



City Planning  
Community Development  
Economic Development  
Zoning Development

# PLANNING, DEVELOPMENT AND ZONING DEPARTMENT

City Hall – Second Floor  
31 Wakefield Street  
ROCHESTER, NH 03867-1917  
(603) 335-1338

## APPLICATION FOR VARIANCE TO: BOARD OF ADJUSTMENT CITY OF ROCHESTER

APR 18 2012

Planning Dept.

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-12

DATE FILED 4-18-12

Phone No. (603) 332-2848

C. Lewis  
ZONING BOARD CLERK

Name of Applicant Monarch School of New England

Address P.O. Box 1921; Rochester, NH 03866-1921

Owner of property concerned Child Development Center of Strafford County  
(if same as applicant write "same")

Address Same as applicant  
(if same as applicant write "same")

Location of property 61 Eastern Avenue

Map No. 112 Lot No. 20 Zone R-1/R-2

Description of property 339' 523'/275' 1,433'  
(give length of frontage, side lines rear lines)

Proposed use or existing use affected Building and parking additions.

The undersigned hereby requests a variance to the terms of Article 42.19 Section (h)

And asks that said terms be waived to permit an addition to an existing non-residential building and additional parking within the required 50-foot wetland buffer.

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 constitutes grounds for a variance there are no suitable locations on the property for building and parking expansion that will not impact wetlands or the wetland buffer.

Signed

[Signature]  
(As Agent for the Applicant)

# CRITERION FOR VARIANCE

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APR 18 2012

Planning Dept.

CASE #

DATE

A variance is request by Monarch School of New England  
from Section 42.19 subsection (h)  
of the Zoning Ordinance to permit: a building addition and pervious paved parking within the wetlands buffer.  
at 61 Eastern Avenue Map 112 Lot 20 Zone R1 & R2

Facts supporting this request:

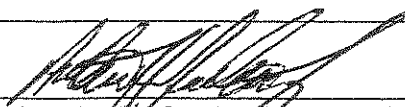
1.) The proposed use would not diminish surrounding property values because: The primary use of the property is already established, i.e., an existing building and parking lot currently exists on this tract.

2.) Granting the variance would be of benefit to the public interest because: It will allow this school, which provides a much needed service to Rochester and surrounding communities, the opportunity to realize some modest growth in the building (2 additional classrooms) and to provide adequate on-site parking.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances that distinguish it from other properties similarly zoned: There is virtually nothing that can be done on this property without impacting either the wetland or the wetland buffer.

4.) Granting the variance would do substantial justice because: In both locations, the proposed uses in the buffer are in areas that were previously disturbed, i.e., the building addition will be located where a playground presently exists and the parking spaces are to be located railroad tracks used to be.

5.) The use is not contrary to the spirit of the ordinance because: The buffers the applicant is asking to encroach upon has already been disturbed by a recent City project. The intent of the ordinance is to preserve buffer vegetation, etc. and this proposal will not be detrimental to that.

  
(As Agent for the Applicant)

4/18/12

Date

# NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

31 Mooney Street  
Alton, New Hampshire 03809  
Alton Office (603) 875-3948  
E-MAIL: [anickless@norwayplains.com](mailto:anickless@norwayplains.com)  
WEB: [www.norwayplains.com](http://www.norwayplains.com)

2 Continental Boulevard (03867) P. O. Box 249  
Rochester, New Hampshire 03866-0249  
Telephone (603) 335-3948  
NH (800) 479-3948  
Fax (603) 332-0098

April 18, 2012

Mr. Ralph Torr, Chair  
Zoning Board of Adjustment  
Planning, Development & Zoning  
31 Wakefield Street  
Rochester, NH 03867

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APR 18 2012  
Planning Dept.

**Re: Monarch School of New England - Map 112, Lot 20 - Eastern Avenue**

Dear Ralph:

On behalf of the above referenced applicant, we hereby submit application and supporting data for a variance to the terms of Article 42.19 (h). Specifically, we request that the terms of said section be waived to allow a building addition and parking within the 50-foot wetland buffer.

The subject tract is located at the southeasterly side of Eastern Avenue and is zoned R-1 and R-2. The original building was constructed around 1987. At that time, given the then current student-teacher ratios, the facility had more than adequate parking. Although the student capacity of the building has not changed in the last 25 years, the number of staff per student has changed and as a result, there is no longer enough parking on the site. At present, some staff parking is provided off-premises and those who utilize that parking are transported to the facility.

Our plan depicts the addition of 22 parking spaces over what presently exists at the site. To accommodate these spaces, we are proposing to fill about 5,157 sf. of jurisdictional wetlands. While part of the parking expansion will take place in wetlands, the remaining portion is proposed to be located on what was once a railroad line connecting Rochester to Sanford. Unfortunately, the southern edge of the proposed parking lies within 12'-13' of the jurisdictional wetland located on the southeasterly side of the old railroad line, which is the subject of part of our application.

