



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. 2-23-44

DATE FILED 8/15/23

CJ
ZONING BOARD CLERK

Applicant: WAYNE BILODCAU

E-mail: BILODCAU.WAYNE@YAHOO.COM Phone: 603-534-0756

Applicant Address: 174 Salmon Falls RD

Property Owner: AMANDA + WAYNE BILODCAU

Property Owner Address: 174 Salmon Falls RD

Variance Address: 174 Salmon Falls RD

Map Lot and Block No: 211 Block 22

Description of Property (give length of lot lines): ROAD 274.98' Left Line 87.05' Right Line 221.98' RIVER 187'

Proposed use or existing use affected: Privacy Between Back Yards

The undersigned hereby requests a special exception as provided in section 23.2.19(10)(b) of the Zoning Ordinance to permit an 8-foot fence

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: Wayne Bilodcau

Date: 8/14/23





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: FOR Privacy Between the
TWO BACKYARDS

- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes ☐ No ☒

Reasoning: IT'S A Vinyl fence That LOOKS good and
ONLY Run Through the BACKYARD Between HOUSES
The color is tan to Blend in

- (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 fence will ONLY Run 96' Between
BACK YARDS Not Seen From the Roadway

- (4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. Yes ☒ No ☐

Reasoning: There are NO
facilities or utilities ON the fence

- (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 Plan is to create
Privacy Between BACKYARDS so at a future
DATE we will be putting in a 4' above
ground Pool

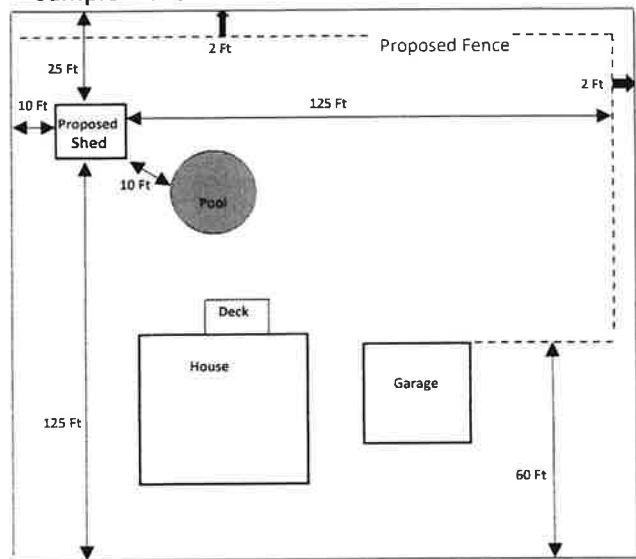
Please check section 275.22 of the Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.

