



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-20-15

DATE FILED 10-21-20

Dee Mondal

ZONING BOARD CLERK

Applicant: TYLER REESE

E-mail: TYBOGIE@HOTMAIL.COM Phone: 603 507-0471

Applicant Address: 10 BRICKYARD DR. ROCHESTER, NH

Property Owner: TYLER REESE AND CATHERINE REESE

Property Owner Address: 10 BRICKYARD DR, ROCHESTER, NH

Variance Address: 10 BRICKYARD DR. ROCHESTER, NH

Map Lot and Block No: 3254- 539

Description of Property (give length of lot lines): SINGLE FAMILY DWELLING

Proposed use or existing use affected: ACCESSORY DWELLING

The undersigned hereby requests a special exception as provided in ^{TABLE} ~~section~~ 18-A of the Zoning Ordinance to permit AN ACCESSORY DWELLING IN EXISTING DETACHED GARAGE 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 Special Exception.

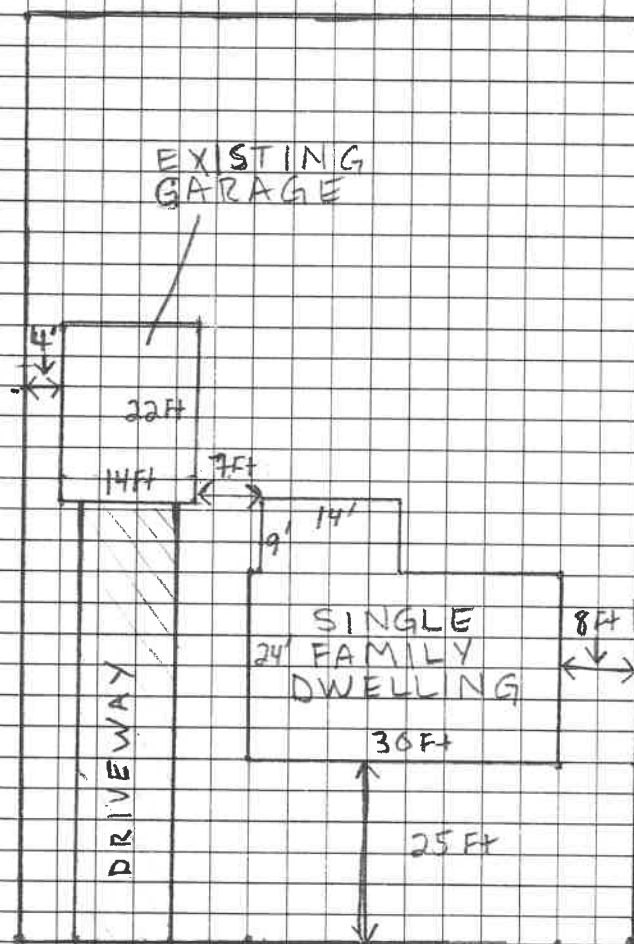
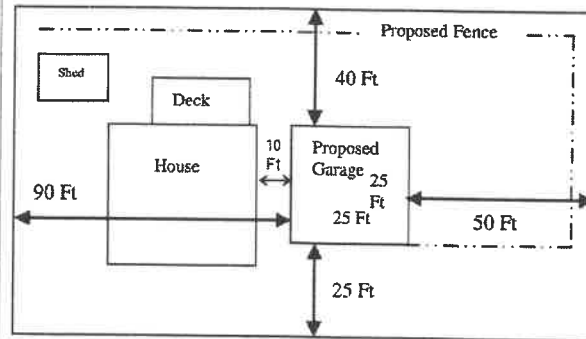
Signed: [Signature] Date: 10-21-20

Sketch Plan

Instructions:

