



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. 2-24-14

DATE FILED 2/26/24

CJ
ZONING BOARD CLERK

Applicant: Terri L. Atwood
E-mail: atwood7269@gmail.com Phone: 603-534-1592
Applicant Address: 12 Ford Lane - Rochester, NH 03867
Property Owner: Brian J. and Terri L. Atwood Revocable Trust
Property Owner Address: 12 Ford Lane - Rochester, NH 03867
Variance Address: 12 Ford Lane - Rochester, NH 03867
Map Lot and Block No: Map 221 Lot 58
Description of Property (give length of lot lines): _____
Proposed use or existing use affected: single family
The undersigned hereby requests a special exception as provided in section 23.2.1A(1)(a) of the Zoning Ordinance to permit detached ADU one bedroom 704' ft

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: Terri Atwood Date: 2/23/24



City of Rochester, New Hampshire

Zoning Board of Adjustment

275.22 Special Exception Sheet

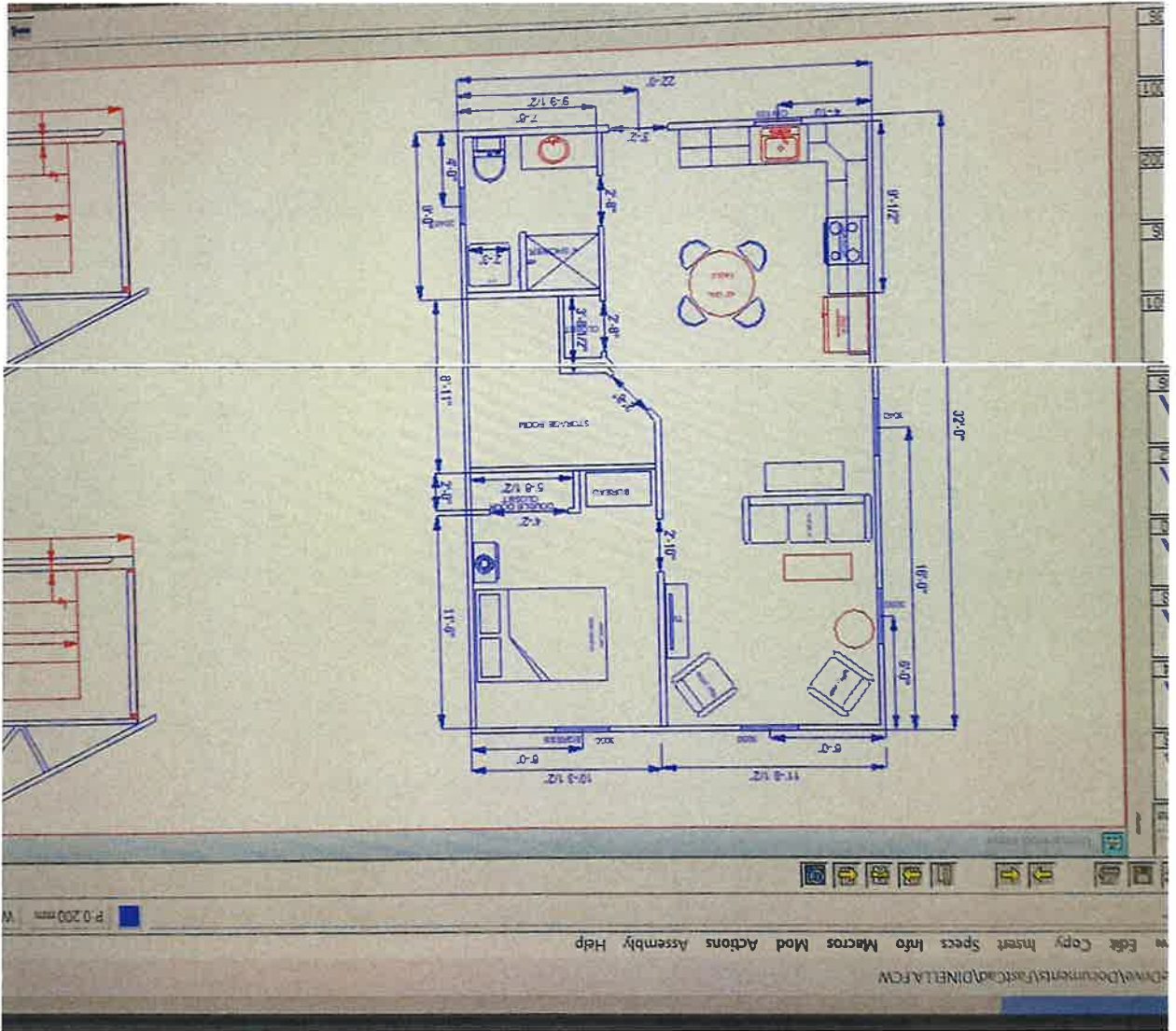
(a) General Provisions

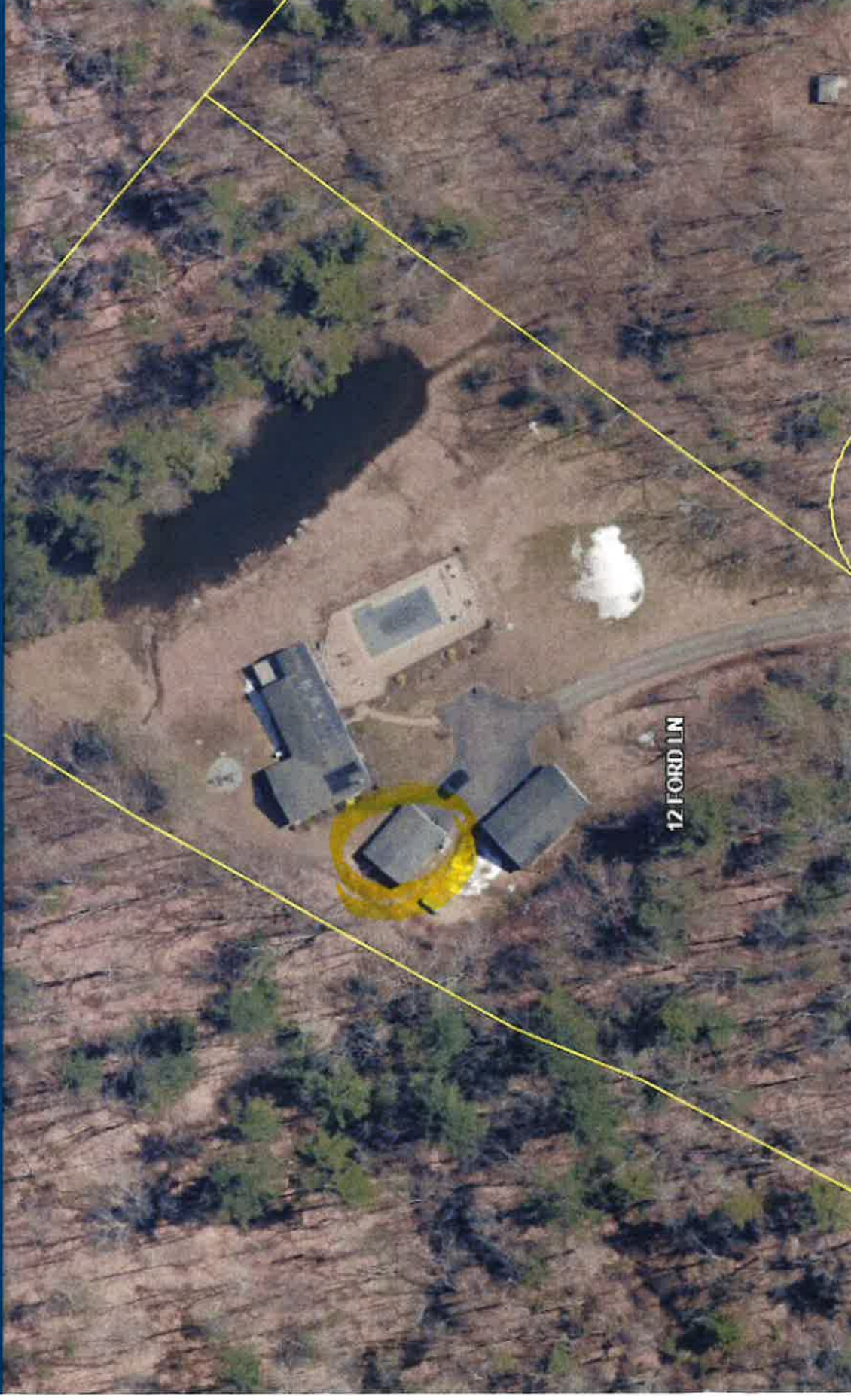
- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance 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: Using an existing structure that has been there since 1982. Turning garage into one bedroom ADU for adult disabled son - mentally.
- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes ☐ No ☒
Reasoning: No neighbors except my sister, Kathy Ford.
- (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 traffic where I live. No pedestrians.
- (4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. Yes ☒ No ☐
Reasoning: RCB builders to remodel and do the work.
- (5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. Yes ☒ No ☐
Reasoning: Living space for my son. My husband passed away and I live alone and he will help me mow, plow, etc.

