



# 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. 2-24-12

DATE FILED 2/21/24

CG

ZONING BOARD CLERK

Applicant: Matthew Hilgendorf and Michelle Ciani

E-mail: matthewhilgendorf@gmail.com

Phone: 603 531 1069

Applicant Address: 8 Trestle Rd. Rochester NH 03868

Property Owner: Matthew Hilgendorf and Michelle Ciani

Property Owner Address: 8 Trestle Rd., Rochester, NH 03868

Variance Address: 8 Trestle Rd., Rochester, NH 03868

Map Lot and Block No: Deed Book & Page: 5129-878

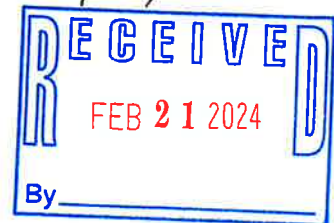
Description of Property (give length of lot lines): R2 residential lot of .37 acres 235' x 100' x 102' x 45' x 120'

Proposed use or existing use affected: Propose to build a detached dwelling in same location as garage

The undersigned hereby requests a special exception as provided in section 23.2.A(1)(a) of the Zoning Ordinance to permit the construction of a detached dwelling

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: Matthew Hilgendorf Date: 2/15/2024





# 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: Structure replaces a previously existing structure and takes advantage of a existing driveway. It also avoids disrupting an area of natural woodland that is valuable to the neighborhood. And making this a detached structure protects the integrity of the main house of historical value.
- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes ☐ ☒ No  
Reasoning: The proposal replaces a structure with something new and will support the aesthetics of the neighborhood. The two houses directly across the street are two-family dwellings. and so this proposal does not alter the character of the neighborhood.
- (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 plenty of room on the .37 acre lot for parking for both the current house and the proposed detached dwelling. There will not be any impact on pedestrian or vehicular 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 structure will access city utilities including electricity, gas, and water/sewer.
- (5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. ☒ Yes ☐ No Reasoning: The property is located in an R2 Residential area with neighbors that are duplexes and/or have ADU's. This proposal is to replace an old structure with a new one and does not have any impact on the master plan.

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

February 14, 2024

Dear FTZ Committee,

Please find supporting documentation and required forms to support a request for a special exemption to allow for a proposed independent dwelling to be detached from the primary dwelling at 8 Trestle Rd, Rochester NH 03868.

Briefly, we would like to build an independent and detached dwelling using the same setbacks as a previously existing detached 100+ year old garage. Due to its condition the garage was not suitable for repair, upgrade or refurbishment. Furthermore, our insurance company made it a precondition of homeowners coverage that we remove this structure which we did in late November 2023. This was done following all appropriate City procedures for demolition.

Importantly, the main house is designed as a stand-alone house in the Victorian style. It would be stylistically and architecturally difficult to connect another dwelling to it. We are in the R2 zone and multifamily properties as well as ADU's are permitted.

Building a new structure to replace the old one we believe will support the value of neighboring properties. The overall physical appearance of our property will be enhanced and there is no negative impact to the public interest. Further, there will be no impact in terms of noise or traffic. There is ample space for parking for both the main house and the future house.

In terms of the larger impact in the City of Rochester, adding a living unit responds to a growing demand for housing in the area, as evidenced by multiple approved apartment projects in downtown Rochester and along Route 11.

We kindly request your consideration in granting this exemption based on the circumstances as described in this application.

Regards,

Matthew Hilgendorf  
Michelle Ciani  
Property Owners

## 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.





## City of Rochester, NH



**CAI Technologies**  
Precision Mapping Geospatial Solutions

[www.cai-tech.com](http://www.cai-tech.com)

February 27, 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.





CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Style	03	OLD STYLE	Solar	0								
Grade	C+	AVG. (+)	Central Vac	0								
Stories	2.5		Nbhd Modifier									
Units	1		MH Make									
Frame	01	WOOD	MH Serial #		BROWN;							
Foundation	03	BRICK/STONE	Color,Mdl #;D									
Exterior Wall 1	04	VINYL										
Roof Structure	01	GABLE	CONDO DATA									
Roof Cover	01	ASPH SHINGLE	Condo Main		Complex #							
View	N	NONE	Adjust Type	Code	Building #							
Interior Wall 1	02	PLASTER	Condo Floor		Section #							
Interior Floor 1	08	AVERAGE	Condo Location		% Owner							
Basement Flo	12	CONCRETE	COST / MARKET VALUATION									
Bsmt Garage	0		Building Value New		262,334							
Finished Bsmt			Year Built		1882							
FBLA			Depreciation Code		A							
Rec Room	04	BELOW AVG	Remodel Rating		50							
Electric	02	TYPICAL	Year Remodeled		1,000							
Insulation	INF	INF	Depreciation %		50							
Interior/Exterio	100.00		Functional Obsol									
% Heated	01	OIL	Economic Obsol									
Heat Fuel	05	STEAM	Trend Factor									
Heat Type	0.00		Special Adj									
AC Percent	4		Condition %									
Bedrooms	0		Percent Good									
Full Bath(s)	1		RCNLD									
3/4 Bath(s)	1		Dep % Ovr									
Half Bath(s)	1		Dep Ovr Comment									
Extra Fixture(s)	1		Misc Imp Ovr									
Kitchen(s)	1		Misc Imp Ovr Comment									
Extra Kitchen(	0		Cost to Cure Ovr									
Total Rooms	7		Cost to Cure Ovr Comment									
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
06	GAR UN ATTI	L	1	20	25	C	FR	1882	55	33.00	1.00	9,100
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value						
BMT	BASEMENT	0	812	203	27.62	22,428						
FFL	1ST FLOOR	876	876	876	110.48	96,785						
HST	HALF STORY	406	812	406	55.24	44,857						
OPF	OPEN PORCH	0	241	0	49.89	12,023						
SFL	2ND FLOOR	858	858	858	110.48	94,796						
UNFIN	UNFINISHED AREA ADJ	-406	-406	-406	0	-44,857						
Ttl Gross Liv / Lease Area		1,734	3,193	1,937	226,032							

UNFIN  
(406 sf)

10

5

OFF  
(60 sf)

5

18

29

HST  
SFL  
FFL  
BMT  
(812 sf)

2

2

SFL  
FFL  
(18 sf)