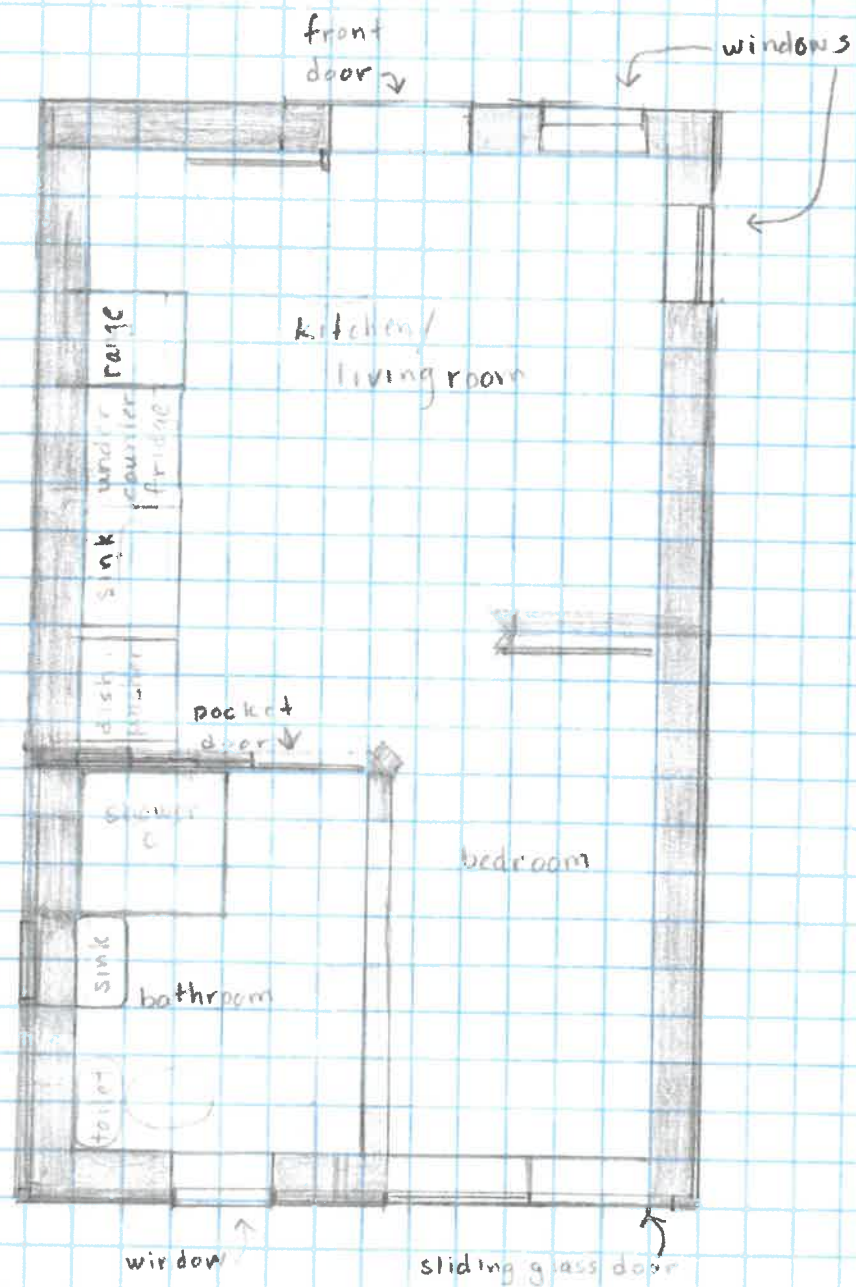
- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing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

Sample Plan:



Signature

Date



10 BRICKYARD DR.

TYLER AND CATHERINE REICE



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: EXISTING STRUCTURE

(2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes ☐ No ☒
Reasoning: 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: ADEQUATE EXISTING OFF STREET PARRING

(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. ☒ Yes ☐ No Reasoning: ALL FACILTIES AND UTILITIES WILL BE INSTALLED IN ACCORDANCE ALL CURRENT STANDARDS.

(5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. ☒ Yes ☐ No Reasoning: PROPERTY WILL REMAIN A SINGLE FAMILY DWELLING

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

Narrative

Accessory Dwelling in R1 Zoning

10 Brickyard Drive

Tyler and Catherine Reese

The proposal will create a single bedroom accessory dwelling in the existing 14' x 23' detached garage.

This specific site is an appropriate location for the proposed use as it would afford a place for my father to age in place with family support in very close proximity. Additionally, this dwelling could potentially be used by one of our four children at a future point.

The structure is already existing, the design is in keeping with the aesthetics of the neighborhood, and the capacity of the unit would be designed to house a single individual. For these reasons, it would not be detrimental, injurious, obnoxious, or offensive to the neighborhood.

