



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. 2-20-14

DATE FILED 9-23-20

Dee Mondou

ZONING BOARD CLERK

Applicant: Aneka Market Inc.

E-mail: aneka@anekamarket.com

Phone: 6036178876 (contact person: Ronald Politton)

Applicant Address: 159 Rochester Hill Rd, Rochester, NH 03867

Property Owner: New England City Blessing Church

Property Owner Address: 159 Rochester Hill Rd, Rochester, NH 03867

Variance Address: 159 Rochester Hill Rd, Rochester, NH 03867

Map Lot and Block No: 243-60-0

Description of Property (give length of lot lines): Church building - First Floor where the offices and Sunday school rooms are.

Proposed use or existing use affected: Small grocery store using 4 rooms (Sunday School rooms and a food pantry room)

The undersigned hereby requests a special exception as provided in section 275.22 Table 1-B of the Zoning Ordinance to permit Aneka Market Inc. to have a grocery store.

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: [Signature]

Jane Albertina

Date: 09-23-2020



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 location will use existing rooms, already intended to be used for public, so the structure of the building will not be changed.

(2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. ☐ Yes ☒ No
Reasoning: At an office commercial location, we are sure the presence of a small shop will not disturb the neighbors.

(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 building has a very large parking lot. If we compare with the size of the proposed grocery store, the parking lot must be adequate to accommodate the visitors.

(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. ☒ Yes ☐ No Reasoning: We will prepare appropriate facilities and utilities for the proposed location that as small grocery store

(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 main function of the building as a church will not be interrupted by the existence of a small shop.

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



New England City Blessing Church
24 Denby Rd, Suite 130, Allston, MA 02134 - Phone 617-787-9119 – www.newenglandcbc.org

July 19th, 2020

To:

City of Rochester, New Hampshire
Zoning Board of Adjustment
33 Wakefield Street
Rochester, NH 03867

Subject: Acknowledgement Letter of Special Exception Application Submission

To Whom It May Concern

With this letter, New England City Blessing Church as the property owner of the building at 159 Rochester Hill Rd, Rochester, NH 03867, acknowledges the submission of Special Exception Application by Aneka Market Inc. to the Zoning Board of Adjustment, City of Rochester, NH.

If you have any questions, please do not hesitate to contact us.

Thank you.

Sincerely,

Rev. Zulvy S Leon
Senior Pastor

Narrative

Aneka Market Inc.

Special Exception Application

159 Rochester Hill Rd, Rochester, New Hampshire 03867

New England City Blessing Church, doing business as Rochester City Blessing Church in New Hampshire formed Aneka Market Inc as a business owned by the church (feeder organization) which its profits will support the church. Aneka Market Inc. is proposing a small grocery store that will focus on Indonesian and Asian Groceries items (dry goods and prepackaged frozen items). Aneka market as the applicant is planning to use small area of church property for this project.

The applicant has submitted a project narrative to Planning and Development Department, and has received the response which said that the applicant will need to obtain a special exception from the Zoning Board of Adjustments because the Grocery Store is not permitted per Zoning 275 Table 18-B Sales Services Office Institutional Uses in the Office Commercial Zone. Aneka Market requests a special exception to the terms of Rochester zoning ordinance, Ch 275 Table 18-B and ask that said term to be waived to permit the small grocery store to Aneka Market Inc.

Here are some considerations supporting the request of Special Exceptions:

1. The specific site is an appropriate location for the proposed use or structure because the existing property is already used as a church, a place for community gathering. The structure of the building will not be changed. We will use 4 rooms that already establish. We plan to combined the rooms to support this project.
2. Granting special exception will not do any detrimental, injuries, or offensive to the neighborhood. At the office commercial location, we are sure the presence of a small shop will not disturb the neighbors.
3. We will provide a safe and enjoyable place to shop locally. Our large parking lot will be adequate to provide the visitors safe parking lot, so it will not affect the traffic and disturb the neighborhood. The size of the store is small enough compare to the area of parking lot that can have around 80 cars.
4. We will prepare appropriate facilities and utilities to ensure the proper operation of proposed use or structure.
5. The use is not contrary to the spirit of the ordinance because we respectfully submit that if the special exception was granted, the spirit of the ordinance would be observed because the small store would be suitable for the property considering the existing use of the property as one of the place for community gathering. The main purpose of the building will remain as a church. The existence of the store will not alter the essential character of the neighborhood, safety or welfare.

