



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. 2-23-33

DATE FILED 7/19/23

CJL

ZONING BOARD CLERK

Applicant: Robert Lee

E-mail: relee60@gmail.com

Phone: 603-953-8855

Applicant Address: 2 Royal Dr Unit 201, Somersworth, NH 03878

Property Owner: Robert Lee & Brenda Lee

Property Owner Address: 2 Royal Dr Unit 201, Somersworth, NH 03878

Variance Address: 5 Edgewood Ln, Rochester, NH 03867

Map Lot and Block No: Map 126 Lot 028

Description of Property (give length of lot lines): 150' (Edgewood) x 172' (Lot 27) x 150' (Whitehall) x 178' (Lot 29)

Proposed use or existing use affected: Create a single bedroom Accessory Apartment above the existing garage

The undersigned hereby requests a special exception as provided in section Table 18-A of the Zoning Ordinance to permit an Accessory 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: [Signature] Date: 7/18/23



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: Adding a single bedroom Accessory Apartment will provide work force housing within walking distance of Rochester Manor and Frisbie Memorial Hospital

(2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. ☐ Yes ☒ No
Reasoning: The apartment can be added with a shed dormer(s), deck and stairs which will not substantially change the outline or character of the existing garage from the road.

(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 property already has driveways on Edgewood Lane and Whitehall Rd. A single bedroom apartment will not add more than 2 cars and limited traffic.

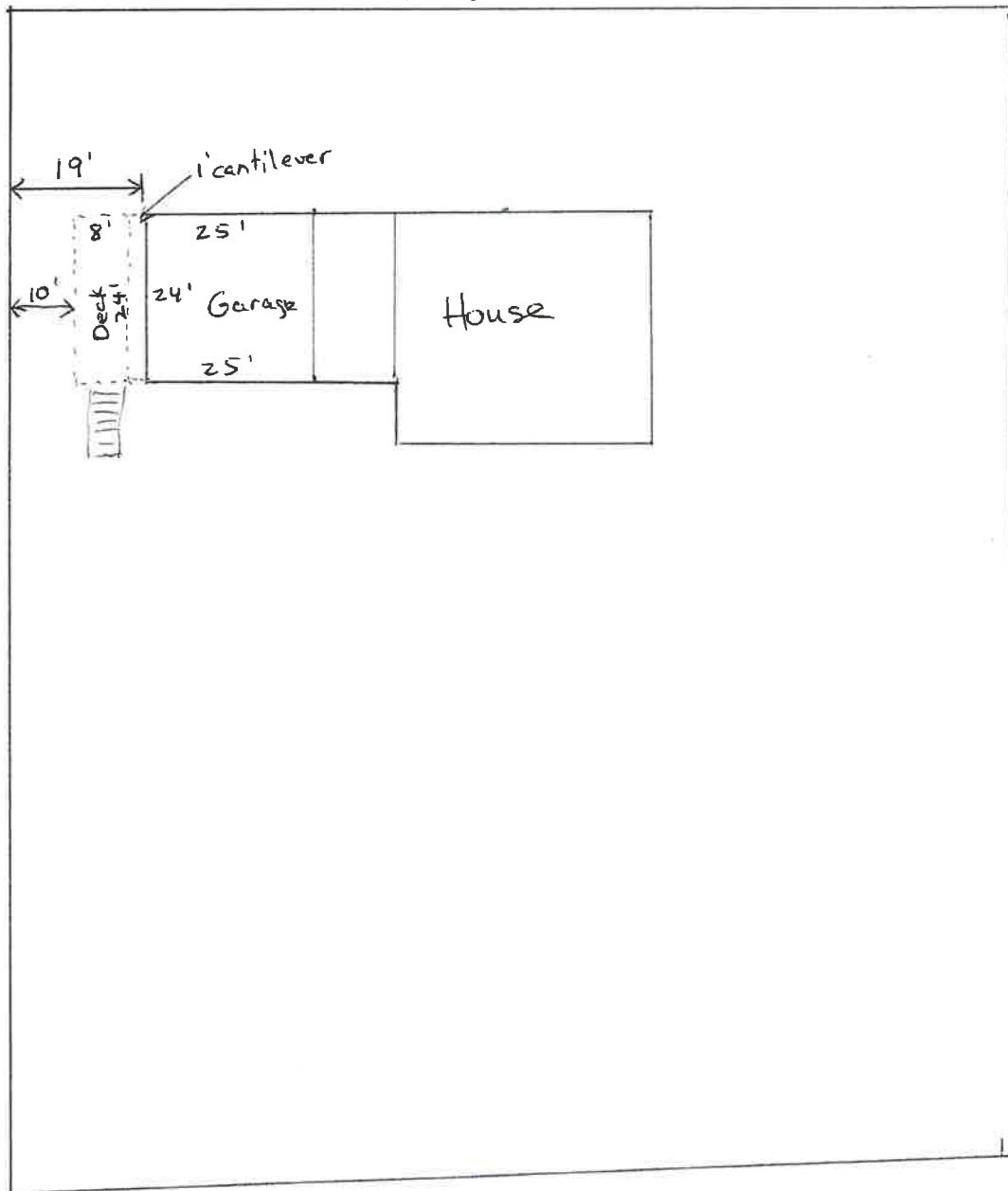
(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. ☒ Yes ☐ No Reasoning: The house has city water, city sewer and electricity sufficient to support a one bedroom apartment. The house already has 2 driveways, sufficient to cover one or two cars.