Site Plan - Express Permit

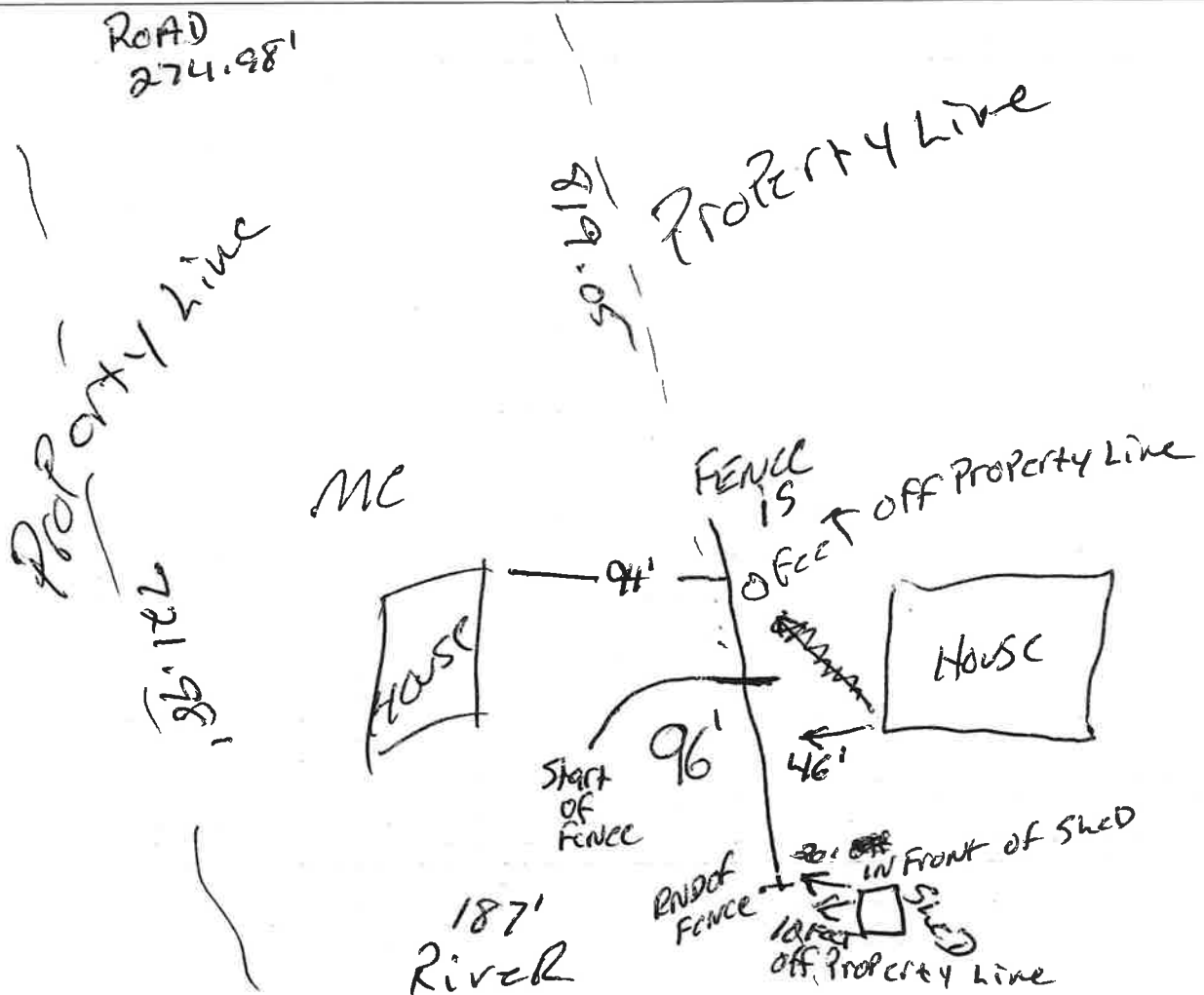
Instructions:

- 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 structures within 10' and 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:



Street Name



Signature

Date

Article 23 Accessory Uses

23.2 Standards for specific accessory uses.

(10) Fence. Fences, walls, and similar structures (referred to herein simply as "fences") must be in compliance with the following requirements:

(a) A fence permit issued by the Director of Building, Zoning, and Licensing Services is required prior to the erection of any fence.

(b) The maximum fence height (from grade) in residential districts is six feet. Greater heights may be approved by special exception.



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.

CURRENT OWNER BILODEAU AMANDAL & WAYNE J 174 SALMON FALLS RD ROCHESTER NH 03868	UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT		VISION ROCHESTER, NH 
	0 WELL	0 LEVEL	A	AGRICULTURAL	LUC Co	Prior Assessed	Current Assesse		
	0 SEPTIC	NEIGHBORHOOD	NHBD NAME	BLDG	105	68,600	37,100		
		1010	RURAL NORTH	LAND	105	5,300	68,600		
	UTL/ST/TRAFF	EXEMPTIONS		OB	105		10,600		
0 PAVED		Year	Code	Description					
0 MEDIUM									
LEGAL DESCRIPTION									

SALES INFORMATION- GRANTEE				BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)			
BILODEAU AMANDAL & WAYNE J	4909	726	05-14-2021		0	38		Year	Descri	Prior Assesse	Year
JACOBS HAROLD & JOSEPHINE	3569	224	08-24-2007		0	46		2020	BLDG	68,600	2021
JACOBS HAROLD & JOSEPHINE	2232	452	12-29-1998		2,667	44			LAND		
JACOBS HAROLD & JOSEPHINE	2042	214	09-21-1998		0	47			OB		
HOOVER ARTHUR	2042	210	09-20-1998		0	47					
Total				68,600		73,900		116,300		Total	

