



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-20-10

DATE FILED 5/19/20

Dee Mondou

ZONING BOARD CLERK

Applicant: James and Marsha Smith

E-mail: msmith10r@metrocast.net

Phone: 603-332-7740

Applicant Address: 10 Roulx Drive, Rochester NH 03867

Property Owner: James and Marsha Smith

Property Owner Address: 10 Roulx Drive

Variance Address: 10 Roulx Drive

Map Lot and Block No: 109, 36

Description of Property (give length of lot lines): 105' Roulx frontage; 100' line off Roulx; 125' line off Vernon; 80' Vernon frontage; 31.4' arc at corner

Proposed use or existing use affected: add apartment to the back of house for use by mother and sister, interior entry, 2-bedrooms

The undersigned hereby requests a special exception as provided in section Table 18-A of the Zoning Ordinance to permit an accessory apartment in the R1 Zone.

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: JAMES SMITH

Digitally signed by JAMES SMITH
Date: 2020.05.19 15:35:33 -04'00'

Date: 19 May 2020



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: The proposed addition is located in the back yard and well within the offset limits, and it is positioned toward the corner of the lot opposite the Roulx and Vernon intersection, which makes it less visible from either street. The most obvious change to the appearance is the addition to the garage, and 2-car garages are fairly common in the area.

(2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. ☐ Yes ☒ No
Reasoning: The overall design is to minimize change in appearance of the house to the neighbors or within 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 ☒ No Reasoning: We expect to have one additional vehicle, and will not affect the street or traffic. We will widen the existing 1-car driveway and garage to 2-car.

(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. ☒ Yes ☐ No Reasoning: Building will be done by professionals. We will hire certified builders, plumbers and electricians for all aspects of the project.

(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 addition is in keeping with the single-family character of the neighborhood. Its use will be by family members and the interior entry and shared laundry room make it a continuous part of the family residence as opposed to a separate apartment.

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

Narrative to support request for the special exception application for the proposed addition to 10 Roulx Drive, Rochester

Our plan is to provide a residence for Jim's mother (age 88) and sister (age 61) who has Downs syndrome and is not really capable of independent living. The proposal provides them some independence such as separate living room, bathroom, and kitchen as well as space for their car, but it also provides a location near us. We propose what is essentially an in-law apartment expanded to two bedrooms and a common laundry room with an overall footprint of 704 ft² (22' by 32', with 2 bedrooms, bathroom, kitchen/dining, living room, and shared laundry room).

We propose keeping our residence as a single story house and placing the addition in the back yard so that it is distant from either street (corner lot). The addition will be visible but not obvious from either street. Widening the garage and driveway will be the most obvious difference to the overall appearance.