Aneka Market really appreciates City's consideration of this Special Exception Application.

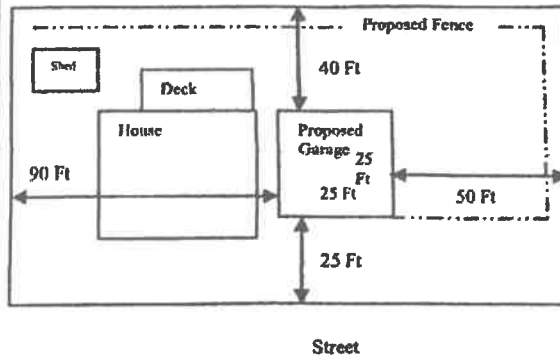


Sketch Plan

Instructions:

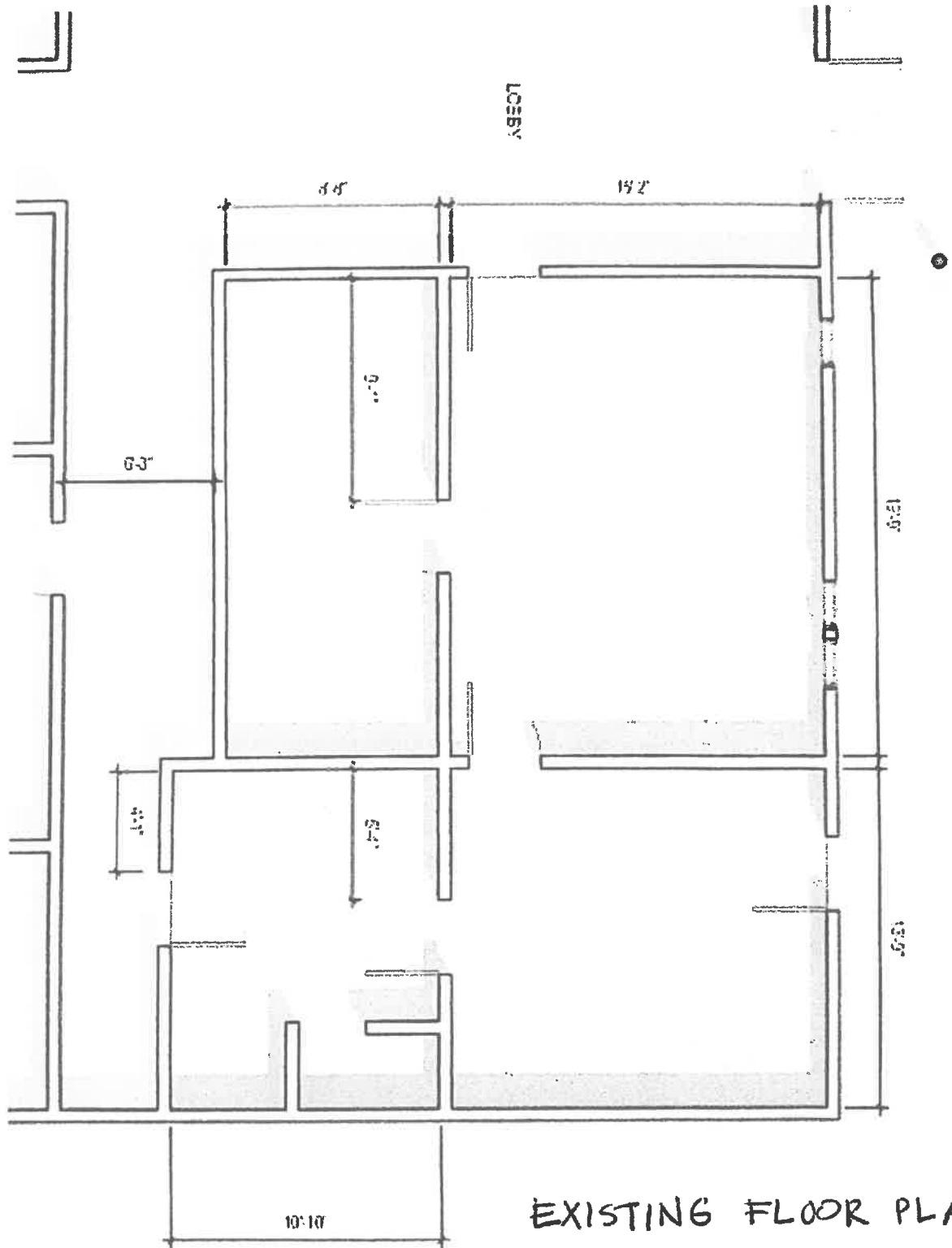
- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing a fence – show the location.

