



Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

PLANNING & DEVELOPMENT DEPARTMENT

City Hall - Second Floor
31 Wakefield Street,
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: www.rochesternh.net

NOTICE OF PUBLIC HEARING

Dear Abutter:

You are hereby notified of a **Public Hearing** to be held at **7:00 p.m.** on **Wednesday, October 12, 2011** in the City Hall Council Chambers concerning the following:

2011-26 Application by The Governor's Inn for a variance under Article 42.8 Sections (g)(3) and (g)(4)(C) of the City's Zoning Ordinance to allow a temporary sign for seasonal theatrical shows that is 64 sq. ft per side to be displayed 24 hours a day.

Location: 78 Wakefield Street
Map 116 Lot 157 Business 1 Zone

You are welcome to attend the public hearing and comment on the proposal. You can also submit comments by letter, fax, or email (caroline.lewis@rochesternh.net). The project application is available for review by the public in the Planning Department, or you can view the entire application on the City's website – www.rochesternh.net. Click on *Boards & Commissions*, then *Zoning Board of Adjustment*, then *Zoning Board Projects*. Look under the map and lot number shown above.

Please feel free to contact this department with any questions or if you have any disability requiring special provisions for your participation.

Office Hours are between 8:00 a.m. to 5:00 p.m. Monday through Friday.


Caroline Lewis, Zoning Secretary
cc: file



Economic Development
Community Development
Planning & Zoning
Conservation Commission

City Hall - Second Floor
31 Wakefield Street
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P 8
175
116385

RECEIVED

SEP 22 2011

Planning Dept.

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2011-26

DATE FILED 9/22/11

ZONING BOARD CLERK Clem

Phone No 603-332-0107

Name of applicant The Governor's Inn

Address 78 Wakefield Street

Owner of property concerned Ejarque Family, LLC

(If the same as applicant, write "same")

Address 76 Wakefield Street

(If the same as applicant, write "same")

Location Rochester, NH 03867

Map No. 116

Lot No. 157

Zone B-1

Description of property Hotel / Restaurant

Proposed use or existing use affected Setup a temporary art sign
to announce seasonal theatrical shows, setup on lawn only

occasionally

The undersigned hereby requests a variance to the terms of Article _____
Section _____ and asked that said terms be waived to permit _____

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.

Signed [Signature]

(Applicant)

Date: 9/23/11 RECEIVED

SEP 22 2011

A Variance is requested by The Governor's DWW

Planning Dep

from Section _____ Subsection _____

of the Zoning Ordinance to permit: Temporary Art Sign on front lawn
to announce shows.at 76 Wakefield Street Map 116 Lot 157 Zone B-1

Facts supporting this request:

1) The proposed use would not diminish surrounding property values because:

The sign will be pleasant to see - an artistic
rendering of a theatrical show.

2) Granting the variance is not contrary to the public interest because: _____

It does not harm anyone, is not an eyesore,
and does not diminish surrounding property values.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: _____

The shows are out back and behind the public view
and hard for anyone to know they are going on.

4.) Granting the variance would do substantial justice because: _____

The public would be more aware of the entertainment
and be able to come enjoy it - exceptional quality!

5.) The use is not contrary to the spirit of the ordinance because: _____

It ~~does~~ only promotes quality entertainment.

Name

Jim Siegre

Date:

9/23/11



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SEP 23 2011

Planning Dept.

The Governor's Inn

Restaurant, Tavern & Special Events

Sept. 24, 2011

Re: Additional temporary signage at 76 Wakefield St.

To Whom It May Concern:

The Governor's Inn would like to place a temporary two sided 8' x 8' sign to advertise upcoming theatre productions at our venue. The sign will be hand painted and be very "artistic" in nature and have temporary lighting.

At this time we would like to have the sign displayed from mid-Sept. to the end of Oct. and then from Nov. to Feb. We would remove the sign after Feb. and leave it down until the following Sept.

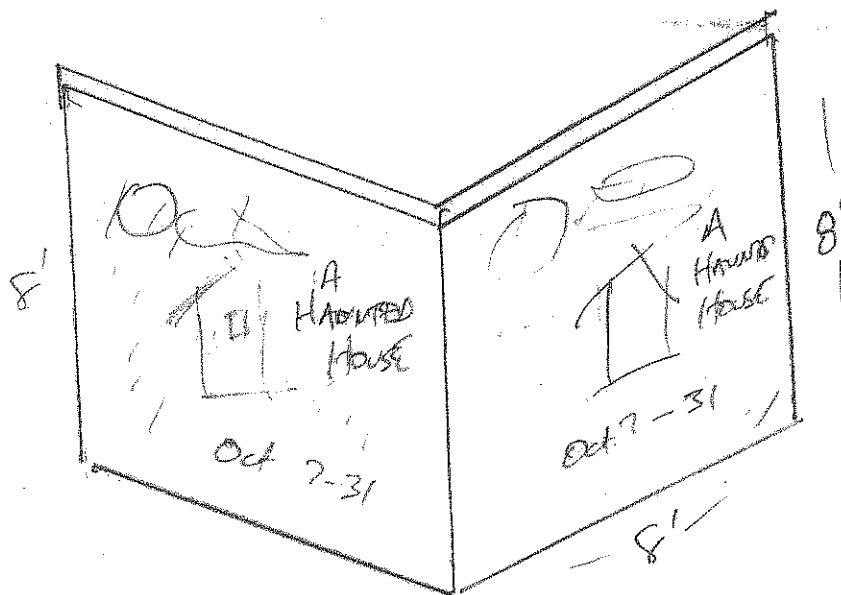
The sign would consist of 4 4X8 "flats". The flats are constructed of plywood and 2x4 framing and hand painted by a regional mural artist. The sign would be placed on the property at 76 Wakefield about 10' from the sidewalk.

