



**DAY CARE CENTER APPLICATION**  
**City of Rochester, New Hampshire**

**Property Information**

Tax map # 124 ; Lot #'s) 15 ; Zoning District: Hospital Special

Property address/location: 16 White Hall Rd.

Business name: Storybook Hollow LLC Size of lot: .84 acres

**Property Owner**

Owner's name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone #: \_\_\_\_\_

**Applicant (if different from property owner)**

Name: Donna Johnson Telephone #: 603-833-5042

Mailing Address: 224 Elm St. Sanbornville N.H. 03872

Applicant's (providers) own children number: NA Ages: NA

**Day Care Center Information**

Number of children to be cared for (not counting your own): 40

Hours of operation: 7:00 - 5:30 Days: 5 - M - F

Size of yard: \_\_\_\_\_

Play area: <sup>over</sup> 2,000 Sq feet

# parking spaces: existing: 14 ; total proposed: ✓

Current square footage of building 4,600 ; Proposed square footage of building 1,300  
*That is unfinished*

City water? yes ☒ no ☐; How far is City water from the site? \_\_\_\_\_

City sewer? yes ☒ no ☐; How far is City sewer from the site? \_\_\_\_\_

If City water, what are the estimated total daily needs? 300? gallons per day

Where will stormwater be discharged? \_\_\_\_\_

Number of existing dwelling units: 1 Total number of proposed dwelling units: \_\_\_\_\_

New building(s)? \_\_\_\_\_ Addition(s)/modifications to existing building(s)? \_\_\_\_\_

This application must be accompanied by the following:

- Site plan drawing with:
  - All building dimensions (including any additions, if applicable)
  - Parking areas or spaces with size, spaces, flow pattern, and drive aisles as applicable.
  - Location of proposed change of use/addition.

### **Submission of application & acknowledgement about process**

This application must be signed by the property owner, applicant/developer (if different from property owner), *and/or* the agent.

I (we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity.

Signature of property owner: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of applicant/developer: Donna Johnson

Date: 6/23/2022

### **Authorization to enter property**

*I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.*

Signature of property owner: \_\_\_\_\_

Date: \_\_\_\_\_

**Storybook Hollow Learning Community LLC**  
**(603) 833-5042**  
**storybookelp@yahoo.com**

My name is Donna Johnson and I am the owner/director of Storybook Hollow Early Learning Program LLC, which has been in operation for 21 years. The majority of those years we were located in Rochester serving the greater community. My daughter and business partner, Amber Baud, has worked alongside me for almost 19 years, and has spent the last 5 years homeschooling simultaneously. Through this journey we have developed our craft in a very unique way, leading to the expansion of our program outlined as follows.

Our proposed plan for the property located at 16 Whitehall Rd. in Rochester, NH is to create a self-directed learning center for middle and high schoolers that includes a teen parent program with a nursery on site, internship opportunities, and dual enrollment with community college opportunities. Additionally, we plan to lease a 12-passenger van so we have the ability to get our members out into the community volunteering, joining local coops, participating in programs geared towards homeschoolers such as the Seacoast Science Center and Makerspace in Portsmouth, or creating our own clubs such as a hiking/backpacking club.

The second part of our proposal is to create a play-based TimberNook program for preschool through elementary aged children. This program will include daily TimberNook experiences, as well as child-led learning opportunities in the areas of, but not limited to, art, math, language arts, science, writing, social emotional learning, self identity, etc.

This program is intentionally designed to fall under and work in compliance with NH homeschool law with compulsory aged children. The intent of our program is to provide the environment and opportunities for families to utilize as part of their personal homeschool program.

Please reach out with any further questions.

*Donna Johnson*

Donna Johnson

Owner/Director

Storybook Hollow ELP

***DAVLOR, LLC  
16 Whitehall Road  
Rochester, NH 03867***

**May 18, 2022**

**City of Rochester New Hampshire  
Zoning Department  
31 Wakefield Street  
Rochester, NH 03867**

**RE: 16 Whitehall Road, Rochester NH – Zoning Application from**

To whom it may concern. This letter is to inform the City of Rochester, that DAVLOR LLC hereby grant's permission to Donna Johnson of 224 Elm St, Sanbornville, NH 03872; to make inquiries and/or apply to the town for any variance (not to affect current zoning) in order to suit her use of our property, as part due diligence as a potential buyer.

If you have any questions, or need further information, please contact Lori Smart at (603)330-3533.

V/r,

**Lori Smart, Member  
DAVLOR LLC**

Digitally signed by Lori Smart  
DN: cn=Lori Smart, o, ou, email=Lori@SmartATI.com, c=US  
Date: 2022.05.18 11:43:26 -0400

**Authorized Digital Signature**



