The second part of this proposal calls for a 1,200 sf. addition on the southwesterly end of the existing building. This will allow for two additional classrooms as well as some much needed "elbow room" for staff. This addition will be situated within an area that is presently used as a playground. The distance to the edge of jurisdictional wetland will be about 9.5' at the closest point and 14' at the furthest point.

We look forward to discussing this matter with the ZBA and thank you for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By:   
Arthur H. Nickless, Jr., PLS, President

cc: Diane Bessey



## Unofficial Property Record Card - Rochester, NH

## General Property Data

Parcel ID 0112-0020-0000	Account Number 27081
Prior Parcel ID --	
Property Owner CHILD DEVELOPMENT CENTER OF STRAFFORD COUNTY % GAIL	Property Location 61 EASTERN AVE
Mailing Address P O BOX 1921	Property Use COLL-PVT SCH
	Most Recent Sale Date 1/17/1985
City ROCHESTER	Legal Reference 1156-453
	Grantor BANKEAST SAVINGS BANK & TRUST CO
Mailing State NH Zip 03869-1921	Sale Price 0
Parcel Zoning R1	Land Area 12.800 acres

## Current Property Assessment

Card 1 Value	Building Value 923,400	Yard Items Value 38,700	Land Value 211,900	Total Value 1,174,000
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## Building Description

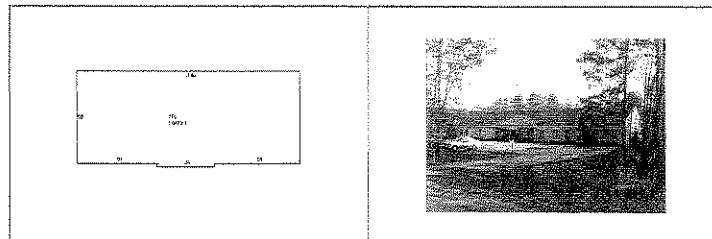
Building Style SCHOOL	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1987	Roof Structure GABLE	Heating Type FORCED HW
Building Grade A/G. (-)	Roof Cover ASPHALT SH	Heating Fuel PROPANE
Building Condition Average	Siding VINYL	Air Conditioning 100%
Finished Area (SF) 8472	Interior Walls DRYWALL	# of Bent Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

## Legal Description

## Narrative Description of Property

This property contains 12.800 acres of land mainly classified as COLL-PVT SCH with a(n) SCHOOL style building, built about 1987, having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



# ABUTTER LIST

City of Rochester, NH  
Please Print or Type

Applicant: Monarch School of New England Date: April 18, 2012

Project Address: 61 Eastern Avenue

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

## LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
112	20	R2	Child Development Center of Strafford Cty.	P.O. Box 1921, Rochester, NH 03866-1921

## ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
111	47	Dean & Karen Libersky	514 Portland St.; Rochester, NH 03867
112	8	Todd R. & Chrisolene M. Todd	58 Eastern Ave.; Rochester, NH 03867
112	9	Eric P. Plante	60 Eastern Ave.; Rochester, NH 03867
112	10	City of Rochester	
112	11	Sharyn L. & Norman E. Stuart	53 Olde Farm Lane; Rochester, NH 03867
112	19	Cathryn C. & Jotham C. Spreeman	60 Leonard St.; Rochester, NH 03867
112	21	Sally A. Downey Revocable Trust	P.O. Box 1596; Rochester, NH 03866-1596
117	49	Bruce R. Wotton	51 Eastern Ave.; Rochester, NH 03867
117	148	Beatrice Nutter Cornish & Cathryn C. Spreeman	60 Leonard St.; Rochester, NH 03867

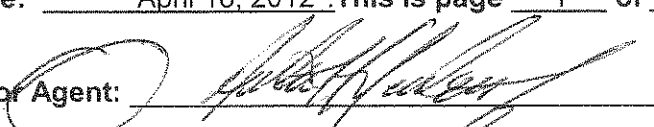
PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES

Name of Professional or Easement Holder	Mailing Address
Norway Plains Assoc., Inc./Don Rhodes	P.O. Box 249; Rochester, NH 03866-0249

*Postage  
paid  
by  
NPA*

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form and mail certified notices to abutters and other parties in a complete, accurate, and timely manner, in accordance with applicable law. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Rochester Assessing Office computer Patriot Database (located in the Revenue Bldg at 19 Wakefield Street)

on this date: April 18, 2012 This is page 1 of 1 pages.

Applicant or Agent: 

Staff Verification: \_\_\_\_\_

N:\PLAN\Forms\Miscellaneous\Abutter list.doc (effective 7-12-10)

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APR 18 2012

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