



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. 2-23-12

DATE FILED 3/15/23

C9
ZONING BOARD CLERK

Applicant: Peter Rizzo

E-mail: Rizz1061a@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

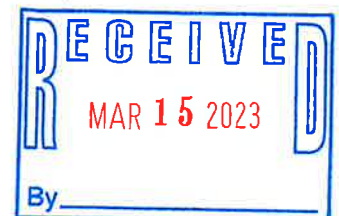
Proposed use or existing use affected: 3 bedroom Raised Ranch w/ 1 bedroom in law apt in basement

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: 3/15/2023





City of Rochester, New Hampshire

Zoning Board of Adjustment

275.22 Special Exception Sheet

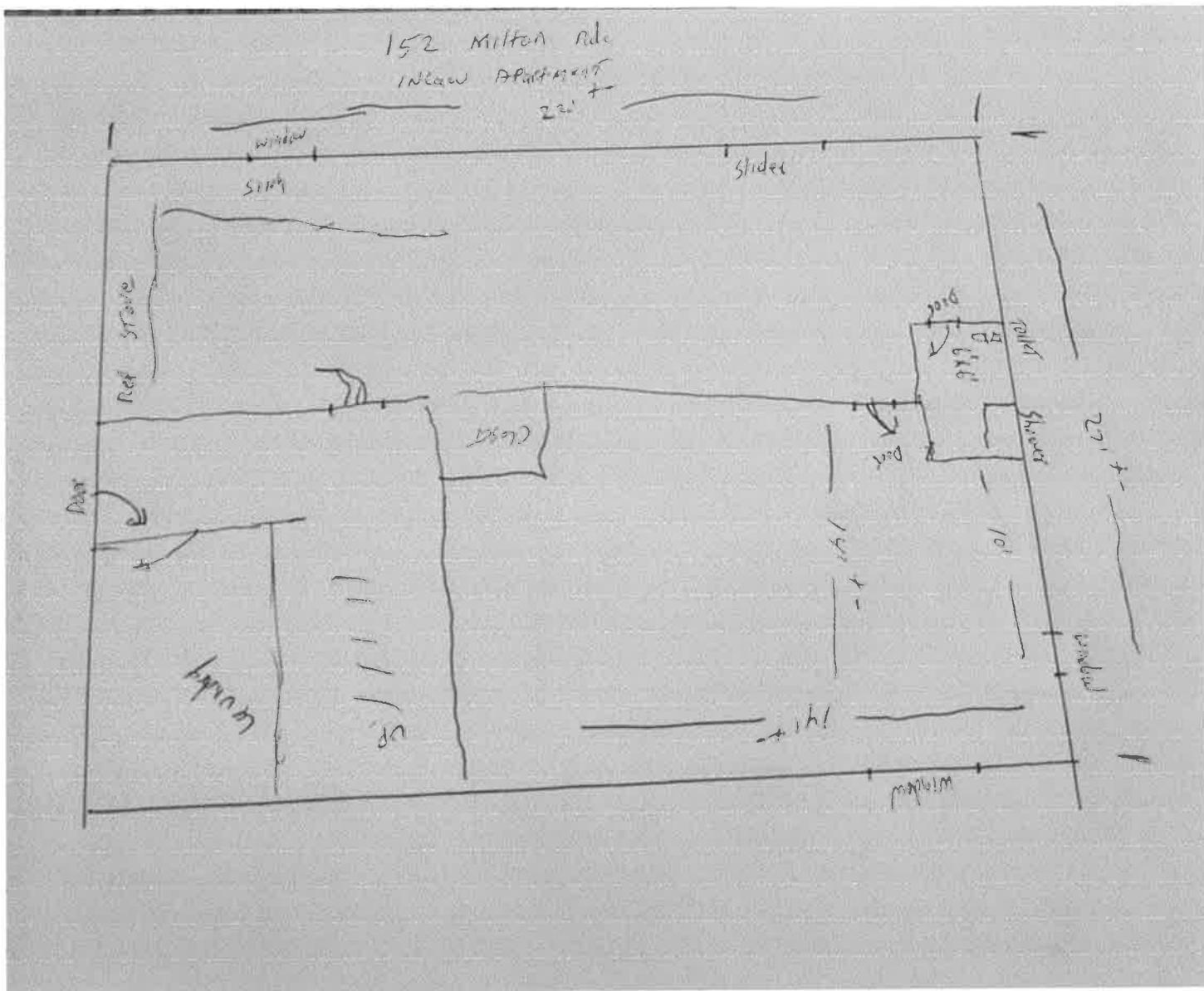
(a) General Provisions

- (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 I

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	
	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	—	—	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			



152 Milton Road

City of Rochester, NH

1 inch = 94 Feet



www.cai-tech.com

March 15, 2023



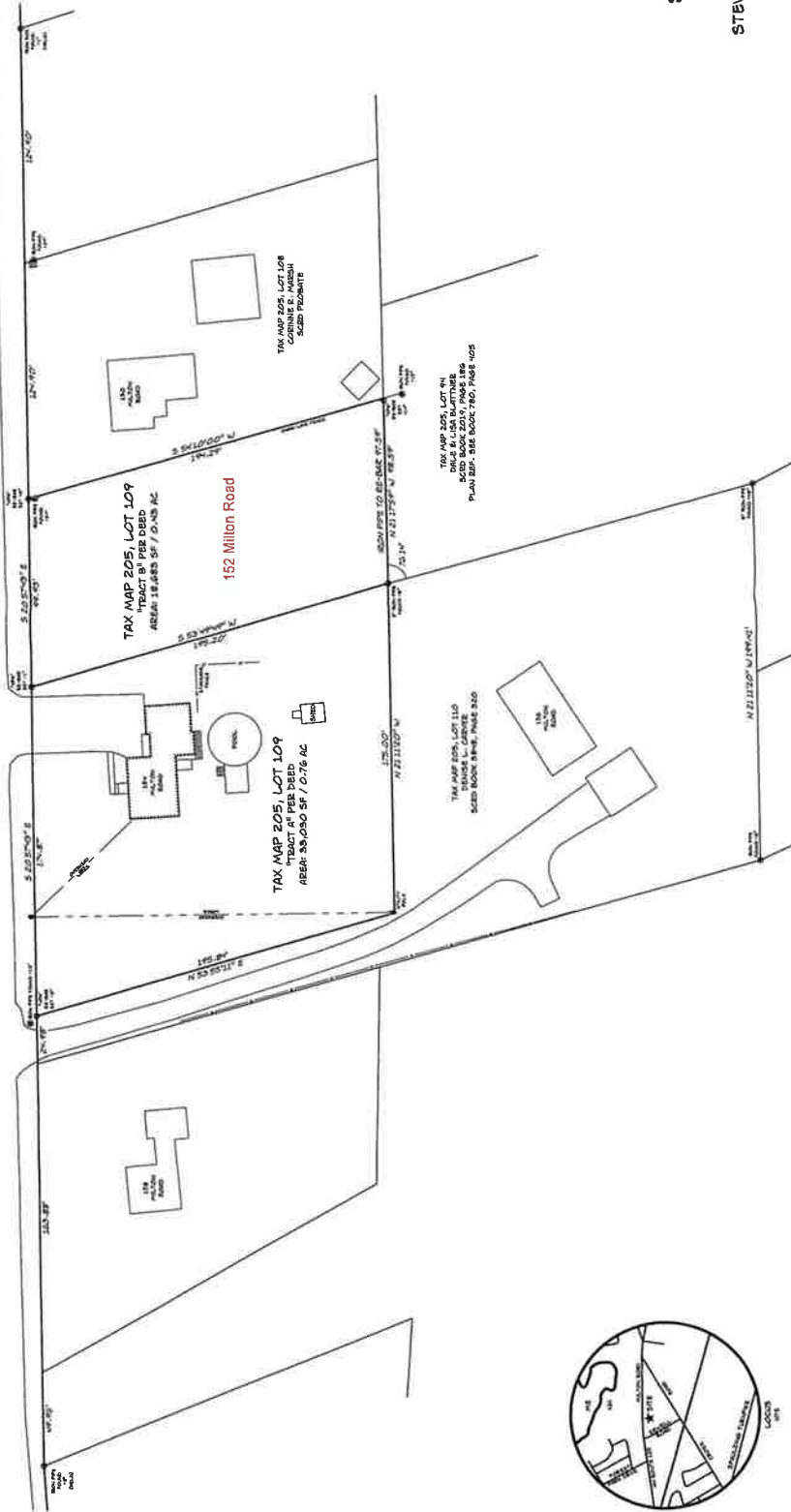
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



TAX MAP 205, LOT 312
FRANCIS WELCH T. CASLA VAUGHT

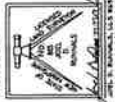
TAX MAP 205, LOT 213
SANDS MOBILE HOME TRAIL, INC.

MILTON ROAD / NH ROUTE 125



Plan 12345
Surveyed by: [Name]
Registered Professional Surveyor
State of New Hampshire
License No. 12345

NOTICE: THIS MAP WAS PREPARED BY THE SURVEYOR FOR THE PURPOSE OF RECORDING THE BOUNDARIES OF THE PROPERTY SHOWN HEREON. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.



Surveyed by: [Name]
Registered Professional Surveyor
State of New Hampshire
License No. 12345

ROCHESTER CITY COUNCIL VOTED TO APPROVE THE APPLICATION FOR LOT REVISION ON MARCH 21, 2022.

TAX MAP 205, LOT 109
AREA: 18,485 SF / 0.42 AC
TAX MAP 205, LOT 108
AREA: 18,485 SF / 0.42 AC
TAX MAP 205, LOT 110
AREA: 18,485 SF / 0.42 AC
TAX MAP 205, LOT 111
AREA: 18,485 SF / 0.42 AC

PLAN OF LAND
MILTON ROAD
aka NH ROUTE 125
ROCHESTER
STRAFFORD COUNTY
NEW HAMPSHIRE

STEVE G. & PAULINE G. MACIVER

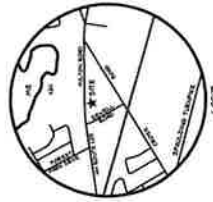
SCALE: 1" = 50' MAY 2022
GRAPHIC SCALE



31 Money Street, Alton, N.H. 03075-3848

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948



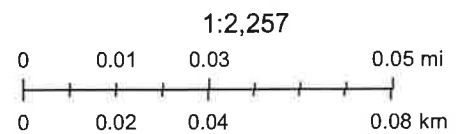
FILE NO. 185
DRAWING NO. 185-001
DATE: 05/20/22

ArcGIS Web AppBuilder



10/3/2022, 1:40:30 PM

 Tax Parcels
Parcel Info



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Owner1	Owner2	BillingAddress	City State Zip
TOPLAK ZACHARY	PETERSON ARIEL	154 MILTON RD	ROCHESTER, NH 03867
CARVER DENISE L		156 MILTON RD	ROCHESTER, NH 03868-8709
MARSH CORINNE R		150 MILTON RD	ROCHESTER, NH 03868-8709
BLATTNER DALE J & LISA M		21 CROSS RD	ROCHESTER, NH 03868-8601

RIZZOS DRYWALL AND CONSTRUCTION LLC
30 CROWHILL RD
ROCHESTER, NH 03868-8475

660

54-7/114
08

3/15/2023

Date

Pay to the
Order of

City of Rochester

\$ 198.75

one hundred and ninety eight

$\frac{75}{100}$

Dollars



Photo
Safe
Deposit®
Cutline on back



Bank

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For

152 Milton Rd

Feb 2

MP

⑆011400071⑆ 9246193281⑆

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