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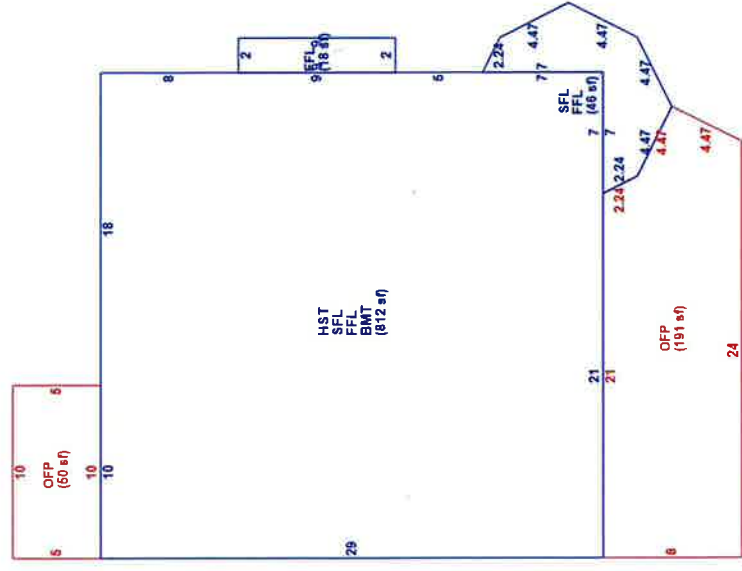
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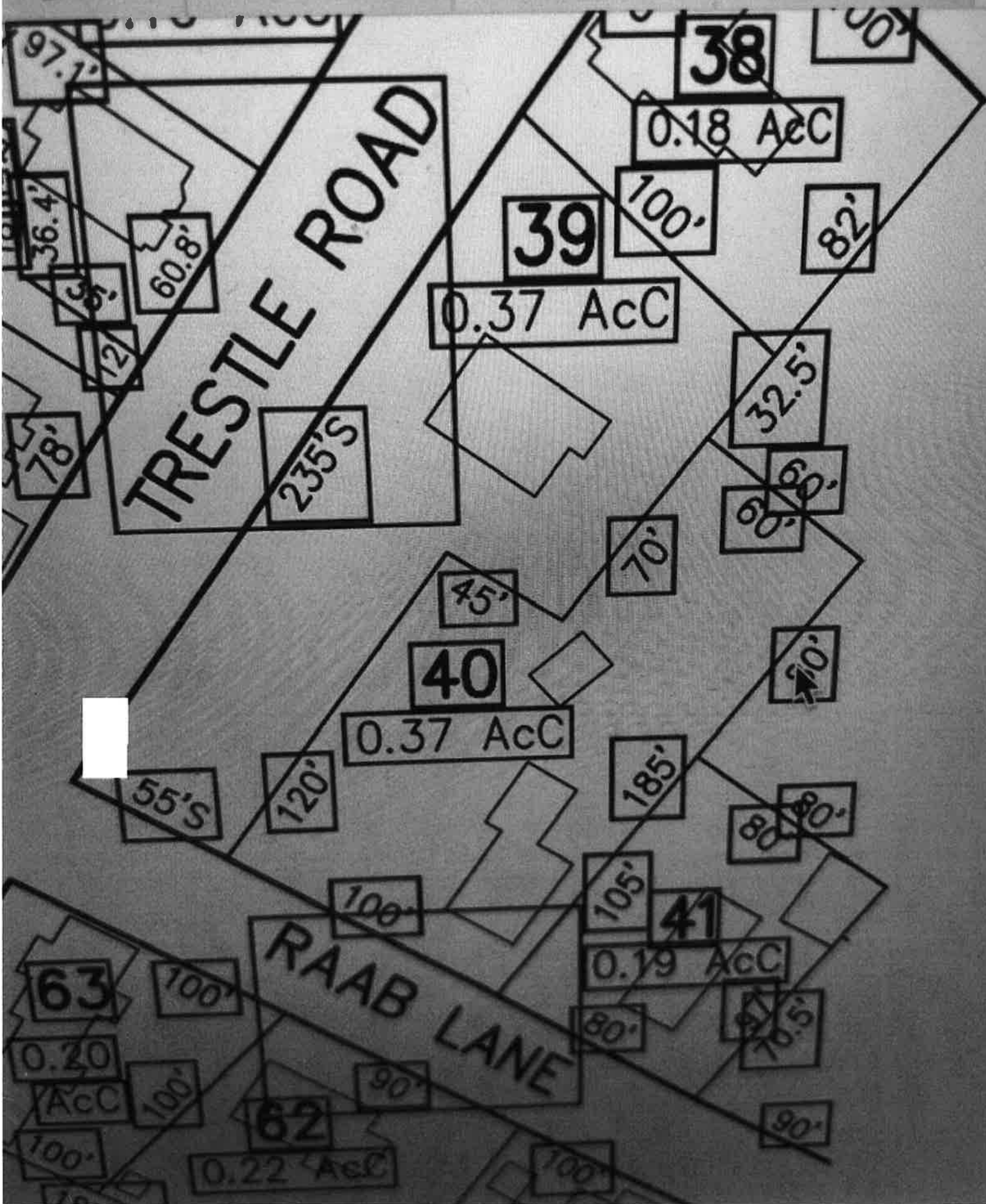
