



# 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. 2-24-15

DATE FILED 3/4/24

C91

ZONING BOARD CLERK

Applicant: Christopher Towle

E-mail: chris.towle@outlook.com

Phone: (603) 833-5369

Applicant Address: 494 Portland St, Rochester NH

Property Owner: Christopher Towle

Property Owner Address: 494 Portland St, Rochester NH

Variance Address: 494 Portland St, Rochester NH

Map Lot and Block No: 0118/0014

Description of Property (give length of lot lines): 181.5'x150'

Proposed use or existing use affected: Converting a single family home to a single family home with an accessory dwelling

The undersigned hereby requests a special exception as provided in section 275-23.2A <sup>Table 18-K</sup> of the Zoning Ordinance to permit an attached accessory dwelling off the current garage for a one bedroom single story unit.

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: 

Date: 3/3/24



# 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: The proposed use will be a small accessory dwelling that will tie in nicely off the existing garage to provide housing to my father and will look natural to the surrounding area and landscape

(2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes No  
Reasoning: The proposed structure would not cause any of the above as it will tie in nicely with the existing garage. It would be residential in use and appearance as well as will be far enough away from any current lot lines to not cause any change in runoff or hazard to the surrounding residents and/or wildlife

(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 proposed structure would not cause any of the above as it will be residential in nature with only enough room for 1-2 people to comfortably live. As well the driveway is large with a large entrance on a straight run of current roadway with plenty of off street parking for the occupant(s)

(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. Yes No Reasoning: There is currently water, sewer, electrical, cable/internet and natural gas lines that run along the street that provide the current home with the necessary utilities. As well as there is a fire hydrant directly in front of the current home. The current home would not cause any unnecessary strain to the infrastructure surrounding it and would have adequate facilities and utilities supplied.

(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 proposed structure will provide adequate housing for 1-2 people with the intent of looking natural to the surrounding landscape and keeping with the spirit of the ordinance and Master Plan. It will never be used for anything other than residential use and would provide a great accommodation for the resident of the dwelling.

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

## Letter of Intent

3/3/2024

To whom it may concern,

My family recently lost my mother to cancer. In an effort to help my father as he ages and provide him the necessary care and assistance, he would need we are proposing adding an accessory dwelling off the end of the garage at 494 Portland St, Rochester NH. This unit would be a one bedroom one bathroom unit under the current threshold of 800 square feet. The intent of this proposed structure is to provide adequate housing for my father to help keep him safe. My father is in good health currently and does not currently have any major medical ailments that would make living in this unit a hazard to himself or the surrounding community. We would like to provide the opportunity to him to live alongside us to help him as he ages and to provide company and comfort to him for the remaining years of his life.

This structure would be a single-story unit that would be far enough away from current lot lines and would be residential only in use and design. It would fit in well with the current landscape and would not cause any detriment to the surrounding area.

We thank you for your consideration and time. We hope that you would approve the application for installing this accessory dwelling.

Thank you,

Christopher Towle



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE OFFICIAL MAP IS THE NEW HAMPSHIRE STATE OFFICIAL MAP.

PRODUCTION DATE: 2018-01-12

PROJECT ID: 118

CAI Technologies

118-01-12

LEGEND

Light Purple: Unimproved Land

Light Green: Wetland

Light Blue: Water

Light Yellow: Other

Light Orange: Other

SCALE: 1" = 100'

