



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. 2-22-37

DATE FILED 11/16/22

CJ
ZONING BOARD CLERK

Applicant: Peter Rizzo

E-mail: Rizzio61@gmail.com

Phone: 603 834 8014

Applicant Address: 30 Crow Hill Rd Rochester, NH 03868

Property Owner: Peter Rizzo

Property Owner Address: 30 Crow Hill Rd Rochester, NH 03868

Variance Address: 152 Milton Rd Rochester, NH

Map Lot and Block No: Map Lot 205 109B

Description of Property (give length of lot lines): 100' wide 200' deep rectangle

Proposed use or existing use affected: 3 bedroom Raised Ranch w/ 1 bedroom in law apt in basement

The undersigned hereby requests a special exception as provided in section Table 18-A of the Zoning Ordinance to

permit a one bedroom one bathroom in law apartment

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: Peter Rizzo

Date: 11/14/2022



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: Its Not disturbing any more land than the original Plan

(2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes ☐ No ☒
Reasoning: The extra Apartment in the house will only add one more car to the driveway

(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: Will only be a shared driveway with a turn around. plan on making the turn around bigger to give more space to the extra 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: we are installing a 5 bedroom septic system. Apartment will have one kitchen and bedroom

(5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. ☒ Yes ☐ No
Reasoning: adding an extra living space will help lower the monthly cost for both parties that live there. not making the house any bigger or disturbing any more land

Please check section 275.22 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; 3-5-2019; 5-7-2019]

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	—	—	P	—	P	—	—	—	—			Articles 20 and 22
Dwelling, multifamily	—	P	—	—	P	—	P	—	—	—	—			
Dwelling, single-family	P	P	P	P	—	P	P	—	—	P	—			
Dwelling, two-family	—	P	P	P	C	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

30 Crowhill Road

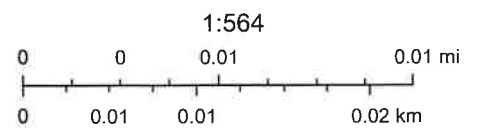


11/16/2022, 10:41:42 AM

 Zoning - Density Rings

 Tax Parcels

Parcel Info



Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS, Esri Community Maps Contributors, Rochester GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Model	01	Residential	Half Bath Rati									
Style	16	NEW ENGLAND	Extra Fixture(s)	0								
Grade	C+	AVG. (+)	Extra Fix Ratin									
Stories	2.5											
Units	1											
Residential Unit	1											
Comm Units	0		Condo Main		Complex #							
Exterior Wall 1	02	CLAPBOARD	Adjust Type		Building #							
Exterior Wall 2	01	WD SHINGLES	Condo Floor		Section #							
2nd Ext Wall %	5		Condo Location		% Owner							
Roof Structure	01	GABLE										
Roof Cover	01	ASPH SHINGLE										
Interior Wall 1	06	AVERAGE										
Interior Wall 2												
2nd Int Wall %	0											
Interior Floor 1	08	AVERAGE										
Interior Floor 2												
Basement Floor												
% Heated	13	DIRT										
Heat Fuel	85.00											
Heat Type	01	OIL										
2nd Heat Type	03	FORCED H/W										
2nd % Heated	0.00											
# Heat Systems	1.00											
AC Percent	0.00											
Bedrooms	3											
Full Bath(s)	1											
Bath Rating	A	SAME										
3/4 Bath(s)	1											
3/4 Bath Rating	A	SAME										
Half Bath(s)	0											
Half Bath Ratin												
Extra Fixture(s)	0											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
29	A/G R'D POO	L	1	24	1	C	AV	2000	30	0.00	1.00	0
12	WOOD DECK	L	1	24	8	C	AV	2000	65	22.55	1.00	2,800
46	FLAT BARN	L	1	22	30	B	AV	1950	50	24.45	1.15	9,300
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area		Floor Area		Eff Area		Unit Cost		Undepreciated Value		
BMT	BASEMENT	0		1,082		271		25.11		27,168		
EFF	ENCL PORCH	0		24		0		77.75		1,866		
FFL	1ST FLOOR	1,109		1,109		1,109		100.25		111,178		
HST	HALF STORY	541		1,082		541		50.13		54,236		
OPF	OPEN PORCH	0		144		0		49.55		7,135		
SFL	2ND FLOOR	660		660		660		100.25		66,166		
UNFIN	UNFINISHED AREA ADJ	-324		-324		-324		0		-32,481		
WDK	WOOD DECK	0		40		0		22.55		902		
Ttl Gross Liv / Lease Area		1,986		3,817		2,257				236,170		

Owner1	Owner2	BillingAddress	City State Zip
WHITE FAMILY REV TRUST OF 2020	WHITE GERALD F JR & JOYCE R	27A CROWHILL RD	ROCHESTER, NH 03868
RIZZO PETER		30 CROWHILL RD	ROCHESTER, NH 03868-8475
KEILING CHARLES & DAWN		34 CROWHILL RD	ROCHESTER, NH 03868-8475
ROCHELEAU DAVID F		31 CROWHILL RD	ROCHESTER, NH 03868-8435
CAMPBELL RICHARD J & DEBORAH E		26 CROWHILL RD	ROCHESTER, NH 03868