BUILDING NOTES		APPRAISED VALUE SUMMARY	
	Appraised Building Value (Card)	37,100	
	Appraised Extra Feature Value (Bldg)	0	
	Appraised Outbuilding Value (Bldg)	10,600	
	Appraised Land Value (Bldg)	68,600	
	Total Appraised Parcel Value	116,300	
BUILDING PERMIT RECORD		Valuation Method	C

Issue Date			Permit Id			Description			Price			Insp Date			% C			Stat			Notes					
07-11-2022			M-22-307			STG TANK			200			10-03-2022			100			CE			LP TANK					
04-19-2022			P-22-60			PLUMBING			500			10-03-2022			100			CE			Hook up well and sewer lines					
12-23-2021			MJB-21-200			FOUNDATIO			8,000			10-03-2022			100			CE			underground electrical, septic, well, pad, mobile home a					
10-14-2021			E-21-436			ELECTRIC			7,500			10-03-2022			100			CE			200amp underground service					
												06-28-2022			DF			OWN ADD CHG						Notes		
																								PER RETURN		

LAND LINE VALUATION SECTION																						
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf11	Inf11 Adj	Inf12	Inf12 Adj	Inf13	Inf13 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes		
1	1050	MFG OWN L	1.000	PRIMARY	P	1,000	60,000.	1.00	1010	1,000							60,000	60,000	60,000			
1	1050	MFG OWN L	3.420	EXCESS A	E	1,000	2,500.0	1.00	1010	1,000							2,500	8,600	8,600			

Disclaimer: This information is believed to be correct but is subject to chance and is not warranted.

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Style	11	MFD SINGLEWIDE	Solar									
Grade	C	AVERAGE	Central Vac									
Stories	1		Nbnd Modifier									
Units	1		MH Make	128	SCHULTZ							
Frame	01	WOOD	MH Serial #		E169276							
Foundation	12	PIER/SLAB	Color;Mdl #;D		TAN							
Exterior Wall 1	04	VINYL										
Roof Structure	01	GABLE										
Roof Cover	02	RIB/CORR MTL										
View	N	NONE										
Interior Wall 1	01	DRYWALL										
Interior Floor 1	08	AVERAGE										
Basement Flo												
Bsmt Garage												
Finished Bsmt												
FBLA												
Rec Room												
Electric	03	TYPICAL										
Insulation	02	TYPICAL										
Interior/Exterio	SAME	SAME										
% Heated	100											
Heat Fuel	10	PROPANE										
Heat Type	01	FORCED W/A										
AC Percent												
Bedrooms	2											
Full Bath(s)	1											
3/4 Bath(s)												
Half Bath(s)												
Extra Fixture(s)												
Kitchen(s)	1											
Extra Kitchen(s)												
Total Rooms	5											
Fireplace(s)												
W.S. Flues												
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
13	PATIO CONC	L	1	13	56	C	AV	2022	100	7.22	1.00	5,300
02	SHED MTL/V	L	1	8	40	D	AV	2004	100	19.20	0.87	5,300
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value						
FFL	1ST FLOOR	784	784	784	90.41	70,881						
WDK	WOOD DECK	0	18	0	22.55	406						
Ttl Gross Liv / Lease Area		784	802	784		71,287						

WDK
3 (9 sf)

3

3

WDK
(9 sf)

FFL
(784 sf)

56

14

JACOBS DAVID C REVOCABLE ... % JACOBS DAVID C TRUSTEE 166 SALMON FALLS RD ROCHESTER, NH 03868		
HOWARD ROBERT R JR 184 SALMON FALLS RD ROCHESTER, NH 03868		
DESBIENS JERRY M 169 SALMON FALLS RD ROCHESTER, NH 03868		
METAYER JEFFREY M & NIKKI ... 812 SALMON FALLS RD ROCHESTER, NH 03868-5920		
BILODEAU AMANDA L & WAYNE... 174 SALMON FALLS RD ROCHESTER, NH 03868		