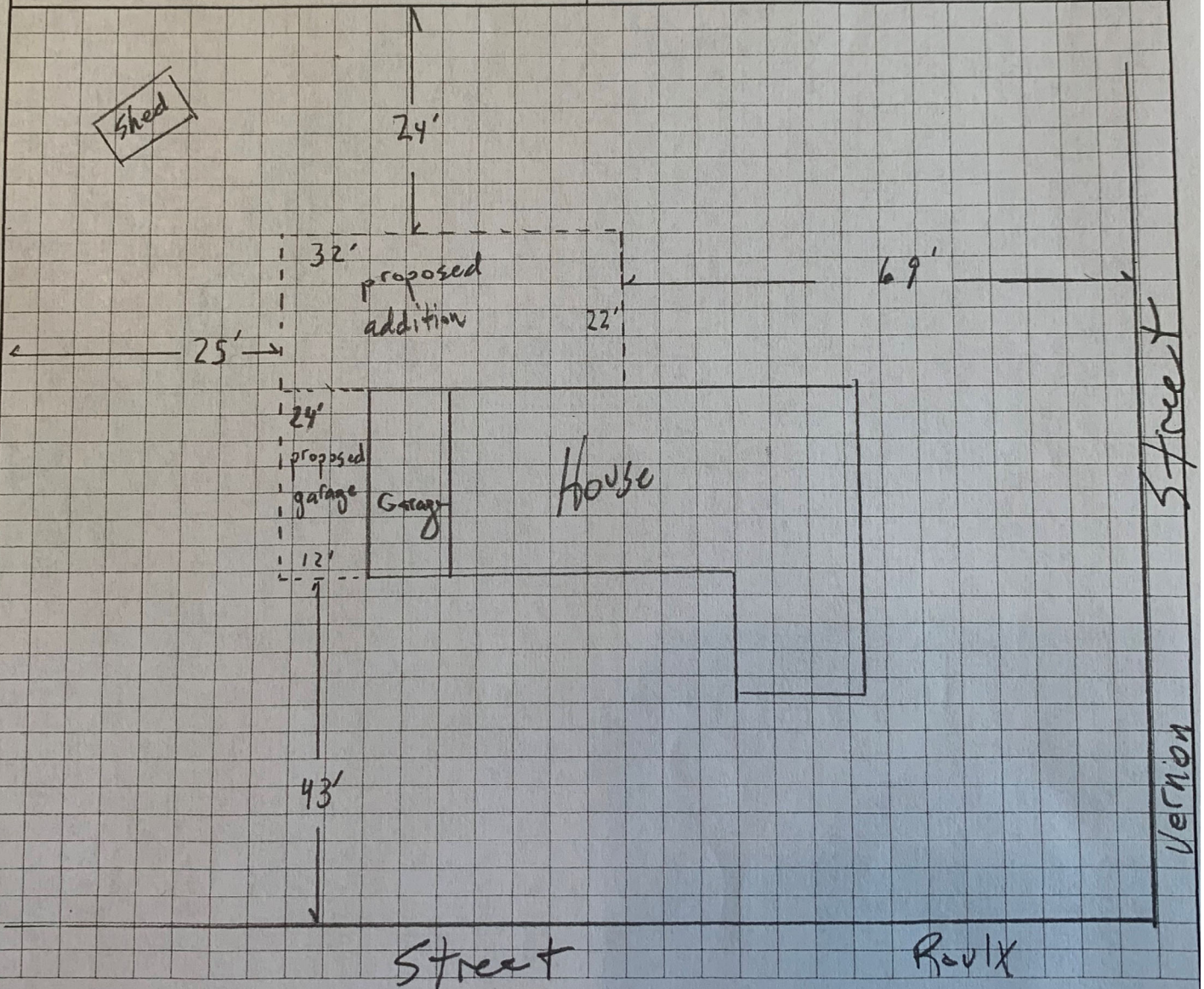
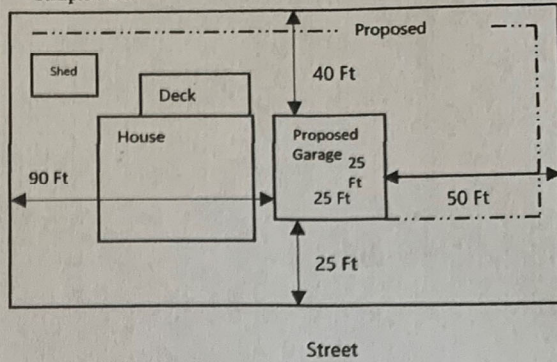
We appreciate your time and consideration for this request.

Site 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:



Signature _____

Date _____





10 Roulx Drive, view from Roulx. The proposed addition will expand the garage to a second bay. The addition will be behind the garage.



10 Roulx Drive, view from Vernon. The proposed addition will be in the area between the back corner of the house extending toward the shed

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)]

