



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. 2-23-47

DATE FILED 9/12/23

C91
ZONING BOARD CLERK

Applicant: Julie Rabchenuk

E-mail: Julie1R74@aol.com Phone: 603-231-4151

Applicant Address: 142 Rochester Hill Rd.

Property Owner: Michael & Debra Rabchenuk

Property Owner Address: 5 Raleigh Dr., Nashua, NH 03062

Variance Address: 142 Rochester Hill Rd.

Map Lot and Block No: Lot #16 map #134

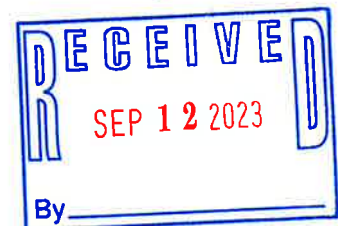
Description of Property (give length of lot lines): 1000 Sq. Ft Barn/Garage

Proposed use or existing use affected: Seasonal Barn Thrift Shop

The undersigned hereby requests a special exception as provided in section 24.4.D of the Zoning Ordinance to permit Home Occupation -3

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: Julie Rabchenuk Date: 9/12/2023





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: my location is composed of residential and commercial properties.
- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes ☐ No ☒
Reasoning: Family friendly
- (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: I have ample off-street parking and off the main road located on Stoneridge Drive.
- (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 we need for Seasonal is the electricity we have already in the Barn
- (5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. ☒ Yes ☐ No Reasoning: Our community needs family owned and operated businesses.

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

I /We Michael and Debra Rabchenuk have knowledge that an application is being submitted by Julie Rabchenuk for a special exception to open a thrift shop in the barn at 142 Rochester hill Road Rochester N. H.

Signatures : X *Michael Rabchenuk* 09/12/2023
X *Debra Rabchenuk* 09/12/2023

The location is in an area of Rochester, which is composed of residential and commercial properties with ample off-street parking. The perfect spot for seasonal sales with a family family environment. Our community would only benefit from our shop.



275-24.4**Home occupation-3.**

A home occupation-3 is an office, personal services, processing, or small-scale craft-production type home occupation which is more intensive than home occupations-1 and -2. All of the following standards apply:

A. Employees. There shall be no more than two employees working on site other than family or household members who reside with the operator.

B. Area. There shall be no more than 1,000 square feet of area used for the business.

C. Signage. There may be only one sign for the business visible from the street. The sign shall be nonilluminated and shall not exceed four square feet in area per side.

D. Barn sales. If there is a barn on the property which was built prior to 1960 it may be used for retail sales (but not for the sales of any vehicles). The ZBA shall approve the type of items offered for sale as part of a special exception review to ensure there is no adverse impact upon the neighborhood.

E. Classes. Instruction in classes shall be limited to eight pupils at one time.

§ 275-24.5**Review process without special exception.**

A home occupation-2 or a home occupation-3 where no special exception is required shall be subject to the minor site plan review process as set forth in the Rochester Site Plan Regulations.

CURRENT OWNER RABCHENUK DEBRA & MICHAEL 142 ROCHESTER HILL RD ROCHESTER NH 03867	UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT			VISION ROCHESTER, NH 
	0 CITY WATER R	0 LEVEL	R2 RESIDENCE 2	R2 RESIDENCE 2		LUC Co	Prior Assessed	Current Assesse		
	0 CITY WTR PBO	NEIGHBORHOOD	NHBD NAME	BLDG	93,800	93,800				
	0 SEPTIC	1070	RURAL SOUTHWEST	LAND	56,000	56,000				
	0 UTL/ST//TRAF	EXEMPTIONS		OB	17,000	17,000				
0 PROPANE		Year	Code	Description						
0 PAVED										
0 HEAVY										
LEGAL DESCRIPTION										

SALES INFORMATION-GRANTEE				BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)			
Year	Descr	Prior Assesse	Year	Descr	Prior Assesse	Year	Descr	Year	Descr	Prior Assesse	Year
02	BLDG	93,700	2021	BLDG	93,800	2022	BLDG	93,800	2022	BLDG	93,800
38	LAND	56,000	99	LAND	56,000		LAND	56,000		LAND	56,000
99	OB	15,200	99	OB	17,000		OB	17,000		OB	17,000
Total				Total				Total			
164,900				166,800				166,800			