(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 Accessory Apartment that will provide desperately needed affordable workforce housing in walking distance of Rochester Manor and Frisbie Memorial Hospital. The addition will not substantially the residential nature of the property.

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

Edgewood
Lot 28

Lee
5 Edgewood Ln



Lot 29

Lot 27

Whitehall Rd

ZONING

275 Attachment 1

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 Districts					Commercial Districts			Industrial Districts		Special		Criteria/Conditions
	R1	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS		
Residential Uses													
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	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

ROCHESTER CODE

Residential Uses	Residential Districts					Commercial Districts			Industrial Districts			Special		Criteria/Conditions Reference
	R1	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS			
Home occupation-3 (accessory use)	—	E	E	P	P	P	P	—	—	E	—			Articles 22 and 24
Manufactured housing unit on own lot	—	—	P	—	—	—	—	—	—	—	—			Articles 20 and 21
Nursing home	—	—	C	—	—	C	—	—	—	P	—			Articles 20 and 21
Outdoor wood-fired hydronic heater	—	—	P	—	—	—	—	—	—	—	—			Article 20
Porch subdivision	—	—	C	—	—	—	—	—	—	—	—			Article 21
Residential facility	—	—	E	—	—	E	—	—	E	E	—			Article 22
Senior housing	—	P	C	C	C	C	—	—	—	—	—			Article 21
Temporary structure	P	P	P	P	P	P	P	P	P	P	P			Article 20
Zero lot line development	C	C	C	—	—	C	C	—	—	—	—			Article 33



5 Edgewood Lane

City of Rochester, NH

1 inch = 60 Feet



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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 CORAINE DONNAL & ANTHONY T 5 EDGEWOOD LN ROCHESTER NH 03867-3204	UTILITIES	TOPO	ZONING	CURRENT ASSESSMENT			
	0 CITY WATER R	0 LEVEL	R1 RESIDENCE 1	Description	LUC Co	Prior Assessed	Current Assesse
	0 CITY SEWER	NEIGHBORHOOD	NHBD NAME	BLDG	101	204,000	204,000
	0 NONE	1304	AVG TO GD SOUTH M	LAND	101	63,500	63,500
	UTL/ST/ TRAF	EXEMPTIONS		OB	101	2,700	2,700
0 CITY WTR PBO		Year	Description				
0 PAVED							
0 LIGHT							
LEGAL DESCRIPTION							

