



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. 2-23-06

DATE FILED 2/13/23

C91
ZONING BOARD CLERK

Applicant: Becket Academy Inc.

E-mail: lisa.dinnocenzo@nextstepscs.org Phone: 774-261-2429

Applicant Address: 69 Flagg Rd. Rochester NH

Property Owner: Becket Academy

Property Owner Address: same as above

Variance Address: _____

Map Lot and Block No: _____

Description of Property (give length of lot lines): _____

Proposed use or existing use affected: community residence

The undersigned hereby requests a special exception as provided in section _____ of the Zoning Ordinance to permit _____.

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: Lisa Dinnocenzo

Date: 2/2/23





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: _____

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

(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: _____

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

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

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

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

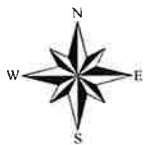
C = Conditional Use

E = Use Allowed by Special Exception

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



69 Flagg Road

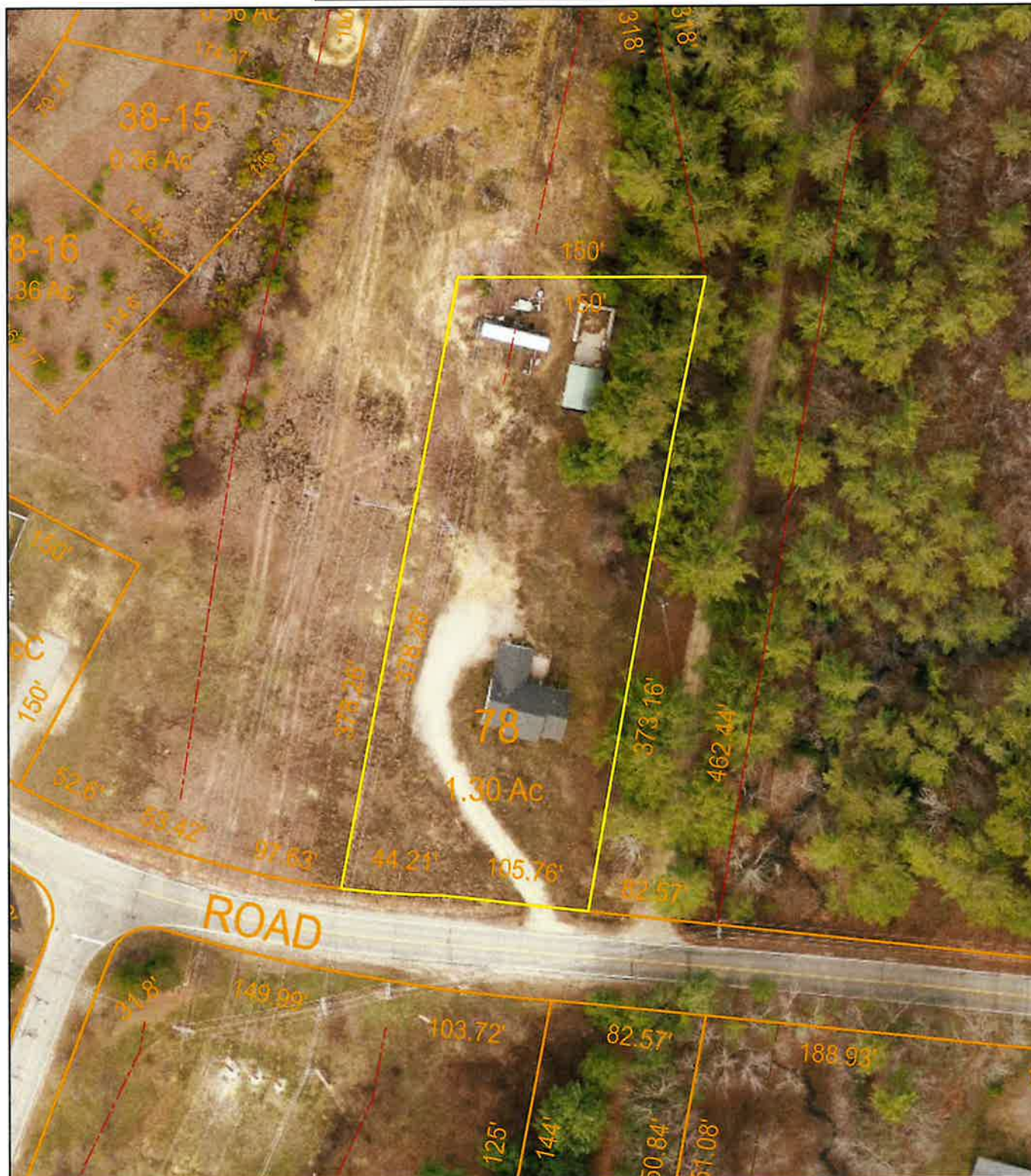
City of Rochester, NH

1 inch = 84 Feet



www.cai-tech.com

February 17, 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.

Owner1	Owner2	BillingAddress	City State Zip
LARUE JODY R &	MCCOSKER-LARUE KELLEY B	67 FLAGG RD	ROCHESTER, NH 03839
BECKET ACADEMY INC		69 FLAGG RD	ROCHESTER, NH 03839
119 FLAGG ROAD DEVELOPMENT LLC		35 THIRD ST	DOVER, NH 03820
VETTER MEGHAN E	JOHNSON MICHAEL	61 HUCKINS LN	ROCHESTER, NH 03839
CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER, NH 03867-1916