There is space in the existing driveway to designate a parking spot for the accessory dwelling. The creation of the dwelling would not contribute to pedestrian or vehicular traffic, as only one person would potentially be added to the neighborhood.

The proposed dwelling is subsidiary to the principal dwelling both in size and function. The garage is already in place, so the renovation will maintain aesthetic consistency with the primary dwelling.

All proposed renovations will comply with health, building, mechanical, safety, environmental, accessibility, emergency response, and code standards. Permits will be obtained for all work to be done.

This accessory dwelling is permissible within the provisions of the master plan with the approved special exception. Thus, we are applying for the exception.

Thank you for your kind consideration.

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 Reference
	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		

§ 275-23.2 Standards for specific accessory uses.

A. The following standards shall apply to these specific accessory uses, activities, structures, and situations wherever they are allowed:

- (1) Accessory apartment. An accessory apartment is permitted subject to compliance with all of the following standards and procedures:
[Amended 4-4-2017]
- (a) It is permitted where and as specified in the Tables of Uses (by right or by special exception). However, if the accessory dwelling is detached from the single-family dwelling, it must be approved by a special exception;
 - (b) It is accessory to a single-family dwelling only and if detached from the single-family dwelling it is similar in architectural style;
 - (c) It must be two bedrooms or less;
 - (d) It may not exceed 800 square feet;
 - (e) It may be either part of the single-family dwelling or in a separate building, such as above a garage; if it is part of the single-family dwelling, an interior door shall be provided between the principal dwelling unit and the accessory dwelling unit;
[Amended 3-5-2019]
 - (f) There may be only one per lot;
 - (g) The owner of the property must occupy one of the dwelling units and the owner must demonstrate that one of the dwelling units is his/her principal place of residence;
 - (h) At least one parking space must be provided for the unit;
 - (i) Where municipal sewer service is not provided, the septic system shall meet NHDES requirements for the combined system demand for total occupancy of the property; and
 - (j) It is exempt from site plan review but a letter of intent must be submitted to the Building Inspector to ensure that the above conditions are met.
 - (k) If it is a security apartment, it shall not exceed 800 square feet and it shall be attached to or located with an allowed commercial, office or industrial use. Such unit may be occupied by the business owner, family member or employee whose purpose is to provide security and/or protection of the business premises. This use shall require site plan review.
 - (l) If it is a caretaker apartment it shall be attached to or located with an allowed residential or nonresidential use and it shall be occupied by the owner, family member or employee of the principal use and the gross floor area does not exceed 800 square feet. This use shall require site plan review.



