



City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2-24-13

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 (if different): _____

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: R2 residential lot of .37 acres w/ one single family house + garage (recently removed)

Proposed use or existing use affected: New detached dwelling to be registered/designated a duplex w/ main house

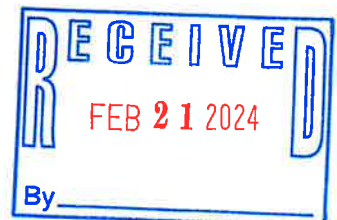
The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section 2.2 ~~TABLE 18-A~~

and asks that said terms be waived to permit new detached dwelling to be registered/designated as a duplex with
main house.

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 variance. **I understand that while presenting my case the testimony should be confined to the 5 criteria and how they pertain to my case.**

Signed: Michelle Ciani

Date: 2/15/2024





City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Criteria

1) Granting the variance would not be contrary to the public interest because:

Replacing a dilapidated and non-functional structure is a capital improvement and therefore directly in support of the public interest. Neighboring properties are duplexes.

2) If the variance were granted, the spirit of the ordinance would be observed because:

The R2 zone allows for duplexes and ADUs. The neighborhood is a mix of single family, multifamily and ADUs.

3) Granting the variance would do substantial justice because:

This project does no harm that we can think of to the general public or to other individuals, including abutters.
There will be no measurable impact on traffic or noise.

4.) If the variance were granted, the values of the surrounding properties would not be diminished because: There will be in fact a positive impact on the values of the surrounding properties. Updating and replacing structures contribute positively to the look of the neighborhood.

5.) Unnecessary Hardship:

a. Owing to special **conditions of the property that distinguish it from other properties in the area**, denial of the variance would result in an unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

This is an R2 neighborhood that allows duplexes.

And:

ii. The proposed use is a reasonable one because:

Again, the R2 zoning allows for duplexes and therefore it seems reasonable to designate ours as such.

b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.

February 14, 2024

Dear FTZ Committee,

Please find supporting documentation and required forms to support a request that the proposed independent dwelling to be built on our property be registered as a duplex in relation to the main house at 8 Trestle Rd, Rochester NH 03868. 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 designation based on the circumstances as described in this application.

Regards,

Matthew Hilgendorf
Michelle Ciani
Property Owners

275-2.2Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

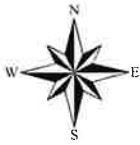
DWELLING, TWO-FAMILY

A building which:

A. Contains exactly two residential units;

B. Is not attached to any other dwelling or dwelling unit; and

C. Occupies its own individual lot on which there is no other dwelling or principal use.



7 Trestle Road

City of Rochester, NH

1 inch = 48 Feet



www.cai-tech.com

February 28, 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				
HILGENDORF MATTHEW CIANI MICHELLE 8 TRESTLE RD ROCHESTER NH 03868		0 CITY WATER R		0 LEVEL		R2 RESIDENCE 2		LUC Co			ROCHESTER				
		0 CITY SEWER		NEIGHBORHOOD		NHBD NAME		Prior Assessed			ROCHESTER, NH				
		0 CITY WTR PBO		1210		URBAN E R		101			131,200				
		0 NONE		Year		Code		101			43,000				
		0 PAVED						101			9,100				
		0 LIGHT													
LEGAL DESCRIPTION															

SALES INFORMATION-GRANTEE				BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS(HISTORY)			
								Year	Descri	Prior Assesse	Total
HILGENDORF MATTHEW NICKLESS CLAUDETTE R LUNT, THOMAS & OLIVE LUNT, THOMAS N & OLIVE M	5129	878	08-04-2023	81	358,000	99	99	2020	BLDG	131,200	183,300
								99	LAND	43,000	183,300
								99	OB	9,100	183,300
								99	OB	9,100	183,300

BUILDING NOTES											
UNF=HST											
APPROXIMATED BUILDING VALUE (CARD)											
APPROXIMATED EXTRA FEATURE VALUE (BLDG)											
APPROXIMATED OUTBUILDING VALUE (BLDG)											
APPROXIMATED LAND VALUE (BLDG)											
Total Appraised Parcel Value											
Valuation Method											
C											

BUILDING PERMIT RECORD											
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes				
11-18-2021	E-21-492	ELECTRIC	800		100	C	trouble. Call on service/ new service				
07-11-2003	731	RENOVATE	800	03-22-2004	100	C	75% COMPLETE, BALANCE OF WORK NOMINAL IM				
07-12-2002	765	REPAIRS	800	03-03-2003	100	C					
10-26-2001	1021	BOILER	4,000	02-22-2002	100	C					
07-10-2001	588	REPAIRS	800	02-22-2002	0	C	PERMIT EXPIRED WORK NOT DONE.;				

