsay9700@gmail.com Phone: _____

Applicant Address: #20 QUARRY DRIVE, ROCHESTER, NH 03867

Property Owner: CHRISTOPHER LINDSAY

Property Owner Address: #20 QUARRY DRIVE, ROCHESTER, NH 03867

Variance Address: #20 QUARRY DRIVE, ROCHESTER, NH 03867

Map Lot and Block No: TAX MAP 146 LOT 50

Description of Property (give length of lot lines): 145' +/- X 235' +/- 0.77 ACRES

Proposed use or existing use affected: ACCESSORY APARTMENT

The undersigned hereby requests a special exception as provided in Article 215^{table}, Section 18-A of the

Zoning Ordinance ACCESSORY APARTMENT ALLOWED BY SPECIAL EXCEPTION

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.

Signed: C. Lindsay Date: 11/20/2019

42.22 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 42.22, 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: THE PROPOSED USE IS RESIDENTIAL
WHICH IS CONSISTANT WITH THE DEVELOPMENT
OF THE NEIGHBORHOOD.

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

Reasoning: BEING THAT THE PURPOSE OF THIS ACCESSORY
APARTMENT IS TO PROVIDE HOUSING FOR A SENIOR FAMILY
MEMBER IT POSES NO DETRIMENTAL, INJURIOUS, OBNOXIOUS,
OR OFFENSIVE ISSUES TO THE NEIGHBORHOOD.

- (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 ☐ Yes ☒ No

Reasoning: ALTHOUGH
THE ACCESS POINT OF THE LOT IS PROPOSED TO CHANGE SLIGHTLY
THE NEW LOCATION COMPLIES WITH SAFE SIGHT DISTANCE REQUIREMENTS

- (4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure ☒ Yes ☐ No Reasoning: ACCOMIDATIONS ARE INCLUDED
IN THE DESIGN TO PROVIDE APPROPRIATE FACILITIES &
UTILITIES FOR THE PROPOSED ACCESSORY APARTMENT.

- (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 PROPOSED STRUCTURE
IS COMPLIANT WITH ALL PORTIONS OF APPLICABLE
ZONING AND CREATES NO ADVERSE EFFECTS ON
NEIGHBORING PROPERTIES.

Please check section 42.22 of the Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.

ZONING

275 Attachment 1

City of Rochester

Table 18-A Residential Uses
[Amended 4-4-2017; at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

	Residential Districts					Commercial Districts			Industrial Districts		Special		Criteria/Conditions Reference
	R1	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS		
Residential Uses	R1	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS		
Apartment, accessory (accessory use)	E	P	P	P	P	P	P	—	—	E	—	Article 21 and 23	
Apartment, in-law	P	P	P	P	P	P	P	—	—	—	—		
Apartment, security	—	P	—	P	P	P	P	P	P	P	P	Articles 2 and 23	
Assisted living facility	—	C	C	C	C	C	C	—	—	C	—	Article 21	
Boardinghouse	—	—	—	—	E	—	—	—	—	—	—		
Community residence-1	—	E	E	—	E	E	E	—	E	E	—	Article 22	
Community residence-2	—	—	E	—	—	E	—	—	E	E	—	Article 22	
Conservation subdivision	C	C	C	—	—	C	C	—	—	—	—	Articles 21 and 33	
Dwelling, apartments (apartment/mixed-use building)	—	—	—	P	P	C	P	—	—	—	—	Article 21	
Dwelling, multifamily development	—	P	—	—	C	—	P	—	—	—	—	Articles 20 and 22	
Dwelling, multifamily	—	P	—	—	C	—	P	—	—	—	—		
Dwelling, single-family	P	P	P	P	P	P	P	—	—	P	—		
Dwelling, two-family	—	P	P	P	P	P	P	—	—	—	—	Articles 21 and 33	
Flag lots	—	C	C	—	—	—	—	—	—	C	—	Article 21	
Home occupation-1 (accessory use)	P	P	P	P	P	P	P	—	—	P	—	Article 24	
Home occupation-2 (accessory use)	P	P	P	P	P	P	P	—	—	P	—	Articles 22 and 24	



Rochester, NH

1 inch = 40 Feet



November 20, 2019



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.



Abutters List Report

Rochester, NH
November 01, 2019

6 x \$4.00 = \$24-

Subject Property:

Parcel Number: 0140-0050-0000
CAMA Number: 0140-0050-0000
Property Address: 20 QUARRY DR

Mailing Address: LINDSAY CHRISTOPHER S & SMITH
STARA M
20 QUARRY DR
ROCHESTER, NH 03867-4590

Abutters:

Parcel Number: 0140-0046-0000
CAMA Number: 0140-0046-0000
Property Address: 19 QUARRY DR

Mailing Address: FITZPATRICK DANIEL W & FITZPATRICK
JACQUELINE C
19 QUARRY DR
ROCHESTER, NH 03867-4588

Parcel Number: 0140-0047-0000
CAMA Number: 0140-0047-0000
Property Address: 17 QUARRY DR

Mailing Address: RAI SHEKHAR & PRAMILA
17 QUARRY DR
ROCHESTER, NH 03867-4588

Parcel Number: 0140-0049-0000
CAMA Number: 0140-0049-0000
Property Address: 18 QUARRY DR

Mailing Address: DAVIS MICHAEL & CHRISTINE
18 QUARRY DR
ROCHESTER, NH 03867-4590

Parcel Number: 0140-0050-0000
CAMA Number: 0140-0050-0000
Property Address: 20 QUARRY DR

Mailing Address: LINDSAY CHRISTOPHER S & SMITH
STARA M
20 QUARRY DR
ROCHESTER, NH 03867-4590

Parcel Number: 0140-0051-0000
CAMA Number: 0140-0051-0000
Property Address: 22 QUARRY DR

Mailing Address: ST LAURENT MICHAEL G & DIANE L
22 QUARRY DR
ROCHESTER, NH 03867-4590

Parcel Number: 0140-0072-0000
CAMA Number: 0140-0072-0000
Property Address: 146 OLD DOVER RD

Mailing Address: SEAVEY DONALD E SR & JOAN M
P O BOX 446
GEORGES MILLS, NH 03751-0446



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11/1/2019

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