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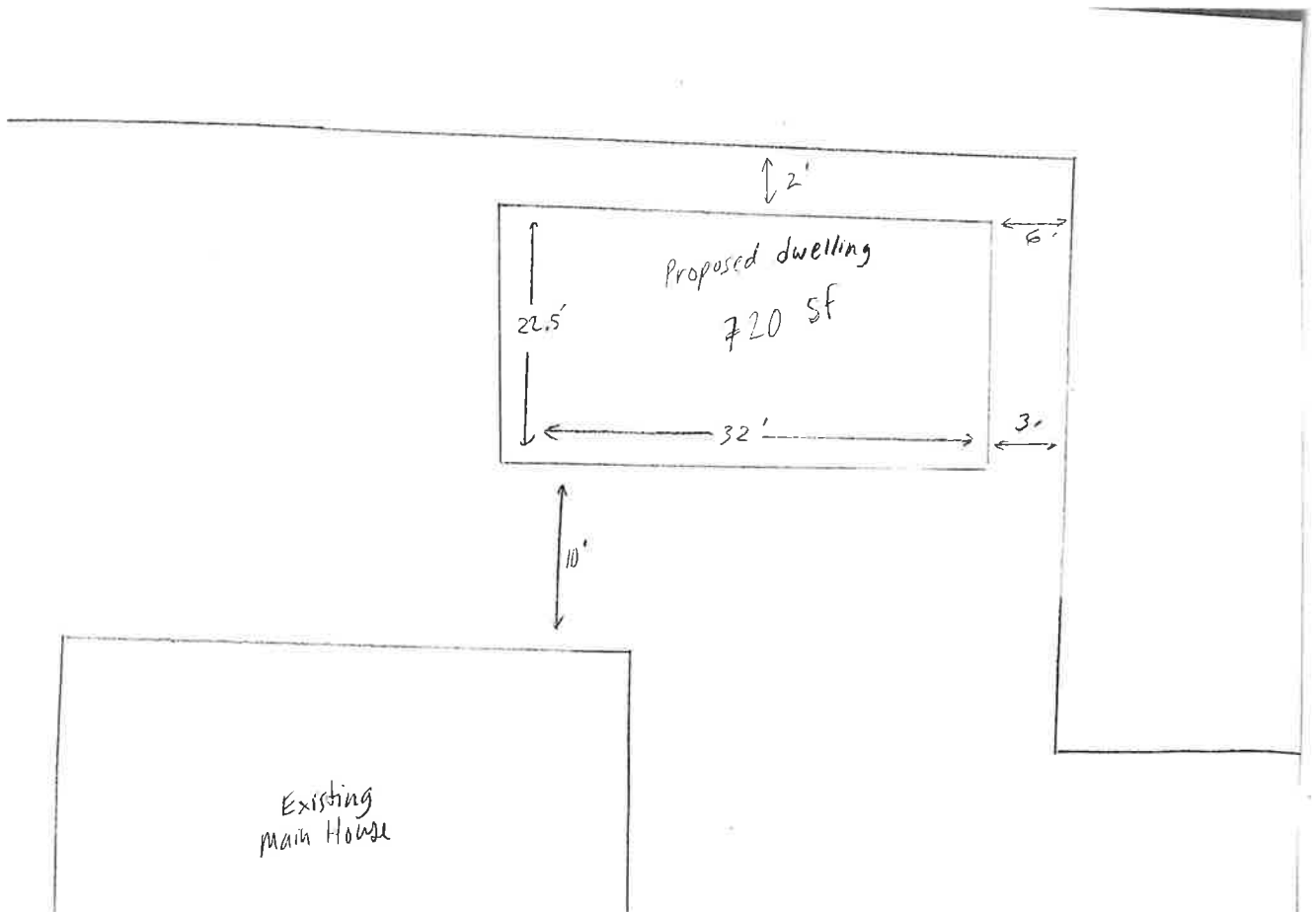
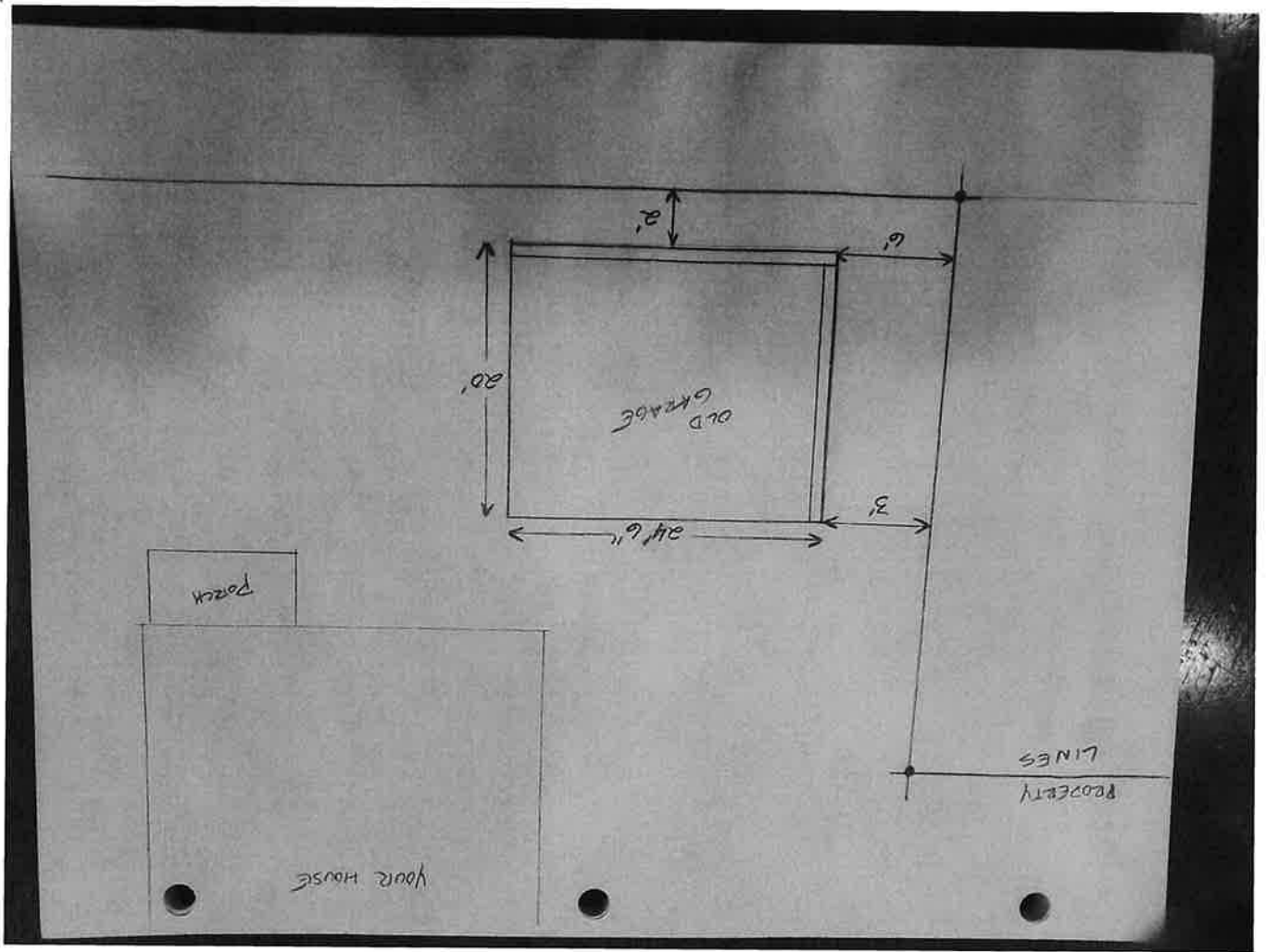