Sample Plan:

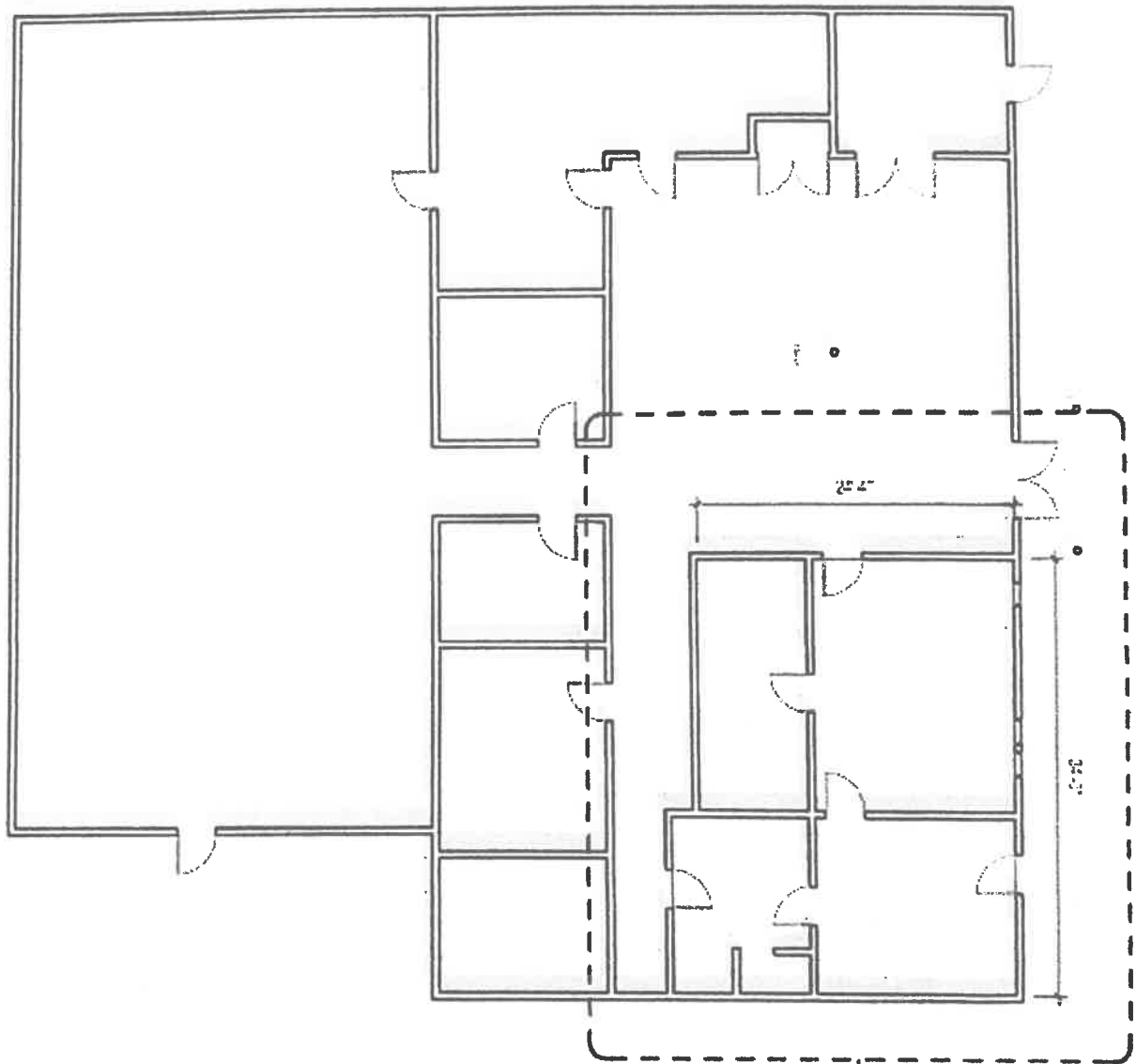


Signature _____

Date _____



EXISTING FLOOR PLAN
FOR PROPOSED STORE



PROPOSED STORE AREA
(MARKED WITH BROKEN LINE)