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





12 FORD LN

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;

(b) It is accessory to a single-family dwelling only and if detached from the single-family dwelling it is similar in architectural style;

(c) It must be two bedrooms or less;

(d) It may not exceed 800 square feet;

(e) It may be either part of the single-family dwelling or in a separate building, such as above a garage; if it is part of the single-family dwelling, an interior door shall be provided between the principal dwelling unit and the accessory dwelling unit;
[Amended 3-5-2019]

(f) There may be only one per lot;

(g) The owner of the property must occupy one of the dwelling units and the owner must demonstrate that one of the dwelling units is his/her principal place of residence;

(h) At least one parking space must be provided for the unit;

(i) Where municipal sewer service is not provided, the septic system shall meet NHDES requirements for the combined system demand for total occupancy of the property; and

(j) It is exempt from site plan review but a letter of intent must be submitted to the Building Inspector to ensure that the above conditions are met.



12 Ford Lane

City of Rochester, NH

1 inch = 200 Feet



www.cai-tech.com

March 25, 2024



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																				
ATWOOD BRIAN J & TERRILL REVOC TRUST % B J & T LATWOOD TTEES 12 FORD LN ROCHESTER NH 03867-4301			0	PROPANE	0	LEVEL	A	AGRICULTURAL	Description	LUC Co	Prior Assessed	Current Assesse																				
			0	WELL		NEIGHBORHOOD		NHBD NAME		BLDG	101	193,400		195,100																		
			0	SEPTIC		1030	RURAL NORTHWEST		LAND	101	60,000	60,000																				
				UTL/ST / TRAF			EXEMPTIONS		OB	101	73,100	73,100																				
			0	NONE		Year	Code																									
			0	PAVED					Description																							
			0	LIGHT																												
			LEGAL DESCRIPTION																													
SALES INFORMATION- GRANTEE			BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)						Total																			
ATWOOD BRIAN J & TERRILL REVOC ATWOOD BRIAN J & TERRY L FORD MALCOLM & CAROL			4265	322	12-19-2014	2,667	44	Year	Descri	Prior Assesse	Year	Descri	Prior Assesse	Year	Descri	Prior Assesse																
			1139	442	07-25-1984	0	99	2020	BLDG	193,700	2021	BLDG	193,400	2022	BLDG	193,400																
			0	0	01-01-1900	0	99		LAND	60,000		LAND	60,000		LAND	60,000																
									OB	66,200		OB	73,100		OB	73,100																
			Total			Total			Total			Total																				
			319,900			326,500			326,500			326,500																				
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																																
BUILDING PERMIT RECORD																																
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes																									
12-02-2021	E-21-514	GENERATOR	8,000	11-02-2022	100	CE	Optional standby generator 18 kw and whole house tran																									
11-19-2021	M-21-594	GENERATOR	500	11-02-2022	100	CE	install gas piping to generator																									
05-18-2016	E-16-146	ELECTRIC	3,000	05-01-2018	100	C	10.17 KW-37 PANELS/37 ENPHASE M215 MICRO INV																									
05-18-2016	E-16-146	ELECTRIC	3,000	05-01-2018	100	CE	10.17 KW-37 PANELS/37 ENPHASE M215 MICRO INV																									
05-18-2016	B-16-244	SOLAR	18,000	05-01-2018	100	C	10.17 kw ROOF MOUNTED SOLAR ARRAY; 37 SOLA																									
05-18-2016	B-16-244	SOLAR	18,000	05-01-2018	100	CE	10.17 kw ROOF MOUNTED SOLAR ARRAY; 37 SOLA																									
07-06-2012	2857	PLUMBING	750	01-28-2013	100	CE	RUN PIPING TO HEAT POOL;																									
07-06-2012	2857	PLUMBING	750	01-28-2013	100	C	WIRE IGP;																									
04-27-2012	2306	ELECTRIC	650	01-28-2013	100	CE	WIRE IGP;																									
04-27-2012	2305	POOL	17,900	01-28-2013	100	C	WIRE IGP;																									
04-27-2012	2305	POOL	17,900	01-28-2013	100	CE	IN GROUND POOL;																									
LAND LINE VALUATION SECTION																																
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPrice	Size Adj	Cond	Nbhd	Nb Adj	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Inf3 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes												
1	1010	SINGLE FA	1,000	PRIMARY	P	1,000	50,000	1.00	1030	1,000							50,000	50,000	50,000													
1	1010	SINGLE FA	4,000	EXCESS A	E	1,000	2,500.0	1.00	1030	1,000							2,500	10,000	10,000													
Total Card Land Units																					5.00		AC	Parcel Total Land Area		5.00		AC	Total Land Value		60,000	