LAND LINE VALUATION SECTION											
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Notes
1	1010	SINGLE FA	0.370	PRIMARY	P	1.000	47,500	2.44730	1.00	1210	1.000
Total Card Land Units											
Total Land Value											

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										
Roof Cover	01	ASPH SHINGLE										
View	N	NONE										
Interior Wall 1	02	PLASTER										
Interior Floor 1	08	AVERAGE										
Basement Flo	12	CONCRETE										
Bsmt Garage	0											
Finished Bsmt												
FBLA												
Rec Room												
Electric	04	BELOW AVG										
Insulation	02	TYPICAL										
Interior/Exterior	INF	INF										
% Heated	100.00											
Heat Fuel	01	OIL										
Heat Type	05	STEAM										
AC Percent	0.00											
Bedrooms	4											
Full Bath(s)	0											
3/4 Bath(s)	1											
Half Bath(s)	1											
Extra Fixture(s)	1											
Kitchen(s)	1											
Extra Kitchen(	0											
Total Rooms	7											
Fireplace(s)	1											
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
06	GAR UN ATT1	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)

5
5
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OFFP
(50 sf)

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TRESTLE ROAD

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0.37 AcC

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0.37 AcC

41

0.19 AcC

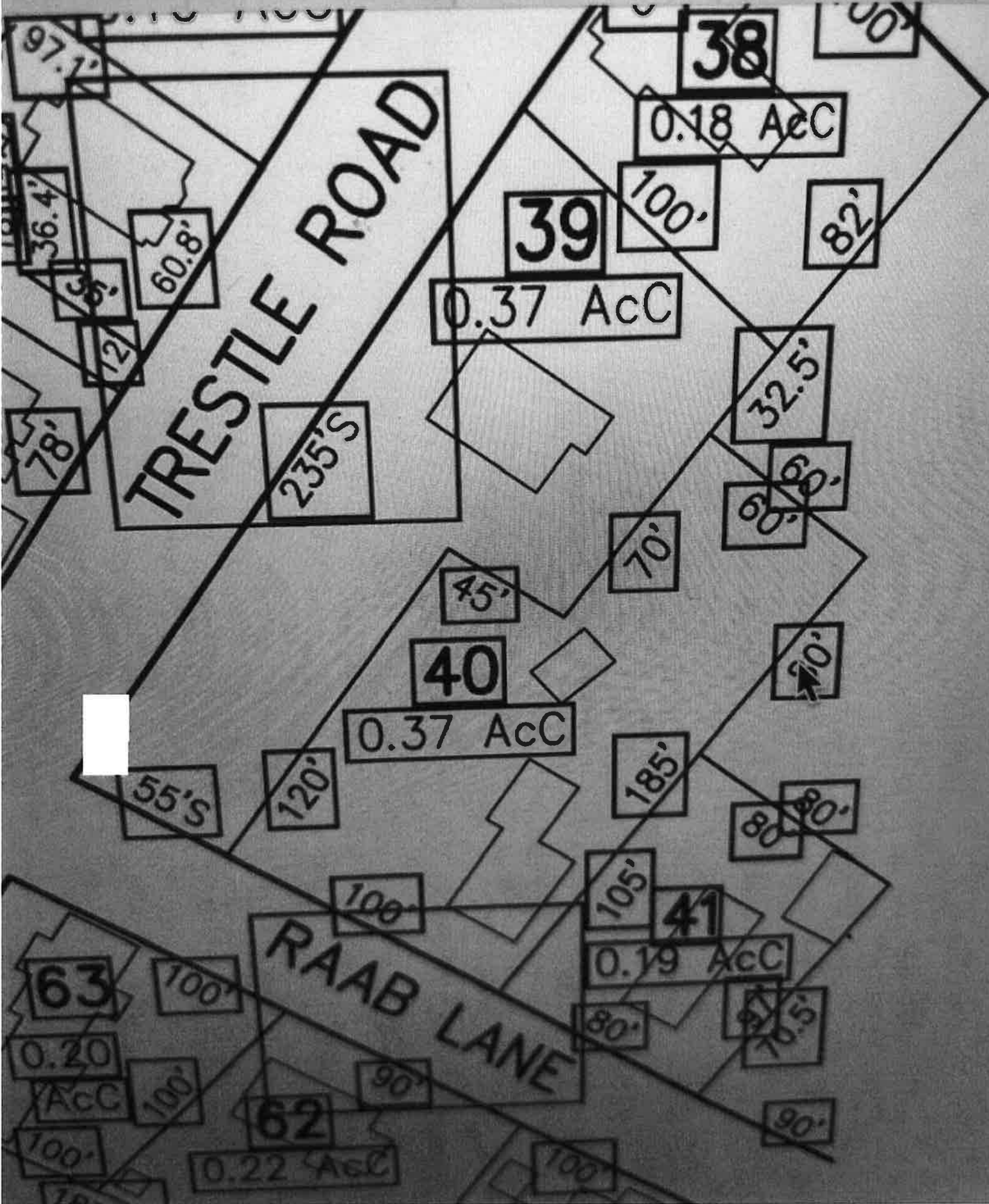
63

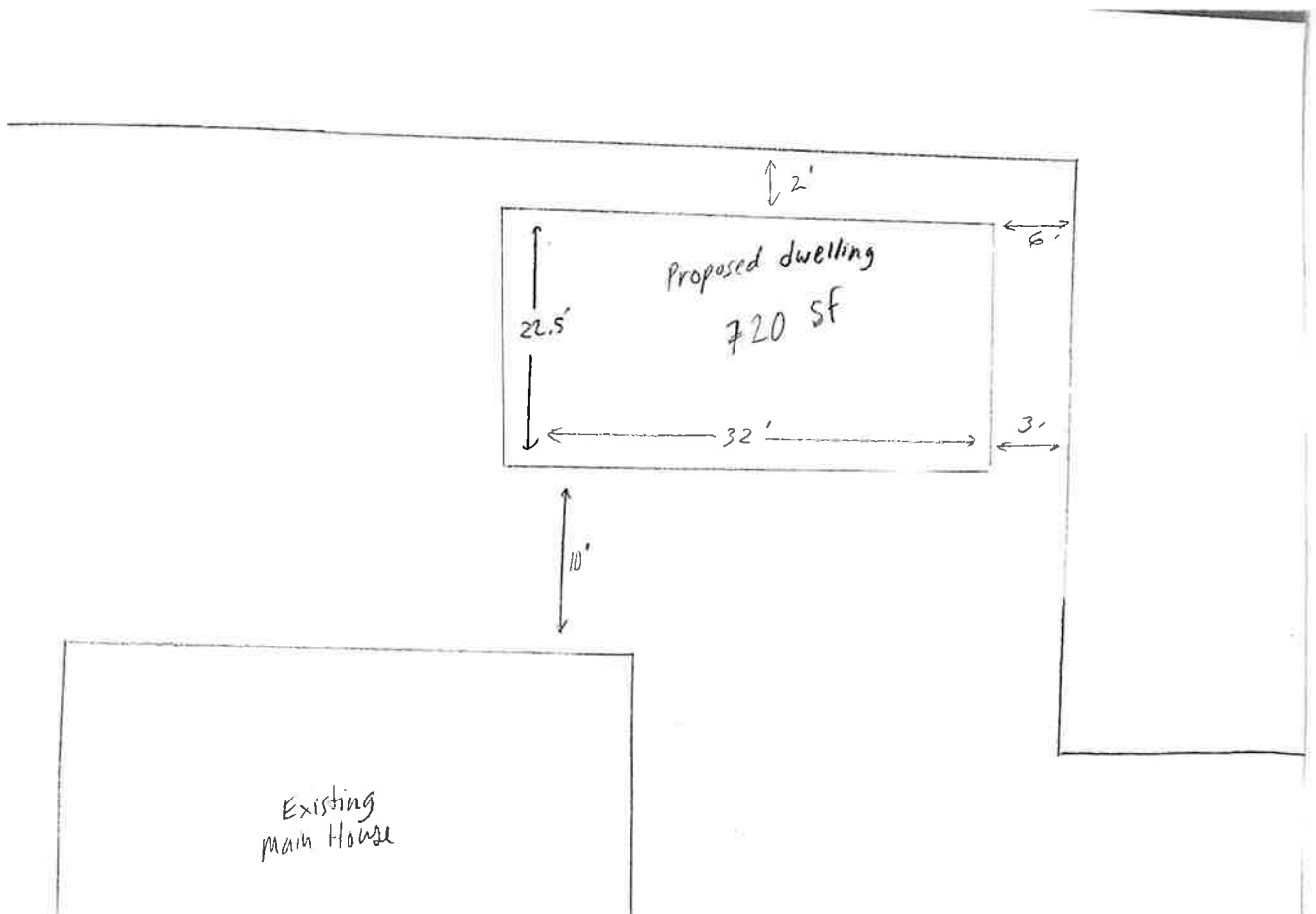
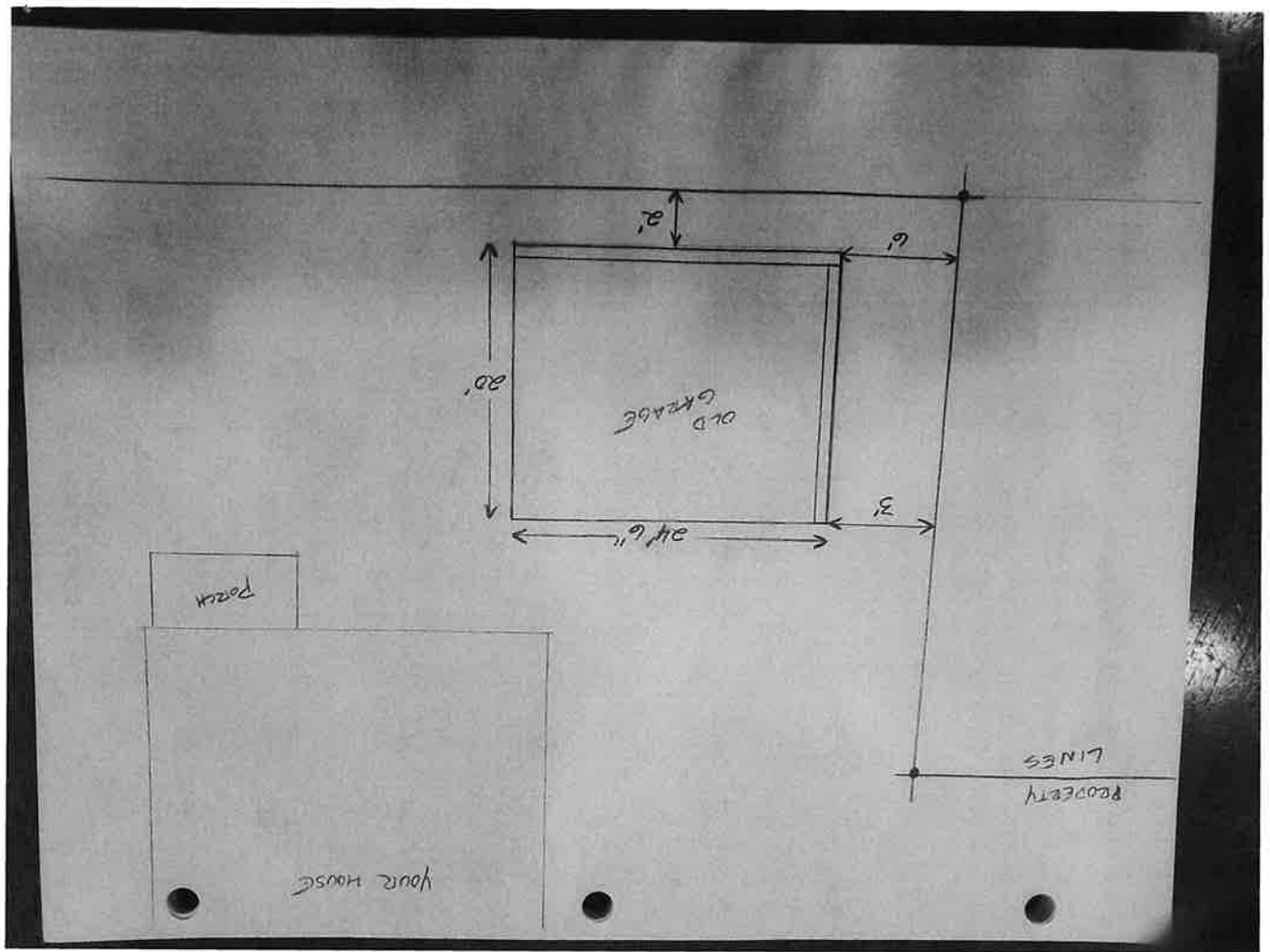
0.20 AcC

62

0.22 AcC

RAAB LANE





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