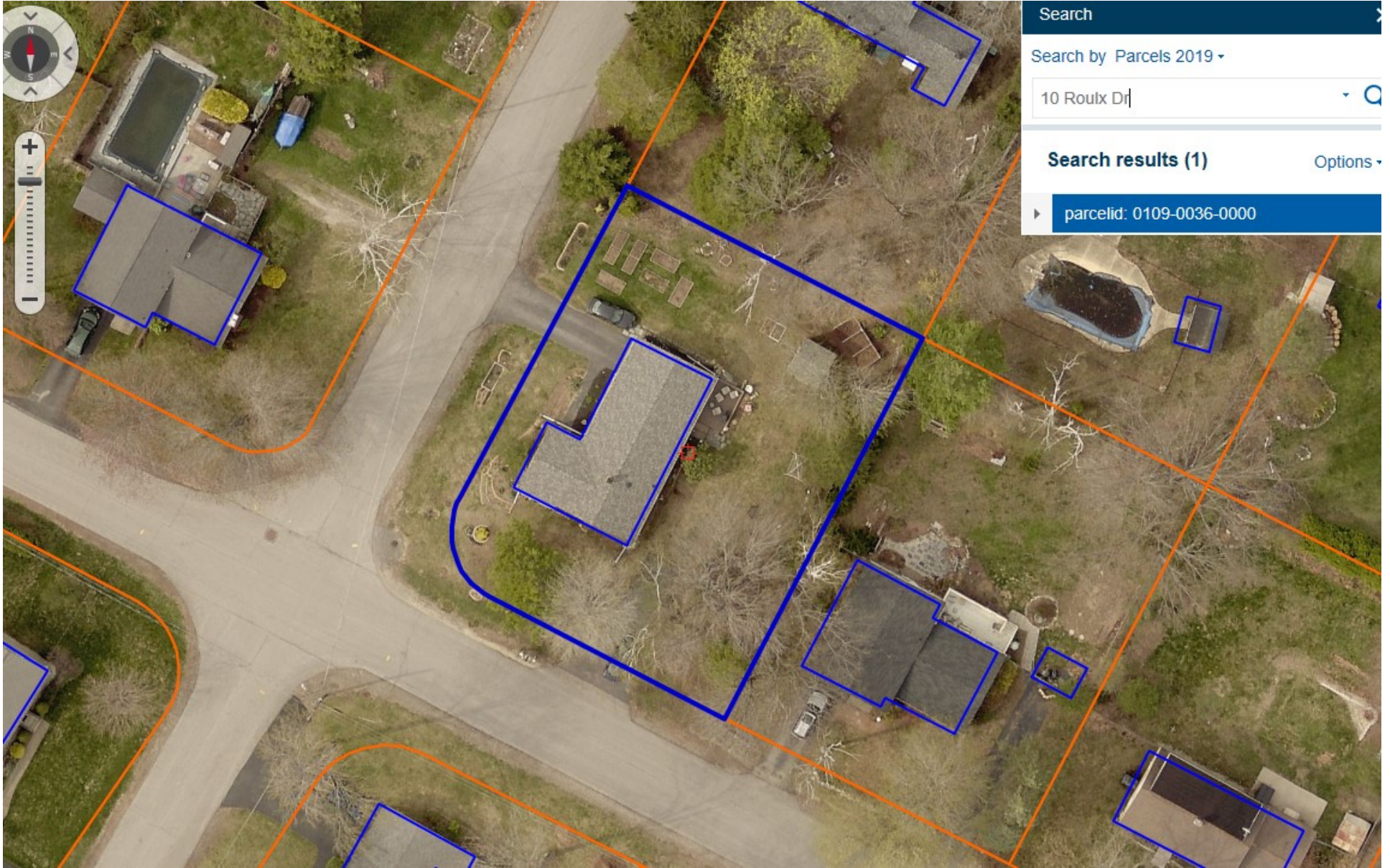
LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Residential Uses	Residential Districts				Commercial Districts			Industrial Districts		Special		Criteria/Conditions
	R1	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS	Reference
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



Search

Search by Parcels 2019

10 Roulx Dr

Search results (1)

Options

parcelid: 0109-0036-0000



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 28, 1990

COMPLETION DATE: JUNE 30, 1992

PRODUCED IN 1992 BY

CAI Technologies
Precision Mapping/Geospatial Solutions

11 PLEASANT STREET, LITTLETON, NH 03061
800.322.4540 • WWW.CAI-TECH.COM

LEGEND

AREA SURVEYED Ac
AREA CALCULATED AcC
RECORD DIMENSION 100'
SCALED DIMENSION 100'S
MATCH LINE M.L.
WATER W
EXEMPT PROPERTY E
SUBDIVISION LOT NO. ①
BUILDING B
RIGHT OF WAY R/W
COMMON OWNERSHIP C
WETLANDS W

SCALE 1" = 100'

FEET 0 100 200 300

METERS 0 25 50 75

REVISED TO : APRIL 1, 2019

PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO. 109

106 107 108
110 223
111 224

0109 0036 0000

Map Block Lot

Building Location
10 ROULX DR

RESIDENTIAL

Acct: 1632

Total Card Total Parcel

APPRaised:

USE VALUE:

ASSESSed:

183,700 /

183,700

0 /

0

183,700 /

183,700



Patriot
Properties Inc.
User Defined

City of Rochester

Property Location

No.	Alt No.	Direction/Street/City
10		ROULX DR, ROCHESTER

Ownership

Owner 1	SMITH JAMES E & MARSHA L				
Owner 2					
Owner 3					
Street 1	10 ROULX DR				
Street 2					
Town/City	ROCHESTER				
St/Prov	NH	Country		Occ	Y
Postal	03867			Type	