The sign would advertise our up-coming productions of "The Haunted House" and our upcoming "Musical Dinner Theatre" production.

Thank you for your time and consideration in this matter.

Sincerely,

Anthony and Herman Ejarque



Wakefield St.

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SEP 29 2011

Planning Dept.

The Governor's Inn

Presents

The Hotel From Hell

A Haunted House

You are always welcome.....

Opens Friday Oct. 7 ☛ runs 8, 9 and 10 ☛ Oct. 13, 14, 15 and 16
Oct. 19, 20, 21, 22 and 23 ☛ Oct. 26, 27, 28, 29, 30 and 31

Tours start at approx. 6:30 pm ☛ All tickets \$14.00

\$2.00 discount per ticket for prepaid group reservations (at least 10 victims)

Tour group size limited to 12 people

Contact the Governor's Inn for more information or group reservations.

www.governorsinn.com ☛ Phone: (603) 332-0107

Reservations suggested. May not be appropriate for children under 12 years old.

New Year's Eve Comedy Ball!!
 \$59 tkt includes
 Prime Rib Buffet
 and dancing into 2012!

HAUNTED HOUSE HOTEL SPECIAL!

\$99 INCLUDES DELUXE ROOM!

TWO TICKETS TO THE HAUNTED HOUSE
 AND CONTINENTAL BREAKFAST FOR TWO!

save the date!

Governor's Inn / 78 Wakefield St, Rochester, NH
 603-332-0107

Get on our email list and stay entertainment updated!
 Sign up at www.governorsinn.com

(desperate)
THE REAL ^ HOUSEWIVES
 of Rochester "15th Annual Musical
 Murder Dinner Theatre"
Feb. 10 - Mar. 24 (Tickets on Sale Nov. 1)

Live Comedy!

Fri., Nov. 4 and Fri., Nov. 25

and a Pub-style Menu

Tkts. \$10 advance / \$15 at the door

from Spaulding Steak & Ale in the Ballroom
 for Comedy Night! Doors open at 6pm.

30% off rooms night of all shows!

SPaulding
STEAK
&
ALE

Spaulding Steak & Ale - Open 7 nights from 4pm

HAPPY HOUR!

Daily Dinner Specials

Thanksgiving Day Dinner

Book Your Holiday Party Now!

Early-Booking Special!

**KIDS
EAT FREE
Wednesdays!**

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0115-0157-0000	Account Number 27127
Prior Parcel ID -	
Property Owner EJARQUE ELIZABETH W REV TRUST	Property Location 75 WAKEFIELD ST
% TRUSTEE	Property Use INN & RESORT
Mailing Address 12 HAMPSHIRE A/E	Most Recent Sale Date 2/24/1997
	Legal Reference 1914-327
City DURHAM	Grantor EJARQUE ELIZABETH W
Mailing State NH Zip 03824	Sale Price 4,000
Parcel/Zoning B1	Land Area 1.600 acres

Current Property Assessment

Card 1 Value	Building Value 681,400	Yard Items Value 26,800	Land Value 144,800	Total Value 762,200
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Building Description

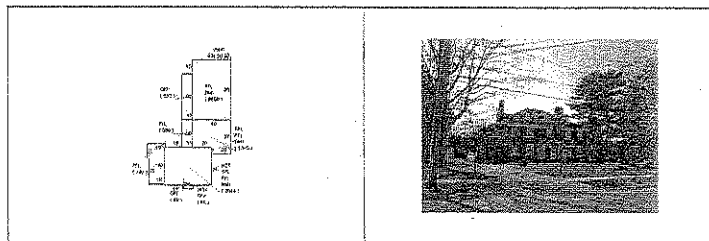
Building Style B&B INNS	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 10	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1910	Roof Structure HIP	Heating Type FORCED H/W
Building Grade GOOD	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Good	Siding BRICK	Air Conditioning 0%
Finished Area (SF) 11451	Interior Walls PLASTER	# of Basement Garages 0
Number Rooms 10	# of Bedrooms 10	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 4	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 1.600 acres of land mainly classified as INN & RESORT with a(h) B&B INNS style building, built about 1910, having BRICK exterior and ASPHALT SH roof cover, with 10 unit(s), 10 room(s), 10 bedroom(s), 0 bath(s), 4 half bath(s).

Property Images



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

ABUTTER LISTCity of Rochester, NH
Please Print or Type

19.74

Applicant: The Governor's DAW Phone 332-0167Project Address: 76 Wakefield Street, Rochester, NH **RECEIVED**

SEP 23 2011

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. **Planning Dep**

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
116	156	B-1	Ejarque Family, LLC	78 Wakefield Street, Rochester

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
116	157	Ejarque Elizabeth Rea Trust	12 Hampshire Ave, Durham, NH
116	203	Richard Hackett, John Creteau, John Lockpelle	73 Wakefield Street 03827
116	204	Pauline + Lawson Stoddard	69 Wakefield Street
121	385	Kathleen Torr	64 Wakefield Street

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

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 - Assess Pro (located in the Revenue Bldg at 19 Wakefield Street)

on this date: 9/23/11, This is page of pages.Applicant or Agent: [Signature] Staff Verification: