



Economic Development  
Community Development  
Planning & Zoning  
Conservation Commission

31 Wakefield Street  
Rochester, New Hampshire 03867-1917  
(603) 335-1338 • Fax (603) 335-7585  
E-Mail: kenn.ortmann@rochesternh.net  
Web Page: http://www.rochesternh.net/

OCT 29 2010

# APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2010-30

DATE FILED 10-20-10

ZONING BOARD CLERK C. Lewis

Phone No 603-352-4585

Name of applicant Molly Mercurio, 1101 29th St

Address 82 Wakefield St Rochester, NH 03867

Owner of property concerned 82 Wakefield St LLC  
(If the same as applicant, write "same")

Address 82 Wakefield St Rochester NH 03867  
(If the same as applicant, write "same")

Location 82 Wakefield St / 84 Wakefield St

Map No. 116 Lot No. 158/159 Zone B1

Description of property Mix commercial/residential

Proposed use or existing use affected new sign would be moved from  
82 Wakefield St on 84 Wakefield St and would have a 5 foot setback

The undersigned hereby requests a variance to the terms of Article \_\_\_\_\_  
Section 42.8 and asked that said terms be waived to permit a new sign on  
84 Wakefield St with a 5 foot setback

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: \_\_\_\_\_

A Variance is requested by Stedley Flowers Gardens Inc

10/1/10

OCT 26 2010

from Section 42.0 Subsection C

of the Zoning Ordinance to permit: the construction of a new sign

move from 82 Wakefield to 84 Wakefield

at 84 Wakefield Map 16 Lot 159 Zone B1

Facts supporting this request:

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

it would be located in a business district where neighboring  
properties all have similar signs and some are less than  
the 10 ft setback required.

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

already similar signs in area some of which are less  
than 10 ft setback. Also we are keeping the sign of a similar  
style to current sign.

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

on 82 Wakefield is not visible and our customers or  
potential customers would continue to have difficulty locating  
our business.

4.) Granting the variance would do substantial justice because: we are losing

potential business with the current location not being visible.  
Relocating our sign will bring us relief from potential loss to  
our business.

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

established styles & positions of current business signs in area.

Also we don't expect the use of the properties to change  
and a sign is a stated business need.

Name Mr. Stedley

Date: 10/1/10

Molly MacIntyre

I am requesting a waiver for the certified plot plan of the property at 84 Wakefield Street. The requested set back is from the sidewalk which has not moved in many years. The requested sign does not infringe on any neighboring properties and is not a large structure.

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WILSON COUNTY CLERK

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OCT 20 2010

PLANNING DEPT

I am requesting two variances in order to construct a new sign for Studley's.

The first variance would be in order to move the sign from the lot of 82 Wakefield Street, owned by 82 Wakefield St LLC, to the lot of 84 Wakefield Street, owned by 84 Wakefield St LLC. The sign is not currently visible as it is located on 82 Wakefield Street.



The second variance requested is regarding the setback of the sign. The proposed location of the sign would be 5 feet of setback from the front of the lot line and 7 feet from the south side of the lot line of 84 Wakefield Street. Approximately where you see the rock sculpture in the photo.

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Planning Dept.



The original sign would be removed from 82 Wakefield St. The new sign would be 8 feet in height, 71" in width. The actual sign dimensions would be 40" x 71" for the main sign and the reader board below would be 23" x 71". The would also eliminate our current "sidewalk" sign. The new sign would be constructed of similar materials in the same colors as current sign.

