



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. 2-23-58

DATE FILED 10/18/23

C91
ZONING BOARD CLERK

Applicant: Haley Cahill

E-mail: Konvickennels187@gmail.com Phone: 413-519-6283

Applicant Address: 187 Wakefield st, Rochester, NH 03867

Property Owner: David Fisher

Property Owner Address: 183 Wakefield Street Rochester NH. 03867

Variance Address: 187 Wakefield Street Rochester NH 03867

Map Lot and Block No: Map 0113 block 0047

Description of Property (give length of lot lines): 1,300sq ft Lilac Plaza Unit 187

Proposed use or existing use affected: Pet store

The undersigned hereby requests a special exception as provided in section Table 18-F of the Zoning Ordinance to permit a commercial kennel in HC 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: Haley Cahill

Date: 9/21/23

Owner: David Fisher

09 / 23 / 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: The Location is A Large High Traffic Location.

The Structure is in A busy Strip Mall. The Unit is A Large Open Area.

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

Reasoning: We Are Quiet. NO Noise Being Generated

(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: There is

A Large open parking Lot. All My Clients Are Appointment Only. Maximum of 2 cars Daily.

(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 Use Electricity And

Water. Location has A Bathroom And Electricity. That is All That is Needed

(5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. ☒ Yes ☐ No Reasoning: Plan is To open A pet Store

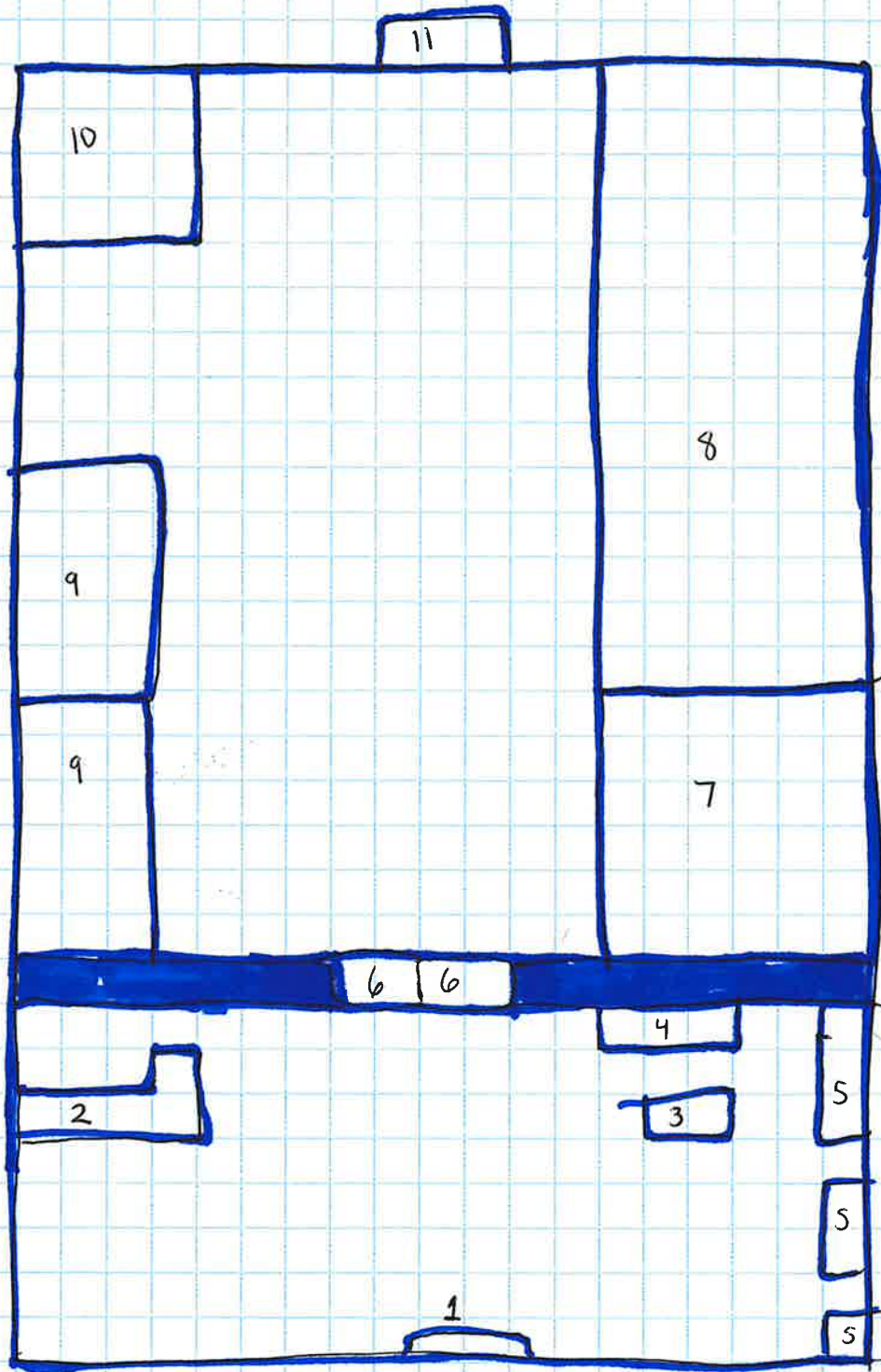
That Rochester Puppies And Kittens On Appointment Only basis Due To Only Having Animals Available Every Couple Months.