ZONING

275 Attachment 2

City of Rochester

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

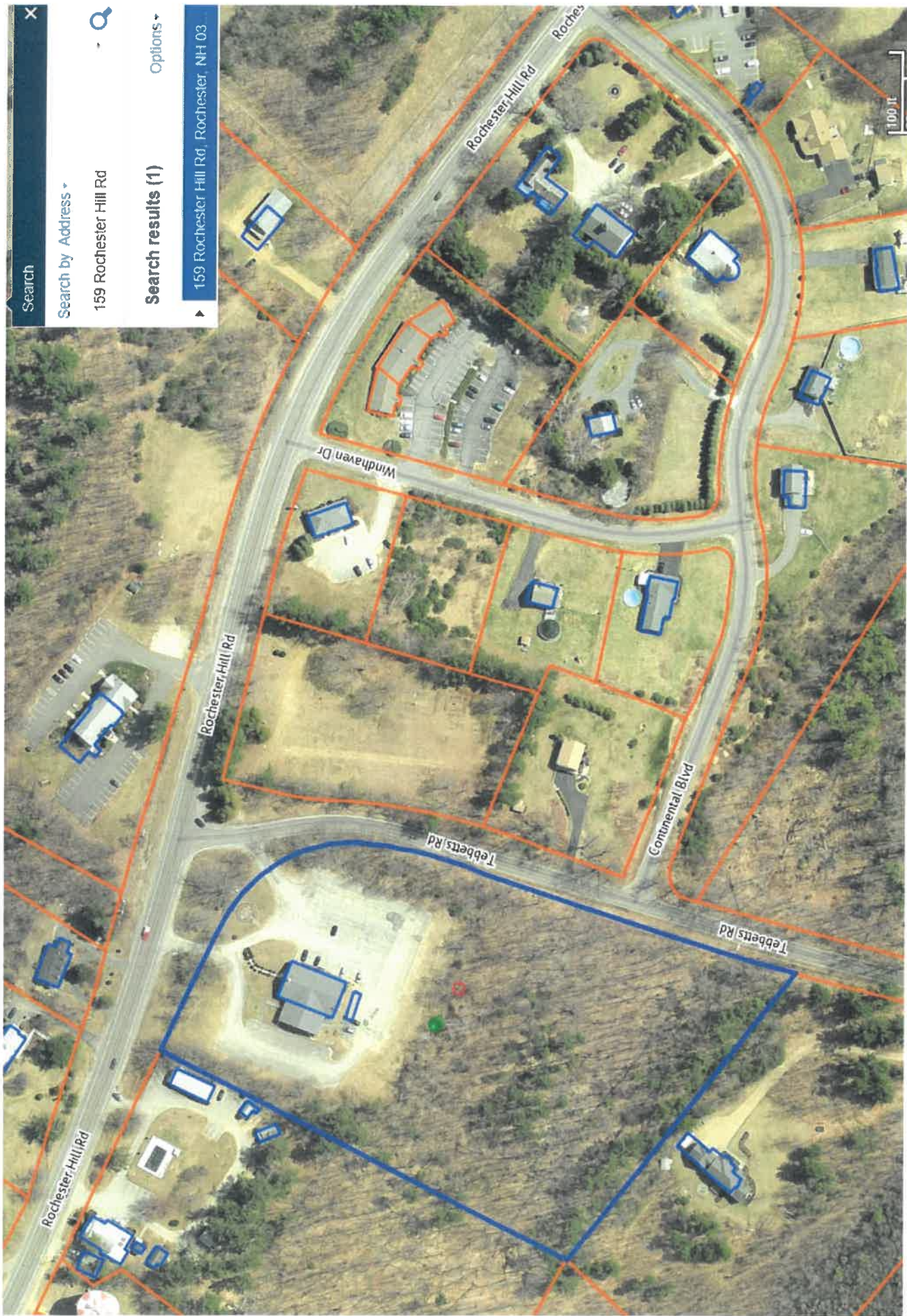
LEGEND

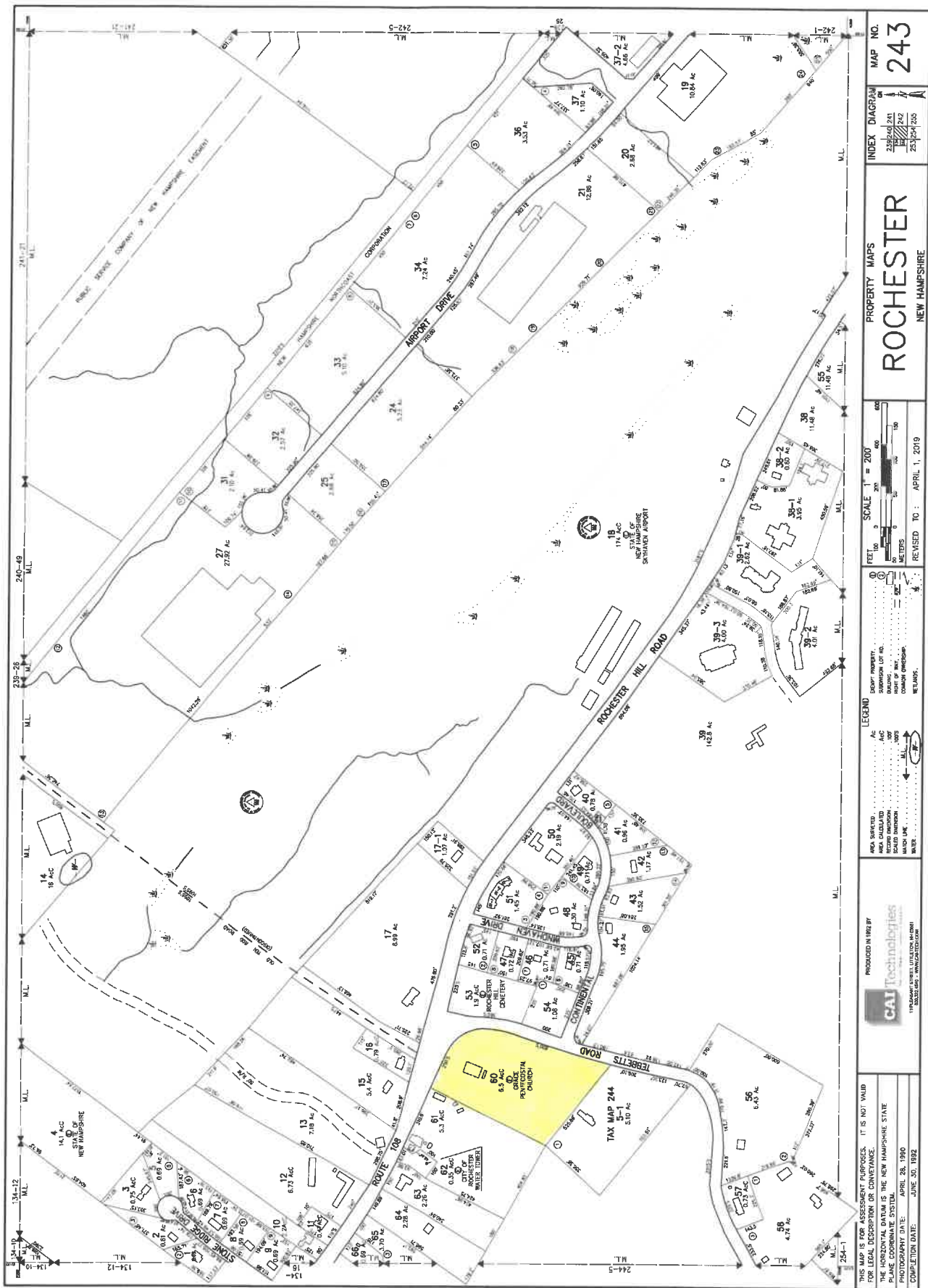
P = Permitted Use

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	—	—	P	—	—	—
House of worship	—	C	C	C	P	C	—	P	—	—	P	—	—	Article 21
Housing unit sales	—	—	—	—	—	—	—	P	P	—	—	—	—	—
Laundry establishment-1	—	C	P	—	P	—	—	P	—	—	—	—	—	Article 21





Exterior Information

Type	C89 - CHURCHSYN	Full Bath	Rating
Story Height	1 - 1	A Bath	Rating
(Liv) Units	Total	3/4 Bath	Rating
Foundation	1 - CONCRETE	A 3DBath	Rating
Frame	01 - WOOD	1/2 Bath	2 Rating
Prime Wall	4 - VINYL	A HBath	Rating
Sec Wall	BRICK	Other Fix	Rating
Roof Struct	1 - GABLE	Other Features	
Roof Cover	1 - ASPH SHINGLE	Kitchen	Rating