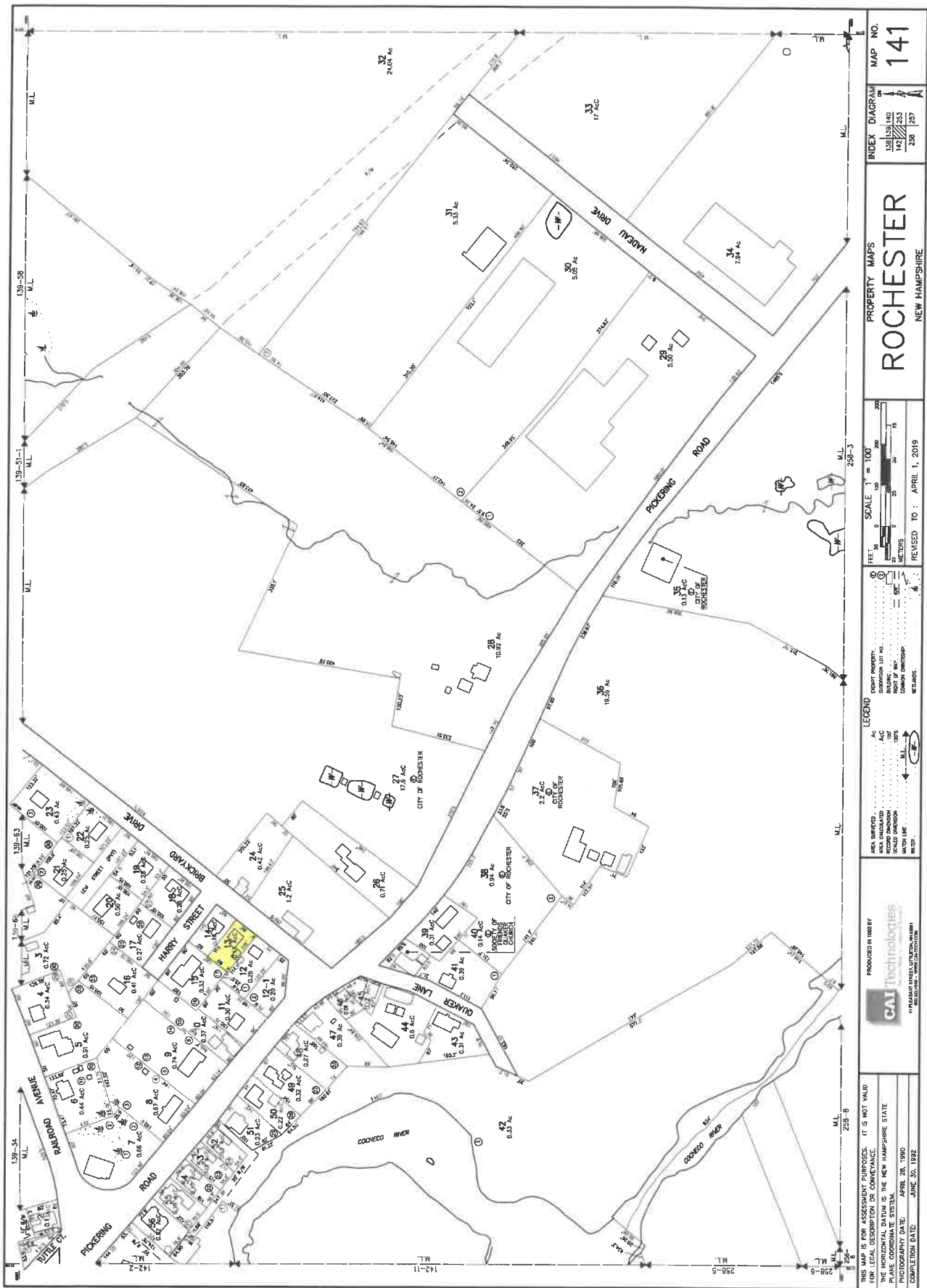
Search by Address

10 Brickyard Dr

Search results (1)

10 Brickyard Dr, Rochester, NH 03839-5237

Options



In Process Appraisal Summary (First 4 Lines Only)

No.	All No.	Direction/Street/City	Unit No.
10		BRICKYARD DR, ROCHESTER	
Ownership			
Owner 1	REESE TYLER D & CATHERINE		
Owner 2			
Owner 3			
Street 1	10 BRICKYARD DR		
Street 2			
Town/City	ROCHESTER		
St/Prov	NH Country	Occ	Y
Postal	03839	Type	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.17	88,800.00	5,500.00	43,800.00	138,100.00
Total Card	0.17	88,800.00	5,500.00	43,800.00	138,100.00
Total Parcel	0.17	88,800.00	5,500.00	43,800.00	138,100.00
Source	Mkt Adj Cost	Total Value per Sq Unit /Card		127.87	/Parcel
				127.87	

Legal Description		User Account
Entered Lot Size		32991
Total Land		0.17
Land Unit Type		AC - EXCESS ACRES
Parcel ID	0141-0013-0000	Inspection Date

Previous Assessment (First 9 Lines Only)

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assessed Value	Notes
2020	101	EX	88,800	5,500	0.1700	43,800	138,100	138,100	
2019	101	FV	88,800	5,500	0.1700	43,800	138,100	138,100	
2018	101	FV	69,000	4,200	0.1700	31,700	104,900	104,900	Year End Roll
2017	101	FV	69,000	4,200	0.1700	31,700	104,900	104,900	Year End Roll
2016	101	FV	66,900	4,200	0.1700	31,700	102,800	102,800	Year End Roll
2015	101	FV	66,900	4,200	0.1700	31,700	102,800	102,800	Year-end
2014	101	FV	66,900	4,200	0.1700	31,700	102,800	102,800	Year End Roll
2013	101	FV	68,300	4,200	0.1700	43,600	116,100	116,100	Year End Roll
2012	101	FV	68,300	4,200	0.1700	43,600	116,100	116,100	Year End Roll

