



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. 2-23-35

DATE FILED 7/19/23

C91
ZONING BOARD CLERK

Applicant: Richard Hartford

E-mail: richhart247@gmail.com

Phone: 603 617 0542

Applicant Address: 92 Hansonville Road Rochester NH 03839

Property Owner: Richard Hartford

Property Owner Address: Same

Variance Address: _____

Map Lot and Block No: 259 - 58

Description of Property (give length of lot lines): 140' frontage on Hansonville Rd., 460' from road to the back left side, 487' from road to back right side

Proposed use or existing use affected: Accessory dwelling above existing garage

The undersigned hereby requests a special exception as provided in section 275-23.2.A.1.a of the Zoning Ordinance to permit Accessory dwelling unit located in detached garage.

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: Richard Hartford

Richard Hartford
Date: 7/18/2023



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: Yes, This is my property and therefore is an appropriate location for an accessory dwelling. My Daughter will be returning from Ohio June of next year. This will be her place to stay until she can purchase a home.

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

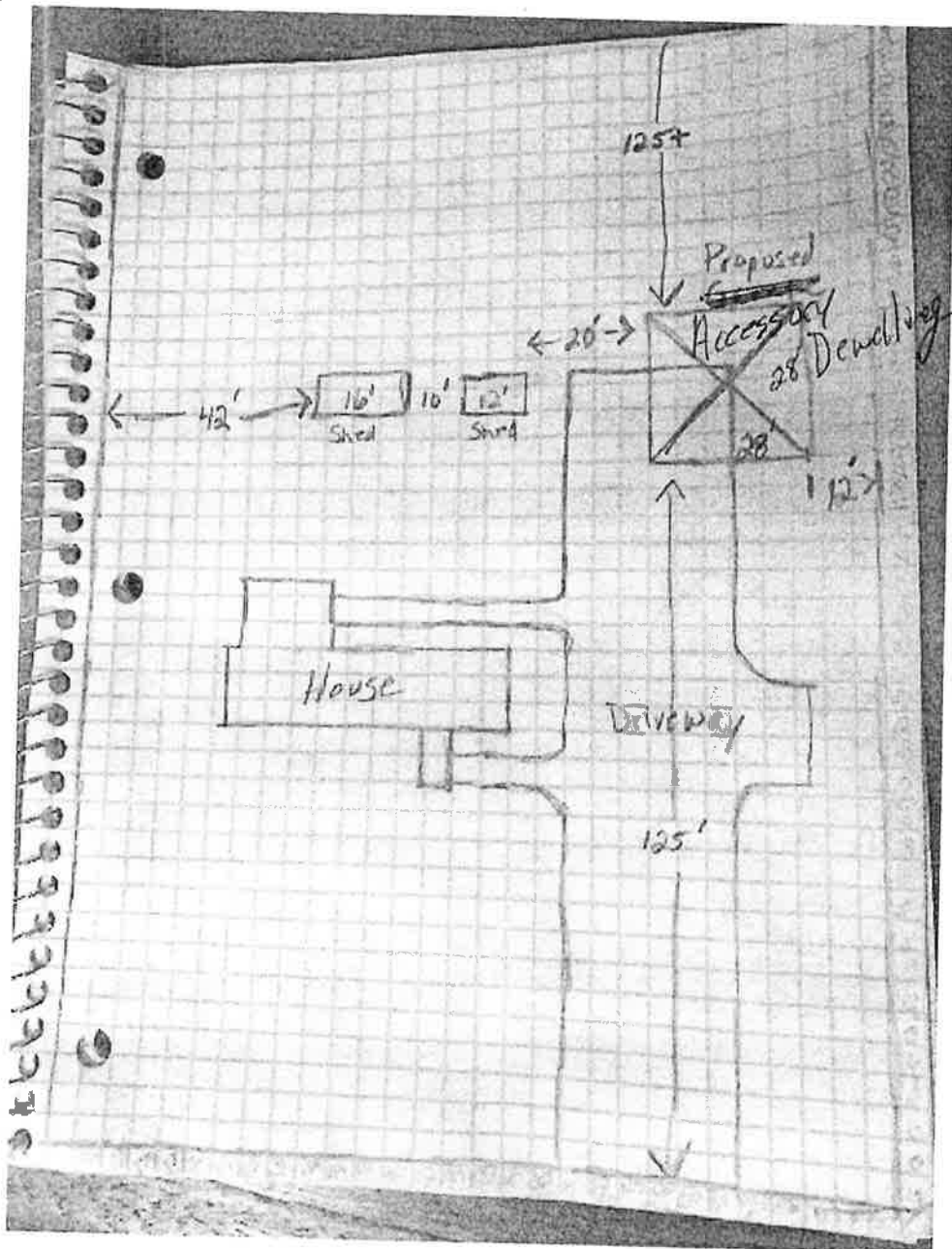
Reasoning: No, This will fit good in the neighborhood, because 88 Hansonville Road also has a dwelling above thier garage.