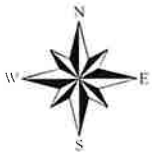
BUILDING NOTES											
Appraised Building Value (Card)											
Appraised Extra Feature Value (Bldg)											
Appraised Outbuilding Value (Bldg)											
Appraised Land Value (Bldg)											
Total Appraised Parcel Value											
Valuation Method											
Total Appraised Parcel Value				Total Appraised Parcel Value				Total Appraised Parcel Value			
166,800				166,800				166,800			

BUILDING PERMIT RECORD							Valuation Method		C
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat			
								Total Appraised Parcel Value	166,800
VISIT / CHANGE HISTORY									
Date		Id		Purpost/Result		Notes			
11-09-2020		DF		DEED CHANGE		PER MLS LISTI			
08-26-2020		NM		CORRECTION		PER OWNER C			
12-12-2017		DF		DEED CHANGE		PER OWNER C			
09-27-2017		LA		OWN ADD CHG		Q;			
11-10-2014		LA		OWN ADD CHG		F;			
05-04-2010		NM		MEAS+INSPCTD					
10-04-2000		TH		MEAS+INSPCTD					

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Style	04	CAPE	Solar	0								
Grade	C-	AVG. (-)	Central Vac	0								
Stories	1.5		Nbhd Modifier									
Units	1		MH Make									
Frame	01	WOOD	MH Serial #		GREEN;							
Foundation	03	BRICK/STONE	Color;Mdl #;D									
Exterior Wall 1	03	ALUMINUM	CONDO DATA									
Roof Structure	01	GABLE			Complex #							
Roof Cover	01	ASPH SHINGLE	Condo Main									
View	N	NONE	Adjust Type	Code	Building #							
Interior Wall 1	01	DRYWALL	Condo Floor		Section #							
Interior Floor 1	08	AVERAGE	Condo Location		% Owner							
Basement Flo	12	CONCRETE	COST / MARKET VALUATION									
Bsmt Garage	0		Building Value New		167,450							
Finished Bsmt			Year Built		1881							
FBLA			Depreciation Code		AG							
Rec Room	04	BELOW AVG	Remodel Rating									
Electric	02	TYPICAL	Year Remodeled		44							
Insulation	SAME	SAME	Depreciation %									
Interior/Exterio	100.00		Functional Obsol		1,000							
% Heated	01	OIL	Economic Obsol									
Heat Fuel	03	FORCED H/W	Trend Factor									
Heat Type	0.00		Special Adj									
AC Percent	2		Condition %		56							
Bedrooms	1		Percent Good		93,800							
Full Bath(s)	0		RCNLD									
3/4 Bath(s)	0		Dep % Ovr									
Half Bath(s)	0		Dep Ovr Comment									
Extra Fixture(s)	1		Misc Imp Ovr									
Kitchen(s)	0		Misc Imp Ovr Comment									
Extra Kitchen(	0		Cost to Cure Ovr									
Total Rooms	5		Cost to Cure Ovr Comment									
Fireplace(s)	0											
W.S.Floors	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
10	CANOPY	L	1	12	20	D	AV	1985	50	14.80	0.87	1,500
04	GARAGE FR	L	1	24	34	C	AG	1900	74	25.75	1.00	15,500
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description		Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value					
BMT	BASEMENT		0	496	124	30.42	15,091					
CRL	CRAWL SPACE UNDER DWELLI		0	168	0	0.00	0					
EFP	ENCL PORCH		0	248	0	64.67	16,038					
FFL	1ST FLOOR		664	664	664	121.70	80,808					
HST	HALF STORY		248	496	248	60.85	30,181					
WDK	WOOD DECK		0	160	0	22.55	3,608					
Ttl Gross Liv / Lease Area			912	2,232	1,036		145,726					