Print		Date
Date		10/19/2020
Time		10:22:20
Last Rev		11:51:32
Last Rev		Date
Date		09/19/2018
Time		09:07:2017
Last Rev		16:18:00
Calculation		10/01/2015
Pat Acct		09/29/2014
5912		09/04/2013
Tax District		09/20/2012

Narrative Description

This parcel contains 0.17000 AC of land and mainly classified as SINGLE FAM with a CAPE Building built about 1942, having primarily VINYL Exterior and 1,080 Square Feet with 1 Residential Unit, 1 Bath, 6 Rooms, and 4 Brooms.

Sales Information (First 5 Lines Only)

Grantor	Legal Ref	Type	Date	Sale Price	V	TSF	Verification	Notes
MASSINGHAM HAROLD C & ILE	3254-539	1	09/01/2005	169,000.00	No	No	OTHER	
COUTURE PRISCILLA T & DENI	1820-794		09/01/1995	56,700.00	No	No	OTHER	
COUTURE LEON E & PRISCILL	1711-883		11/18/1993	0.00	No	No		
	655-258		03/13/1956	0.00	No	No		

Other Assessments

Code	Description	Amount	Com Int

Building Permits (First 8 Lines Only)

Date	Number	Description	Amount	CO	Last Visit	Fed Code	F. Description	General Notes
07/27/2020	B-20-553	ROOFING	6,200.00	O		1	RES CONST	
05/01/2009	09-402	FENCE	2,374.00	CE	11/02/2009	1	RES CONST	

Activity Information (First 11 Lines Only)

Date	Result	By	Name
11/02/2009	EXT ONLY	NM	NANCY
09/16/2006	DEED CHANGE	VW	VIRGINIA
02/14/2003	NO INSP	TG	THERESA
08/16/2002	MEAS-INSPCTD	TG	THERESA
10/04/2000	MEAS-INSPCTD	TM	TOM
07/08/1999	NO INSP	GN	GAYE

Land Section (First 9 Lines Only)

Use Code	Description	LUC Factor	No of Units	Dgthly Price/Unit	Land Type
101	SINGLE FAM	1.0000	0.1700		591E
Total ACH/A		0.17000			
Total SF/SFM		7,405.20000			

Sign:	Appraised Value	Alt Class	%	Spec Land	Juris	Land Factor	Assessed Value	Notes
	43,800		0			1.00000	43,800	
Total							43,800	



Abutters List Report

Rochester, NH
October 22, 2020

Subject Property:

Parcel Number: 0141-0013-0000
CAMA Number: 0141-0013-0000
Property Address: 10 BRICKYARD DR

Mailing Address: REESE TYLER D & CATHERINE
10 BRICKYARD DR
ROCHESTER, NH 03839

Abutters:

Parcel Number: 0141-0012-0000
CAMA Number: 0141-0012-0000
Property Address: 6 BRICKYARD DR

Mailing Address: VITAGLIANO JAMES C JR
6 BRICKYARD DR
ROCHESTER, NH 03839-5237

Parcel Number: 0141-0013-0000
CAMA Number: 0141-0013-0000
Property Address: 10 BRICKYARD DR

Mailing Address: REESE TYLER D & CATHERINE
10 BRICKYARD DR
ROCHESTER, NH 03839

Parcel Number: 0141-0014-0000
CAMA Number: 0141-0014-0000
Property Address: 12 BRICKYARD DR

Mailing Address: DIMAMBRO ROBERT J & ELEANOR M
12 BRICKYARD DR
ROCHESTER, NH 03839

Parcel Number: 0141-0015-0000
CAMA Number: 0141-0015-0000
Property Address: 5 HARRY ST

Mailing Address: CHAPMAN CAROLYN M
5 HARRY ST
ROCHESTER, NH 03839-5516

Parcel Number: 0141-0025-0000
CAMA Number: 0141-0025-0000
Property Address: 5 BRICKYARD DR

Mailing Address: HOEY GREGORY JAMES & LINDA JEAN
5 BRICKYARD DR
ROCHESTER, NH 03839



www.cai-tech.com

10/22/2020

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