(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: No, The dwelling will be 120 feet of from Hansonville road. There is plenty of parking for 4 - 5 vehicles.

(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. Yes No Reasoning: Yes, The electrical utility for the garage and the dwelling is underground. All building codes have been and will be adhered to by myself and the contractors working with me.

(5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. Yes No Reasoning: Yes, I purchased this property 3 plus years ago with the intent to grow fruit and share with my family and neighbors. I am now growing apples, blueberries, raspberries, strawberries and a small vegetable garden. I share with my neighbors and it will be nice to have family living here to share with them also.

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



Article 23 Accessory Uses

275-23.2 **Standards for specific accessory uses.**

A. The following standards shall apply to these specific accessory uses, activities, structures, and situations wherever they are allowed:

(1) Accessory apartment. An accessory apartment is permitted subject to compliance with all of the following standards and procedures: [Amended 4-4-2017]

(a) It is permitted where and as specified in the Tables of Uses (by right or by special exception). However, if the accessory dwelling is detached from the single-family dwelling, it must be approved by a special exception;



92 Hansonville Road

City of Rochester, NH

1 inch = 100 Feet



www.cai-tech.com

July 24, 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	
HARTFORD RICHARD C	03839-4928	0 SEPTIC	0 LEVEL	A	AGRICULTURAL	NHBD NAME		Description	LUC Co	Prior Assessed	Current Assesse	
		0 WELL		NEIGHBORHOOD								
		0 NONE		1030	RURAL NORTHWEST							
		UTL/ST / TRAF		EXEMPTIONS								
92 HANSONVILLE RD		Year		Code		Description		BLDG	101	106,100		
0 PAVED						LAND	101				52,600	
0 MEDIUM												
								OB	101	3,900		
										Total	183,300	
										Total	162,600	
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Style	01	RANCH	Solar	0								
Grade	D+	FAIR (+)	Central Vac	0								
Stories	1		Nbhd Modifier									
Units	1		MH Make									
Frame	01	WOOD	MH Serial #		GREY, -1;							
Foundation	01	CONCRETE	Color,Mdl #;D									
Exterior Wall 1	19	TEX 1 11	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		155,969							
Finished Bsmt	240		Year Built		1983							
FBLA			Depreciation Code		AG							
Rec Room	03	TYPICAL	Remodel Rating									
Electric	02	TYPICAL	Year Remodeled		32							
Insulation	SAME	SAME	Depreciation %									
Interior/Exterio	100.00		Functional Obsol									
% Heated	01	OIL	Economic Obsol		1.000							
Heat Fuel	03	FORCED H/W	Trend Factor									
Heat Type	0.00		Special Adj									
AC Percent	2		Condition %		68							
Bedrooms	1		Percent Good		106,100							
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	6		Cost to Cure Ovr Comment									
Fireplace(s)	0											
WS Flues	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
01	SHED FRAME	L	1	8	16	C	AV	2002	70	28.15	1.00	2,500
01	SHED FRAME	L	1	8	12	C	AV	1983	50	28.15	1.00	1,400
06	GAR UN ATTI	L	1	28	28	C	AV	2022	80	33.00	1.00	20,700
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value						
BMT	BASEMENT	0	728	182	28.83	20,986						
CRL	CRAWL SPACE UNDER DWELLI	0	216	0	0.00	0						
FFL	1ST FLOOR	944	944	944	115.31	108,853						
WDK	WOOD DECK	0	60	0	22.55	1,353						
Totl Gross Liv / Lease Area		944	1,948	1,126		131,192						

18

12

5 WDK
(20 sf)

4

4

7

18

18

32

37

5

5

8 WDK
(40 sf)

5

14

14

FFL
CRL
(216 sf)

FFL
BMT
(728 sf)



GURROLA JOSE P 34 JESSICA DR ROCHESTER, NH 03839		
VAILLANCOURT DANA & PAULA 96 HANSONVILLE RD ROCHESTER, NH 03839-4928		
HARTFORD RICHARD C 92 HANSONVILLE RD ROCHESTER, NH 03839-4928		
LANDRY CHRISTOPHER & KAIT... 95 HANSONVILLE RD ROCHESTER, NH 03839		
JUSTICE RUSSELL & KATHLEE... FAMILY TRUST % JUSTICE RE &... 90 HANSONVILLE RD ROCHESTER, NH 03839-4928		
ALLEN-HENNESSEY JILL 40 JESSICA DR ROCHESTER, NH 03839		
CYR JOHN LEO 93 HASONVILLE RD ROCHESTER, NH 03839-4925		