# ZONING

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
	R1	R2	AG	NMU	DC	OC	HC	GI	RI	HS	AS	Reference
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

275 Attachment 1:1

Supp 2, May 2019

## ABUTTERS LIST

### Owner1

RYDER BRADLEY JOHN  
MONBLEAU JILL M  
HILGENDORF MATTHEW  
LEVESQUE FAMILY IRREV TRUST %  
WILDBERRY LLC  
LEVESQUE DILLON S  
DOWNS NATHAN A & ELIZABETH  
ROUN GILLIAN  
40 GROVE LLC  
DELDOTTO SARAH ELIZABETH

### Owner2

CIANI MICHELLE  
MICERA ROBERT TRUSTEE  
  
  
  
  
  
  
DELDOTTO ADAM GREGORY

### BillingAddress

48 GROVE ST  
15 TRESTLE RD UNIT 2  
8 TRESTLE RD  
6 RAAB LN  
32 SHAKESPEARE RD  
194 NO MAIN ST  
59 COTTONWOOD DR  
11-13 TRESTLE RD  
23 DUSTIN HOMESTEAD  
9-A TRESTLE RD

### City State Zip

ROCHESTER, NH 03868  
ROCHESTER, NH 03868-8552  
ROCHESTER, NH 03868  
ROCHESTER, NH 03868-8522  
ROCHESTER, NH 03839  
ROCHESTER, NH 03867-1220  
DOVER, NH 03820-6034  
ROCHESTER, NH 03868-8521  
ROCHESTER, NH 03867  
ROCHESTER, NH 03868