CONSTRUCTION DETAIL

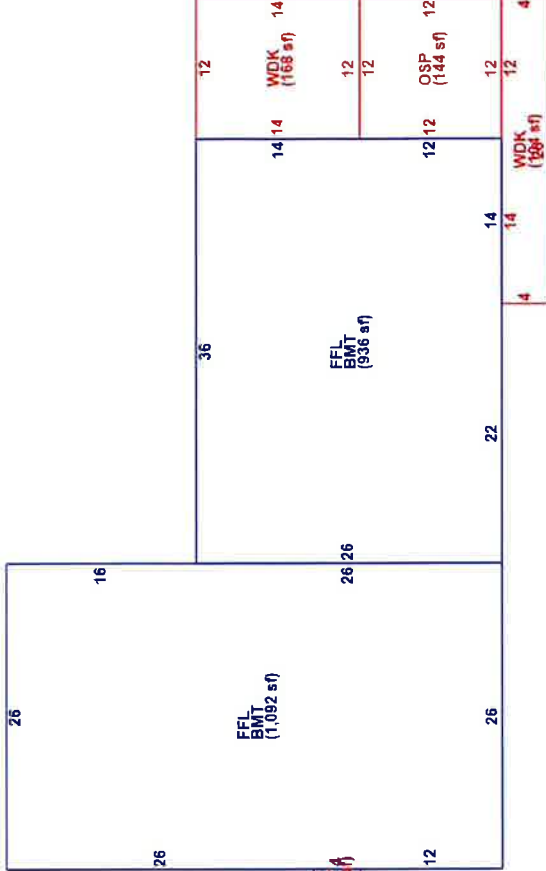
Element	Cd	Description	Element	Cd	Description
Style	01	RANCH	Solar	1	
Grade	C	AVERAGE	Central Vac	0	
Stories	1		Nbhd Modifier		
Units	1		MH Make		
Frame	01	WOOD	MH Serial #		TAN;
Foundation	01	CONCRETE	Color:Mdl #;D		
Exterior Wall 1	04	VINYL			
Roof Structure	01	GABLE			
Roof Cover	01	ASPH SHINGLE			
View	N	NONE			
Interior Wall 1	06	AVERAGE			
Interior Floor 1	08	AVERAGE			
Basement Flo	12	CONCRETE			
Bsmt Garage	0				
Finished Bsmt					
FBLA	669				
Rec Room	02	GOOD			
Electric	02	TYPICAL			
Insulation	02	SAME			
Interior/Exterio	100.00				
% Heated	02				
Heat Fuel	03	GAS			
Heat Type	100	FORCED H/W			
AC Percent	4				
Bedrooms	2				
Full Bath(s)	0				
3/4 Bath(s)	0				
Half Bath(s)	0				
Extra Fixture(s)	0				
Kitchen(s)	1				
Extra Kitchen(	0				
Total Rooms	7				
Fireplace(s)	0				
W.S.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
25	VINYL POOL	L	1	18	36	B	AV	2012	65	61.67	1.15	29,900
04	GARAGE FR	L	1	26	44	B	AV	2004	90	25.75	1.15	30,500
04	GARAGE FR	L	1	22	32	C	AV	1983	70	25.75	1.00	12,700
41	GENERATOR	L	1	18		C	AV	2021	100	0.00	1.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Effr Area	Unit Cost	Undepreciated Value
BMT	BASEMENT	0	2,028	507	24.60	49,890
FFL	1ST FLOOR	2,028	2,028	2,028	98.40	199,558
OSP	SCRN PORCH	0	144	0	58.75	8,460
STP	STOOP	0	12	0	17.32	208
WDK	WOOD DECK	0	272	0	22.55	6,134
Ttl Gross Liv / Lease Area		2,028	4,484	2,535		264,250



Owner1	Owner2	BillingAddress	City State Zip
JACKSON FREDERICK D & AMELIA M		77 TEN ROD RD	ROCHESTER, NH 03867-4246
FRASER MICHAEL A & BRENDA J		75 TEN ROD RD	ROCHESTER, NH 03867-4246
ATWOOD BRIAN J & TERRI L REVOC	TRUST % B J & T L ATWOOD TTEES	12 FORD LN	ROCHESTER, NH 03867-4301
BERANGER ROBERT & KAREN		20 FARMINGTON RD	ROCHESTER, NH 03867-4304
FORD KATHY A REVOC TRUST	% FORD KATHY A TRUSTEE	9 FORD LN	ROCHESTER, NH 03867-4301
LABRECQUE BARBARA S	LABRECQUE-BURKHEAD EDYTHE	79 TEN ROD RD	ROCHESTER, NH 03867
RYDER ROBERT E RESIDENCE TRUST	ATWOOD TERRI L TRUSTEE	12 FORD LN	ROCHESTER, NH 03867