Previous Owner

Owner 1	CARPENTER FAMILY TRUST %		
Owner 2	CARPENTER ROBERT E TRUSTEE		
Street 1	90 WAKEFIELD ST		
Town/City	ROCHESTER		
St/Prov	NH	Country	
Postal	03867		

Narrative Description

This parcel contains 0.29000 AC of land mainly classified as SINGLE FAM with a RANCH Building built about 1965, having primarily VINYL Exterior and 1,128 Square Feet, with 1 Residential Unit, 1 Bath, 5 Rooms, and 3 Bdrms.

Other Assessments

Code	Description	Amount	Com Int

Property Factors

Item	Code	Description	%	Item	Code	Description
Zone 1	R1	RESIDENCE 1	100	Utility 1	1	CITY WATER R
Zone 2				Utility 2	2	CITY SEWER
Zone 3				Utility 3	4	NONE
Census Tract				Exempt		
Flood Hazard						
District 1	RO	ROCHESTER	0	Topo	1	LEVEL
District 2				Street	1	PAVED
District 3				Traffic	2	LIGHT

Land Section (First 9 Lines Only)

Use Code	Description	LUC Factor	No of Units	Depth/ Price/Unit	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adjusted Unit Price	Neigh	Neigh Infl	Neigh Modifier	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	Juris	Land Factor	Assessed Value	Notes
101	SINGLE FAM	1.0000	0.2900		PRIMARY ACRE	SITE	1.00000		77,500.00	238,620.69	1303	1.000								69,200		0			1.00000	69,200	
Total AC/HA		0.29000		Total SF/SM		12,632.40000		Parcel LUC		101	SINGLE FAM		Prime NB Desc		RESIDENTIAL		Total		69,200.00		Total				Total		69,200

In Process Appraisal Summary (First 4 Lines Only)

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.29	112,500.00	2,000.00	69,200.00	183,700.00
Total Card	0.29	112,500.00	2,000.00	69,200.00	183,700.00
Total Parcel	0.29	112,500.00	2,000.00	69,200.00	183,700.00
Source	Mkt Adj Cost	Total Value per Sq Unit /Card		162.85	/Parcel 162.85

Previous Assessment (First 9 Lines Only)

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assessed Value	Notes	Date
2020	101	FV1	112,500	2,000	0.2900	69,200	183,700	183,700		05/01/2020
2019	101	FV	112,500	2,000	0.2900	69,200	183,700	183,700		10/30/2019
2018	101	FV	115,900	500	0.2900	40,200	156,600	156,600	Year End Roll	09/19/2018
2017	101	FV	115,900	500	0.2900	40,200	156,600	156,600	Year End Roll	09/07/2017
2016	101	FV	90,000	500	0.2900	40,200	130,700	130,700	Year End Roll	09/08/2016
2015	101	FV	90,000	500	0.2900	40,200	130,700	130,700	Year-end	10/01/2015
2014	101	FV	90,000	500	0.2900	40,200	130,700	130,700	Year End Roll	09/29/2014
2013	101	FV	101,500	500	0.2900	58,100	160,100	160,100	Year End Roll	09/04/2013
2012	101	FV	101,500	500	0.2900	58,100	160,100	160,100	Year End Roll	09/20/2012

Sales Information (First 5 Lines Only)

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	TSF	Verification	Notes
CARPENTER FAMILY TRUST %	3733-43	1	04/24/2009	Val Lnd&Bldg	174,000.00	No	No	OTHER	
CARPENTER ROBERT & MARTHA	3063-329	1	09/08/2004	DNU Trust	2,667.00	No	No	OTHER	
SHAFFER, BOBBIE E & ROBERTA J	958-236		01/27/1975		0.00	No	No		
MAGOON, MALCOLM G & MARY P	874-358		08/10/1970		0.00	No	No		
PARADIS ENTERPRISES INC	810-150		04/18/1966		0.00	No	No		

Building Permits (First 8 Lines Only)

Date	Number	Description	Amount	CIO	Last Visit	Fed Code	F. Description	GeneralNotes
07/02/2014	8198	ROOFING	6,000.00	CE		1	RES CONST	
10/31/2000	1025		1,500.00	C				SHED

Activity Information (First 11 Lines Only)