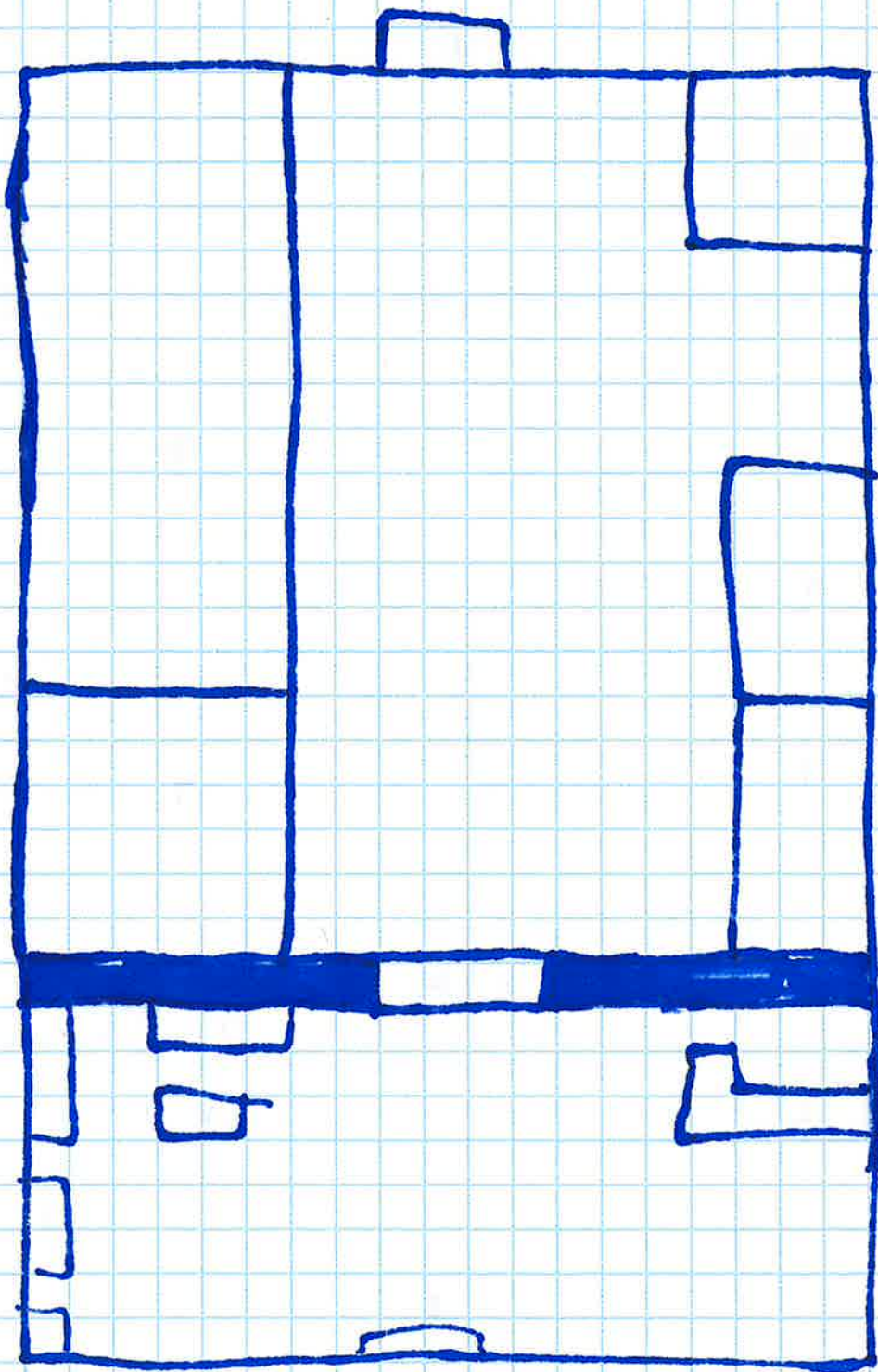
Please check section 275.22 of the Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.