REVISION TO: 118-01-12

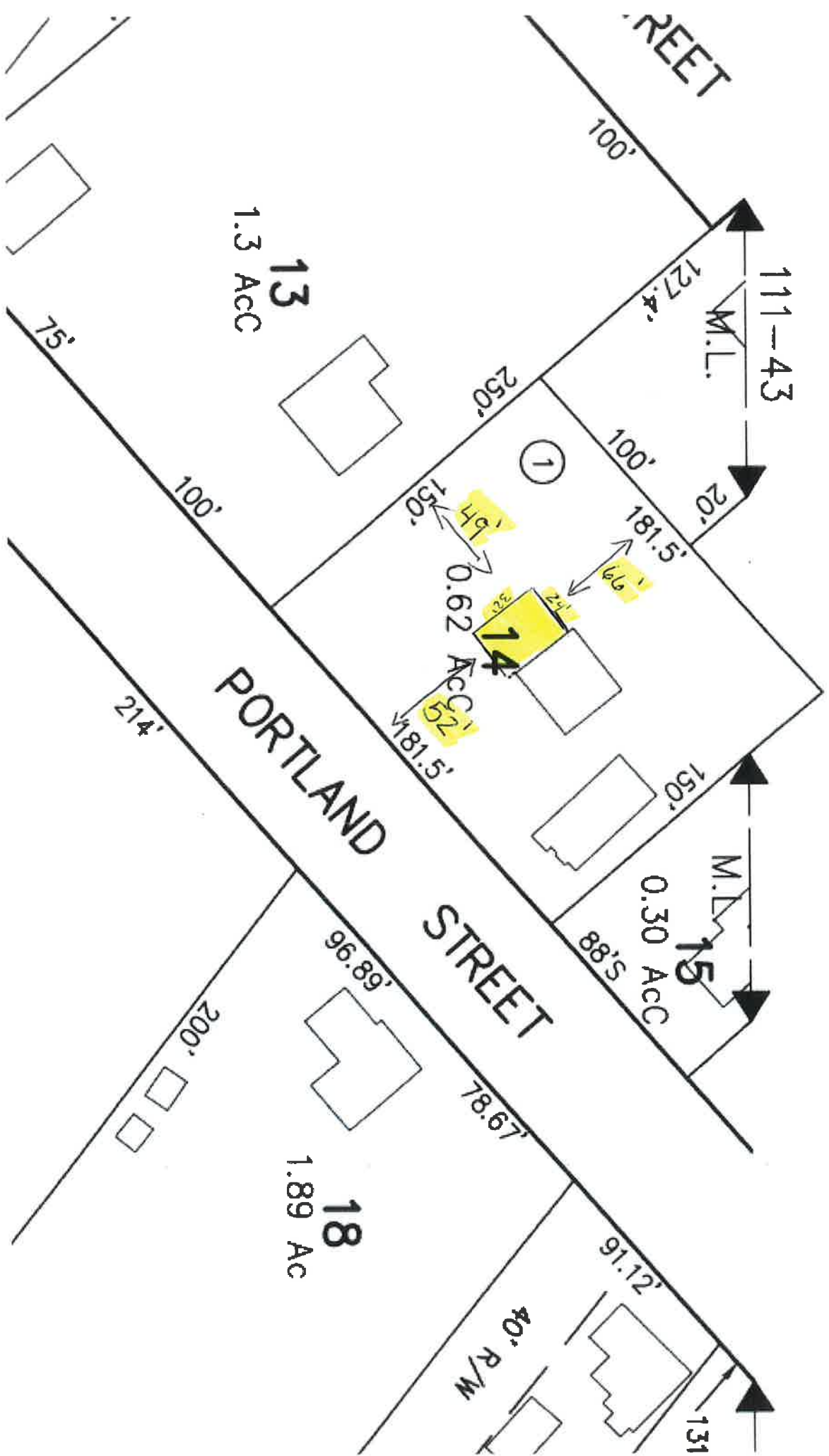
PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE

INDEX DIAGRAM

MAP NO. 118







# 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	





# 494 Portland Street

City of Rochester, NH

1 inch = 80 Feet




[www.cai-tech.com](http://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					
GAGNON TED C & CHERYL A  494 PORTLAND ST  ROCHESTER NH 03867-2424				0 CITY WATER R	0 LEVEL	R1 RESIDENCE 1	NHBD NAME	BLDG	101	LUC Co	Prior Assessed	Current Assesse							
				0 GAS	NEIGHBORHOOD	1010	RURAL NORTH	LAND	101		167,300	167,300							
				0 CITY SEWER				OB	101		56,600	56,600							
				UTL/ST/TRAFF	EXEMPTIONS				101		53,800	53,800							
				0 CITY WATER PBO	Year	Code	Description												
				0 PAVED															
				0 MEDIUM															
				LEGAL DESCRIPTION															
SALES INFORMATION- GRANTEE				BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)				277,700							
GAGNON TED C & CHERYL A TOMPSON JULIE A TOMPSON, JULIE & JOHN GRONDIN F.J. & JACOBS, DAVID MCLELLAN, MILFORD C JR				4341 261	11-24-2015	200,000	02	Year	Descri	Prior Assesse	Year	Descri	Prior Assesse	Year	Descri	Prior Assesse			
				1406 670	08-30-1988	0	99	2020	BLDG	167,300	2021	BLDG	167,300	2022	BLDG	167,300			
				992 108	12-31-1976	0	99	LAND	56,600	OB	LAND	56,600	OB	LAND	56,600				
				989 396	10-22-1976	0	99	OB	50,200										
				945 84	05-01-1974	0	99												
BUILDING NOTES																			
BUILDING PERMIT RECORD																			
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes												
04-13-2001 175			29,500		100	C	ADDITION;												
08-01-1995 768			9,000		100	C	RG1 ADD;												
05-01-1994 334			3,000		100	C	AG POOL;												
LAND LINE VALUATION SECTION																			
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf11	Inf1 Adj	Inf12	Inf2 Adj	Inf3	Adj UnitPrice	Appraised Value	Assessed Value	Notes
1	1010	SINGLE FA	0.620	PRIMARY	P	1,000	60,000.	1.52097	1.00	1010	1,000					91,260	56,600	56,600	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Style	16	NEW ENGLAND	Solar	0								
Grade	C	AVERAGE	Central Vac	0								
Stories	1.75		Nbhd Modifier									
Units	1		MH Make									
Frame	01	WOOD	MH Serial #		GRAY,							
Foundation	03	BRICK/STONE	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												
Rec Room												
Electric	02	GOOD										
Insulation	02	TYPICAL										
Interior/Exterio	SAME	SAME										
% Heated	100.00											
Heat Fuel	02	GAS										
Heat Type	03	FORCED H/W										
AC Percent	0.00											
Bedrooms	3											
Full Bath(s)	1											
3/4 Bath(s)	1											
Half Bath(s)	0											
Extra Fixture(s)	1											
Kitchen(s)	1											
Extra Kitchen(	0											
Total Rooms	8											
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
07	GAR FIN ATTI	L	1	28		B	AG	1995	83	51.60	1.15	44,100
04	GARAGE FR	L	1	14		B	AV	1995	80	25.75	1.15	8,600
12	WOOD DECK	L	1	8		C	AV	1994	60	22.55	1.00	1,100

Owner1	Owner2	BillingAddress	City State Zip
ELLIS RICHARD J & DONNA R		488 PORTLAND ST	ROCHESTER, NH 03867
BOULARD SEAN P		9 SCHULTZ ST	ROCHESTER, NH 03867-2449
TOWLE CHRISTOPHER A		494 PORTLAND ST	ROCHESTER, NH 03867
NELSON ABBIGAIL & JEFFREY T		495 PORTLAND ST	ROCHESTER, NH 03867
PUBLIC SERVICE CO OF NH	EVERSOURCE ENERGY DBA	P O BOX 270	HARTFORD, CT 06141-0270
VAUGHAN KENDALL	LEX ALISON	500 PORTLAND ST	ROCHESTER, NH 03867
GABLE ADAM A & NICOLE M		7 SCHULTZ ST	ROCHESTER, NH 03867-2449