Date	Result	By	Name
06/09/2009	MEAS+INSPCTD	TG	THERESA
05/06/2009	DEED CHANGE	VB	VERNA
02/04/2009	VETERAN OUT	VB	VERNA
12/10/2007	OWN ADD CHG	VB	VERNA
10/18/2004	CORRECTION	GN	GAYE
09/15/2004	DEED CHANGE	VW	VIRGINIA
04/11/2001	EXT ONLY	TM	TOM

Sign:

__ / __ / __

Card

1 of 1

Exterior Information

Type	01 - RANCH		
Story Height	1 - 1		
(Liv) Units	1	Total	1
Foudation	1 - CONCRETE		
Frame	01 - WOOD		
Prime Wall	4 - VINYL		
Sec Wall			
Roof Struct	1 - GABLE		
Roof Cover	1 - ASPH SHINGLE		
Color	TAN		
View/Desir	NONE		
Bld Name			

General Information

Grade	C+ - AVG. (+)		
Year Blt	1965	Eff Yr Blt	
Alt LUC		Alt %	
Jurisdic		Fact	1.00000
Const Mod			
Lump Sum Adj			

Interior Information

Avg Ht/Ft			
Prime Int Wall	6 - AVERAGE		
Sec Int Wall			
Partition	T - TYPICAL		
Prim Floors	8 - AVERAGE		
Sec Floors			
Basement Floors	12 - CONCRETE		
Subfloor			
Basement Garage			
Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int vs Ext	SAME - SAME		
Heat Fuel	1 - OIL		
Heat Type	3 - FORCED H/W		
# Heat Sys	1.00		
% Heated	100	% AC	0
Solar HW	No	Cntrl Vac	No
% Com Wall	0	% Sprinkled	0

Special Features/Yard Items (First 20 Lines Only)

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fact	Appr Value	J Code	J Fact	Juris Value
01	SHED FRAME	D	Y	1	10.00x10.00	C	AV	2000	28.15	T	30%	101	1.00000	1303	1.00000	2,000.00		1.00000	2,000.00
More	N				Total Yard Items			2,000.00	Total Special Features							Total SFY			2,000.00

Bath Features

Full Bath	1	Rating	SAME
A Bath		Rating	
3/4 Bath		Rating	
A 3QBath		Rating	
1/2 Bath		Rating	
A HBath		Rating	
Othr Fix	1	Rating	INFERIOR

Other Features

Kitchen	1	Rating	SAME
A Kitchen		Rating	
Fireplace		Rating	
WSFlues		Rating	

Condo Information

Location	
Total Units	0
Floor	
% Own	
Name	

Depreciation

Phys Cond	AV - Average	50%
Functional		
Economic		
Special		
Override		
Total		50%

Calc Summary

Basic \$ / SQ	101.00000
Size Adj	1.13021
Const Adj	1.02000
Adj \$ / SQ	116.43000
Other Features	25,727.00
Grade Factor	1.09000
NBHD Inf	1.00000
NBHD Mod	1.00000
LUC Factor	1.00000
Adj Total	225,030
Depreciation	112,515
Depricated Total	112,515

Comments

LOT # 72

Res Breakdown (First 4 Only)

No Unit	Rooms	Bed Rooms	Floor
1	5	3	M
Totals			
1	5	3	

Remodeling

Exterior	
Interior	
Additions	
Kitchen	
Baths	
Plumbing	
Electric	
Heating	
General	