142 Rochester Hill Road

City of Rochester, NH

1 inch = 52 Feet



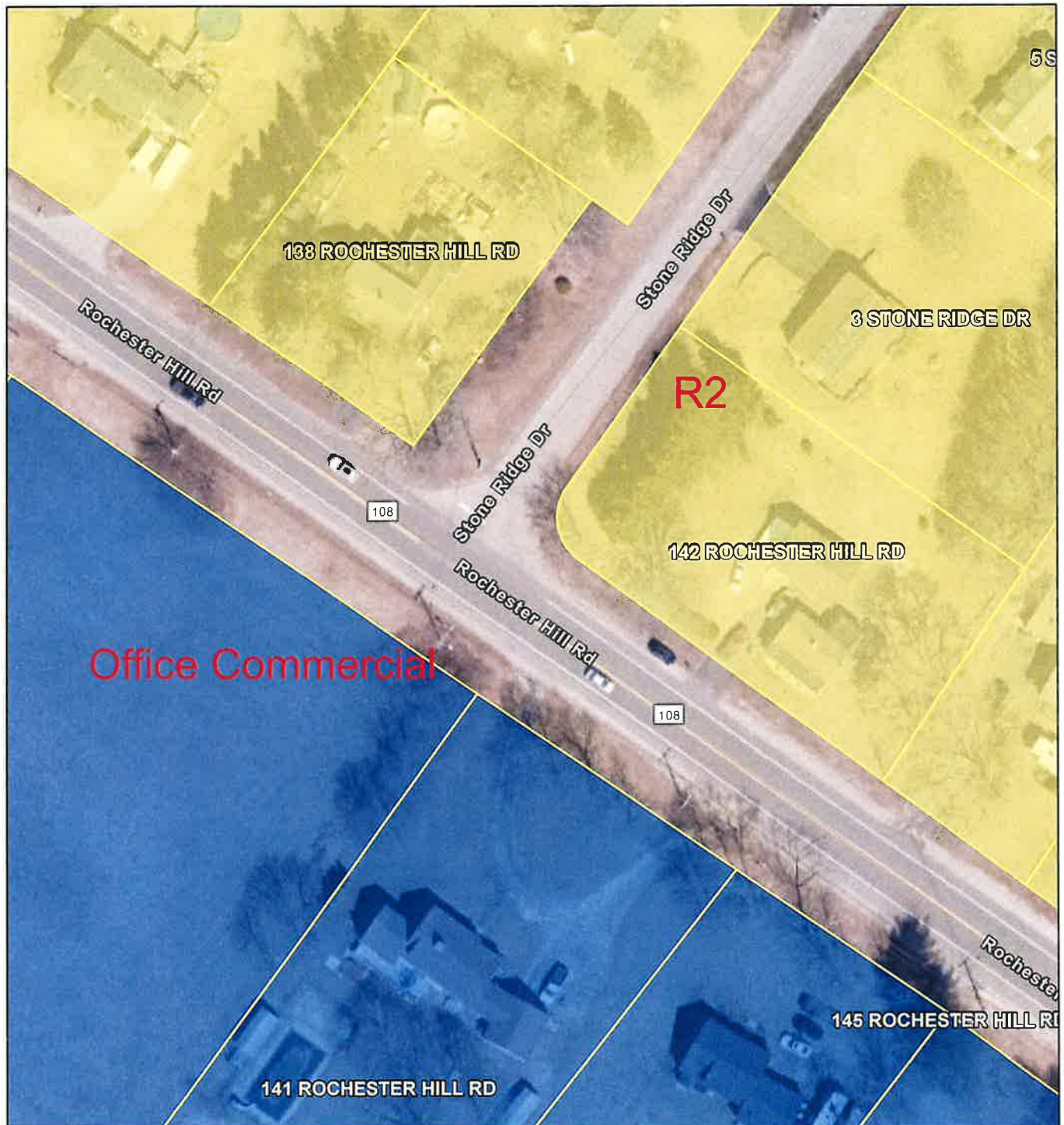
www.cai-tech.com

September 19, 2023



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142 Rochester Hill Road Zoning Districts



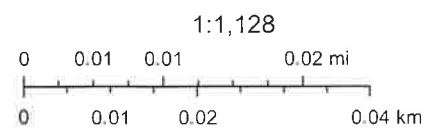
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 Tax Parcels

Zoning - Zoning Districts

 Residential - 2

 Office Commercial



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Owner1	Owner2	BillingAddress	City State Zip
ROCHELEAU BEAU		141 ROCHESTER HILL RD	ROCHESTER, NH 03867-3328
OROURKE JOHN F & DYANN L		144 ROCHESTER HILL RD	ROCHESTER, NH 03867-3347
STRANGE ROBERT J		3 STONE RIDGE DR	ROCHESTER, NH 03867-3349
SCHEFFER TODD A & SARAH L		143 ROCHESTER HILL RD	ROCHESTER, NH 03867-3328
ARRIEL BRIAN S & CHERYL A		138 ROCHESTER HILL RD	ROCHESTER, NH 03867
RABCHENUK DEBRA & MICHAEL		142 ROCHESTER HILL RD	ROCHESTER, NH 03867