Color	RED BRICK/WHITE	A Kitchen	Rating
View/Desir	NONE	Fireplace	Rating
Bld Name		WSFlues	Rating

Bath Features

[illegible]

Comments

GRACE COMMUNITY CHURCH

Sketch

1133010

1001

1

Res Breakdown (First 4 Only)

No Unit	Rooms	Bed Rooms	Floor
Totals			

Other Features

Roof Cover	1 - ASPH SHINGLE	Kitchen	Rating
Color	RED BRICK/WHITE	A Kitchen	Rating
View/Desir	NONE	Fireplace	Rating
Bid Name		WS/Flues	Rating

General Information

Grade	C-AVERAGE		Location
	Year Bld	Eff Yr Bld	
Alt LUC	All %	Fact	Total Units
Jurisdct	Const Mod	1.00000	Floor
			% Own
			Name

Depreciation

Interior Information		Phys Cond	AV - Average	40%
Avg Ht/Ft		Functional		
Prime Int Wall	6 - AVERAGE	Economic		
Sec Int Wall		Special		
Partition	T - TYPICAL	Override		
Prim Floors	8 - AVERAGE	Total		40%

Calc Summary

[illegible]

Special Features/Yard Items (First 20 Lines Only)

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Co
PA	PAVING ASPHT	D	Y	1	1.00x30000.00	C	A
More	N	Total Yard Items					

Remodeling Mobile Home

Exterior		Make	
Interior		Model	
Additions		Serial #	
Kitchen		Year	0
Baths		Color	

•
•
•
•
•
•
•

Electric		
Heating		
General		

Comparable Sales (First 7 Only)

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

Sub Area (First 8 Only)

Code	Description	Area - SQ	Rate - AV	Under Value
FFL	1ST FLOOR	5,616.00	119,050	668,584.80
OFF	OPEN PORCH	80.00	59,130	4,730.40
BMT	BASEMENT	5,616.00	43,150	242,330.40
CNP	CANOPY	72.00	16,360	1,177.92
Net Sketched Area		11,384.00	Total	916,823.52
Size Adj		5,616.00	Gross Area	5,616.00
		11,384.00	Fin Area	5,616.00