VISION
ROCHESTER, NH



SALES INFORMATION- GRANTEE				PREVIOUS ASSESSMENTS (HISTORY)			
Year	Descr	Prior Assesse	Year	Descr	Prior Assesse	Year	Prior Assesse
2020	BLDG	204,000	2021	BLDG	204,000	2022	204,000
	LAND	63,500		LAND	63,500		63,500
	OB	2,600		OB	2,700		2,700
Total				Total			
270,100				270,200			

BUILDING NOTES				APPRAISED VALUE SUMMARY			
				Total			
				270,100			
				270,200			
				Total			
				270,200			

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY			
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes
09-05-2018	B-18-689	ROOFING	17,500	03-30-2017	100	CE	
09-05-2018	B-18-689	ROOFING	17,500	04-02-2019	100	CE	
12-08-2009	09-1336	BOILER	3,000	04-13-2010	100	CE	

LAND LINE VALUATION SECTION				VISIT / CHANGE HISTORY			
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj
1	1010	SINGLE FA	0.600	PRIMARY	P	1,000	67,500.

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Style	04	CAPE	Solar	0								
Grade	C+	AVG. (+)	Central Vac	0								
Stories	1.75		Nbhd Modifier									
Units	1		MH Make									
Frame	01	WOOD	MH Serial #									
Foundation	01	CONCRETE	Color;Mdl #;D		GOLD;							
Exterior Wall 1	03	ALUMINUM	CONDO DATA									
Roof Structure	01	GABLE	Condo Main		Complex #							
Roof Cover	01	ASPH SHINGLE	Adjust Type		Code	Building #						
View	N	NONE	Condo Floor			Section #						
Interior Wall 1	01	DRYWALL	Condo Location			% Owner						
Interior Floor 1	08	AVERAGE	COST / MARKET VALUATION									
Basement Flo	12	CONCRETE	Building Value New		318,788							
Bsmt Garage	0		Year Built		1973							
Finished Bsmt			Depreciation Code		G							
FBLA			Remodel Rating									
Rec Room	02	GOOD	Year Remodeled		36							
Electric	02	TYPICAL	Depreciation %									
Insulation	SAME	SAME	Functional Obsol									
Interior/Exterio	100.00		Economic Obsol		1,000							
% Heated	01	OIL	Trend Factor									
Heat Fuel	03	FORCED H/W	Special Adj									
Heat Type	0.00		Condition %		64							
AC Percent	4		Percent Good		204,000							
Bedrooms	2		RCNLD									
Full Bath(s)	0		Dep % Ovr									
3/4 Bath(s)	0		Dep Ovr Comment									
Half Bath(s)	1		Misc Imp Ovr									
Extra Fixture(s)	1		Misc Imp Ovr Comment									
Kitchen(s)	0		Cost to Cure Ovr									
Extra Kitchen(	8		Cost to Cure Ovr Comment									
Total Rooms	1											
Fireplace(s)	1											
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	10	12	C	AV	2010	80	28.15	1.00	2,700
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value						
BMT	BASEMENT				266	29,250						
FFL	1ST FLOOR				1,064	138,113						
GAR	GARAGE	1,256	0	1,256	109.96	17,844						
OPF	OPEN PORCH	0	0	600	29.74	4,733						
STP	STOOP	0	0	96	49.30	183						
TQS	3/4 STORY	798	0	10	18.31	87,750						
			1,064	798	82.47							
Ttl Gross Liv / Lease Area		2,054	4,090	2,320		277,873						



Owner1	Owner2	BillingAddress	City State Zip
TERRIEN DORIS Y REVOCABLE	TRUST % TRUSTEE	10 NATURE LN	ROCHESTER, NH 03867-3228
ROBERT & BRENDA LEE		2 ROYAL DR UNIT201	SOMERSWORTH, NH 03878
CORAINE DONNA L & ANTHONY T		33 BAILEY DR	ROCHESTER, NH 03868-7123
LAMPRON MICHAEL F & LYNNE D		7 EDGEWOOD LN	ROCHESTER, NH 03867-3204
40 WHITEHALL RD PROPERTY LLC		101 EAST STATE ST	KENNETT SQUARE, PA 19348-3109