187 Wakefield St, Rochester, NH 03867

1,300 sq ft

- 1) Front Entrance
- 2) Front Desk
- 3) Coffee Table
- 4) Couch
- 5) Inventory Shelves
- 6) Doors to Back
- 7) Puppy Area
- 8) Cat Area
- 9) Inventory
- 10) Bathroom
- 11) Exit Emergency





ZONING

275 Attachment 5

City of Rochester

Table 18-E Agriculture-Animal Care-Land Oriented Uses

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Agriculture-Animal Care- Land Oriented Uses	Residential Districts				Commercial Districts				Industrial Districts			Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS		
Cemetery	—	—	—	E	—	E	—	—	—	—	P	—	—	Article 22
Earth, sand and gravel excavation/processing	—	—	—	E	—	E	E	C	—	E	—	—	—	Articles 20 and 22
Fair	—	—	—	—	—	—	—	—	—	—	—	—	—	Article 2
Farm	E	—	—	P	—	E	—	E	—	E	—	—	E	Articles 20 and 22
Farm, crops	E	E	—	P	—	P	—	P	P	P	—	—	P	Articles 20 and 22
Farmer's market (temporary)	—	—	P	—	P	P	P	P	P	P	P	P	P	Article 2
Kennel (commercial)	—	—	—	E	—	E	—	E	E	E	—	—	—	Article 22
Kennel (private)	—	—	—	E	—	—	—	—	—	—	—	—	—	Article 22
Landscaping materials	—	—	—	C	C	—	—	C	P	C	—	—	—	
Plant nursery	—	—	C	P	C	P	P	P	—	P	—	—	—	
Roadside farm stand	—	—	C	P	P	P	E	E	—	E	—	—	—	Article 22
Stable, commercial	—	—	—	P	—	E	—	E	—	P	—	—	—	Articles 20 and 22
Veterinary clinic	—	—	C	E	—	P	P	P	C	P	—	—	—	Articles 20 and 22

KENNEL (COMMERCIAL)

A commercial establishment for the boarding, day care, breeding, training, and/or selling of dogs, cats, or other household pets. Kennels are subject to the provisions found in RSA 466:6, Group Licenses.

22.3 Conditions for particular uses.

H. Kennel (commercial).

(1) The minimum lot size shall be three acres.

(2) Minimum setbacks for structures and pens housing dogs shall be:

(a) Front: 150.

(b) Side and rear: 100.

(3) The Planning Board may stipulate that appropriate sound mitigation devices be installed and that fences, walls, and/or vegetation be installed to screen the site.



187 Wakefield Street

City of Rochester, NH

1 inch = 180 Feet



www.cai-tech.com

October 20, 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.