Sub Area Detail (First 10 Only)

Sub Area	% Used	Description	% Type	Qu	# of Tenants
BMT	100	FBM	90		

Special Features/Yard Items (First 20 Lines Only)

Job	Code	Description	A		Y		Qty	Total Yard	Items	N	Total Special Features	Dep	LUC	Fact	NB	Fact	J Code	Appr Value	J Fact	Juris Value
			Y	I	Y	I														
PA	PA	PAVING ASPHT	D	Y	1	1.00	30000.00					50%	906	1.00000	1070	1.00000		30,500.00	1.00000	30,500.00
Job			Total Yard		Items													Total SFYI		30,500.00

Image





Abutters List Report

Rochester, NH
September 22, 2020

\$ 32.40

Subject Property:

Parcel Number: 0243-0060-0000
CAMA Number: 0243-0060-0000
Property Address: 159 ROCHESTER HILL RD

Mailing Address: NEW ENGLAND CITY BLESSING
CHURCH INC
24 DENBY RD STE 130
ALLSTON, MA 02134-1606

Abutters:

Parcel Number: 0243-0016-0000
CAMA Number: 0243-0016-0000
Property Address: 162 ROCHESTER HILL RD

Mailing Address: BEAN RUSSELL K & SHERRY R
162 ROCHESTER HILL RD
ROCHESTER, NH 03867

Parcel Number: 0243-0017-0000
CAMA Number: 0243-0017-0000
Property Address: 180 ROCHESTER HILL RD

Mailing Address: TRINITY ANGLICAN CHURCH %
KATHLEEN A LEWIS
P O BOX 1078
ROCHESTER, NH 03866-1078

Parcel Number: 0243-0039-0000
CAMA Number: 0243-0039-0000
Property Address: 215 ROCHESTER HILL RD

Mailing Address: EASTER SEALS NEW HAMPSHIRE INC
555 AUBURN ST
MANCHESTER, NH 03103-4803

Parcel Number: 0243-0039-0000
CAMA Number: 0243-0039-000A
Property Address: 215 ROCHESTER HILL RD

Mailing Address: EASTER SEALS NEW HAMPSHIRE INC
555 AUBURN ST
MANCHESTER, NH 03103-4803

Parcel Number: 0243-0044-0000
CAMA Number: 0243-0044-0000
Property Address: 16 CONTINENTAL BLVD

Mailing Address: GRIMM JOHN E & JENNA
16 CONTINENTAL BLVD
ROCHESTER, NH 03867-4531

Parcel Number: 0243-0053-0000
CAMA Number: 0243-0053-0000
Property Address: 0 ROCHESTER HILL RD

Mailing Address: ROCHESTER HILL CEMETERY % CITY
OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH 03867-1917

Parcel Number: 0243-0054-0000
CAMA Number: 0243-0054-0000
Property Address: 197 TEBBETTS RD

Mailing Address: KNOWLTON JOHN C & ELVIRA F
197 TEBBETTS RD
ROCHESTER, NH 03867-4501

Parcel Number: 0243-0060-0000
CAMA Number: 0243-0060-0000
Property Address: 159 ROCHESTER HILL RD

Mailing Address: NEW ENGLAND CITY BLESSING
CHURCH INC
24 DENBY RD STE 130
ALLSTON, MA 02134-1606

Parcel Number: 0243-0061-0000
CAMA Number: 0243-0061-0000
Property Address: 157 ROCHESTER HILL RD

Mailing Address: KRISHNA INC
157 ROCHESTER HILL RD
ROCHESTER, NH 03867-3328

Parcel Number: 0244-0005-0001
CAMA Number: 0244-0005-0001
Property Address: 178 TEBBETTS RD

Mailing Address: WASSON ALLISON K REV TRUST %
WASSON ERIC V & ALLISON K
178 TEBBETTS RD
ROCHESTER, NH 03867



www.cai-tech.com

9/22/2020

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