Mobile Home

Make	
Model	
Serial #	
Year	0
Color	

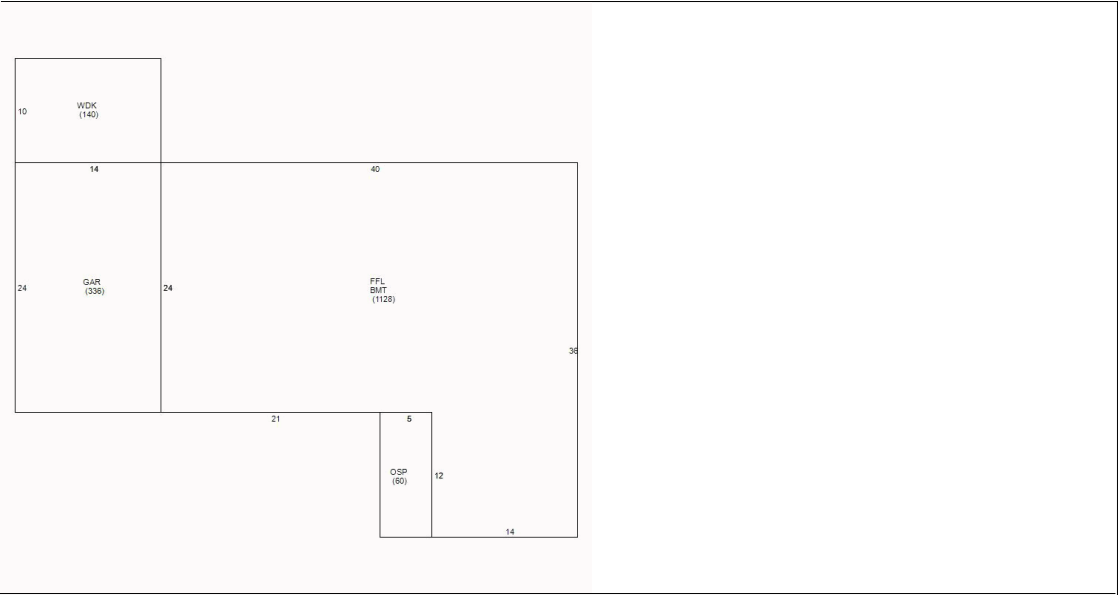
0109-0036-0000

Parcel ID

Comparable Sales (First 7 Only)

Rating	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ		AvRate		
Ind Val				

Sketch



Sub Area (First 8 Only)

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,128.00	116.430	131,333.04
GAR	GARAGE	336.00	29.470	9,901.92
OSP	SCRN PORCH	60.00	86.850	5,211.00
WDK	WOOD DECK	140.00	25.470	3,565.80
BMT	BASEMENT	1,128.00	29.110	32,836.08
Net Sketched Area		2,792.00	Total	182,847.84
Size Adj	1,128.00	Gross Area	2,792.00	Fin Area 1,128.00

Sub Area Detail (First 10 Only)

Sub Area	% Usbl	Description	% Type	Qu	# of Tenants

Image





Abutters List Report

Rochester, NH

May 19, 2020

7 X \$4.05 = \$28.35

Subject Property:

Parcel Number: 0109-0036-0000
CAMA Number: 0109-0036-0000
Property Address: 10 ROULX DR

Mailing Address: SMITH JAMES E & MARSHA L
10 ROULX DR
ROCHESTER, NH 03867

Abutters:

Parcel Number: 0109-0034-0000
CAMA Number: 0109-0034-0000
Property Address: 14 ROULX DR

Mailing Address: MORIN ALFRED J JR & LORRAINE A
14 ROULX DR
ROCHESTER, NH 03867-2031

Parcel Number: 0109-0035-0000
CAMA Number: 0109-0035-0000
Property Address: 15 VERNON AVE

Mailing Address: RANAGAN CAROLYN
15 VERNON AVE
ROCHESTER, NH 03867-2037

Parcel Number: 0109-0036-0000
CAMA Number: 0109-0036-0000
Property Address: 10 ROULX DR

Mailing Address: SMITH JAMES E & MARSHA L
10 ROULX DR
ROCHESTER, NH 03867

Parcel Number: 0109-0037-0000
CAMA Number: 0109-0037-0000
Property Address: 9 VERNON AVE

Mailing Address: VAN COESANT ANDRE & VAN
COESANT ANNE MARIE ARNOLD
9 VERNON AVE
ROCHESTER, NH 03867-2035

Parcel Number: 0109-0046-0000
CAMA Number: 0109-0046-0000
Property Address: 10 HAMPSHIRE AVE

Mailing Address: JP GRAY NH LLC
21 ROULX DR
ROCHESTER, NH 03867-2032

Parcel Number: 0109-0047-0000
CAMA Number: 0109-0047-0000
Property Address: 12 HAMPSHIRE AVE

Mailing Address: ADAMS CHRISTOPHER A
12 HAMPSHIRE AVE
ROCHESTER, NH 03867-2009

Parcel Number: 0110-0025-0000
CAMA Number: 0110-0025-0000
Property Address: 13 ROULX DR

Mailing Address: CRONSHAW PETER & SUSANNE
13 ROULX DR
ROCHESTER, NH 03867-2030



www.cai-tech.com

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5/19/2020

Page 1 of 1