CURRENT OWNER		UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT			VISION			
FISHER DAVID C REV TRUST %DAVID C FISHER TRUSTEE 187 WAKEFIELD ST ROCHESTER NH 03867		0	CITY WATER C	0	LEVEL	H	HIGHWAY C	Description BLDG LAND OB	LUC Co 323 323 323	Prior Assessed 992,300 183,700 15,000	Current Assesse 992,300 183,700 15,000			
		0	CITY WTR PBO		NEIGHBORHOOD		NHBD NAME							
		0	GAS	3013		COMMERCIAL LILAC								
		UTL/ST/ TRAF		EXEMPTIONS										
		0	CITY SEWER	Year	Code	Description								
		0	PAVED											
		0	HEAVY											
		LEGAL DESCRIPTION												
		Total											1,191,000	1,191,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)									
FISHER DAVID C REV TRUST FISHER DAVID FISHER C ELRIC	3757 486	07-01-2009	0	44	99	Year	Prior Assesse	Year	Descri	Prior Assesse	Year	Descri	Prior Assesse		
	2088 429	03-03-1999	0			2020	BLDG	992,300	2021	BLDG	992,300	2022	BLDG	992,300	
	820 413	11-09-1966	0				LAND	183,700		LAND	183,700		LAND	183,700	
	0 0	01-01-1900	0	99					OB	15,000		OB	15,000		
						Total	1,186,700	Total		1,191,000	Total		1,191,000		
BUILDING NOTES														APPRAISED VALUE SUMMARY	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)															
Element	Cd	Description	Element	Cd	Description														
Model	94	Commercial	Half Bath Ratin	A	SAME														
Style	C39	MIX RETAIL	Extra Fixture(s)	0															
Grade	C	Average	Extra Fix Rating																
Stories	1		MIXED USE																
Units	0		Code	Description	Percentage														
Residential Unit	3.00		3230	SHOP CTR	100														
Comm Units	10.00				0														
Wall Height	21	CONC BLOCK	COST / MARKET VALUATION																
Exterior Wall 1	0		RCN		506,133														
Exterior Wall 2	01	GABLE	Year Built	1979															
2nd Ext Wall %	01	ASPH SHINGLE	Depreciation Code	G															
Roof Structure	06	AVERAGE	Remodel Rating																
Roof Cover	08		Year Remodeled	31															
Interior Wall 1			Depreciation %																
Interior Wall 2			Functional Obsol																
Interior Floor 1			Economic Obsol																
Interior Floor 2			Trend Factor	0.900															
Basement Floor	100.00		Special Adj																
% Heated	02	GAS	Condition %	69															
Heat Fuel	01	FORCED W/A	Percent Good	314,300															
Heat Type			RCNLD																
2nd Heat Type	0.00		Dep % Ovr																
2nd % Heated	3.00		Dep Ovr Comment																
# Heat Systems	100.00		Misc Imp Ovr																
AC Percent			Misc Imp Ovr Comment																
Bedrooms	0		Cost to Cure Ovr																
Full Bath(s)	A	SAME	Cost to Cure Ovr Comment																
Bath Rating	0																		
3/4 Bath(s)	3																		
3/4 Bath Rating	A																		
Half Bath(s)																			
Half Bath Ratin	0																		
Extra Fixture(s)																			
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							
BUILDING SUB-AREA SUMMARY SECTION																			
Code	Description	Living Area		Floor Area		Eft Area		Unit Cost		Undeprc Value									
CNP	CANOPY	0		900		0		16.07		14,463									
FFL	1ST FLOOR	6,000		6,000		6,000		81.20		487,217									
SLB	CONCRETE SLAB	0		900		0		4.95		4,455									
TOTAL Gross Liv / Lease Area																			
											6,000	506,135							





Owner1	Owner2	BillingAddress	City State Zip
BERGERON SUSAN C &	MULLEN JOSEPH L JR REV TRUST &	P O BOX 3165	HARRISBURG, PA 17105-3165
BUBBLES INCORPORATED		46 SUMMER ST	ROCHESTER, NH 03867-1419
WENDCO OF EPSOM INC		2121 DOVER RD	EPSOM, NH 03234-4147
NH NORTHCOAST CORP		PO BOX 429	OSSIPEE, NH 03864
FISHER DAVID C REV TRUST	DAVID C FISHER TRUSTEE	187 WAKEFIELD ST	ROCHESTER, NH 03867