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PLANTING



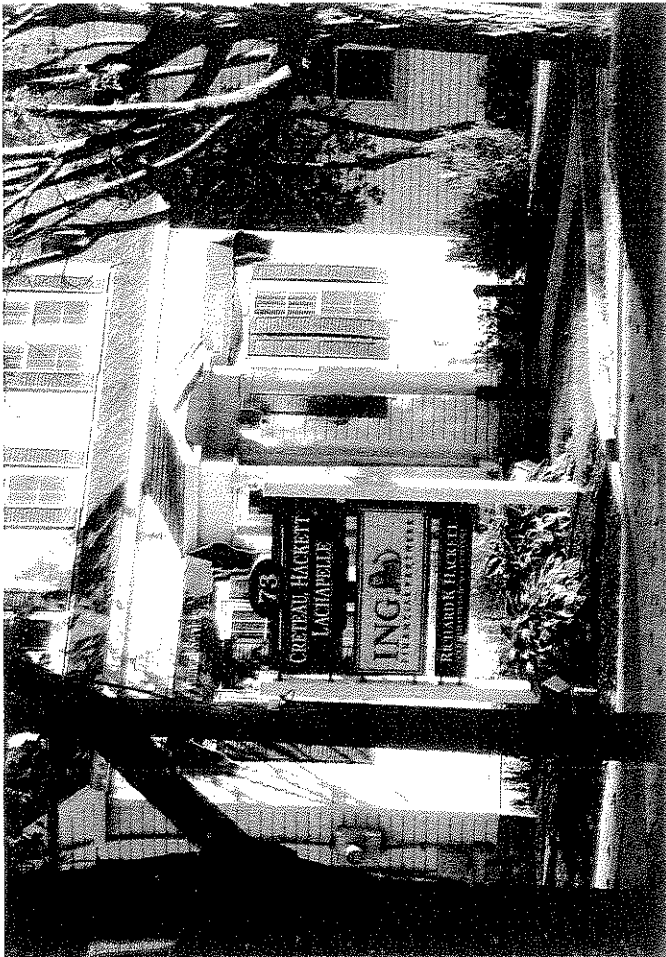
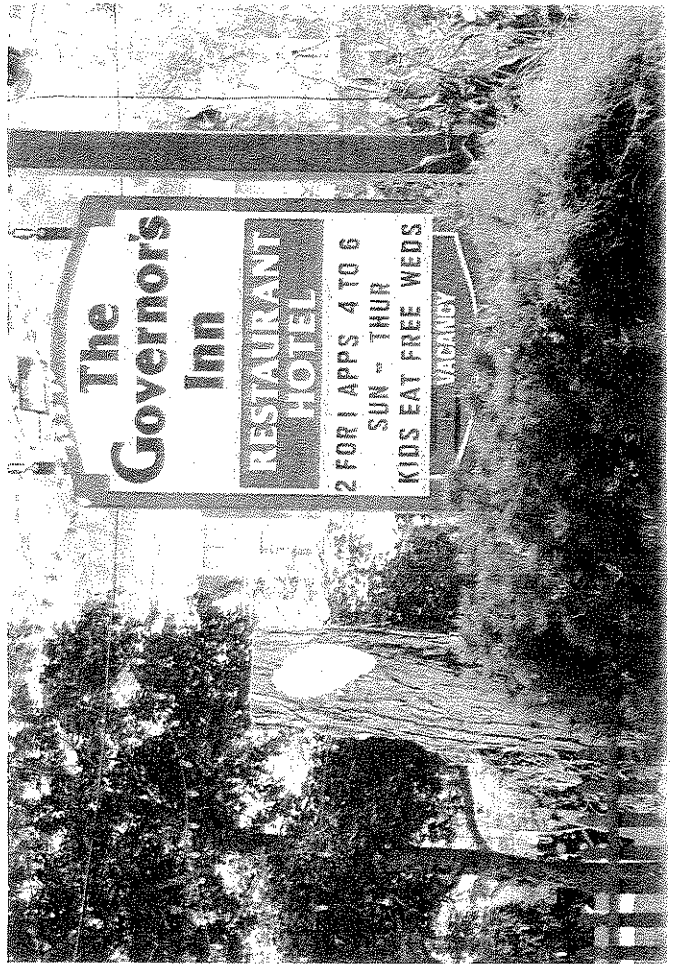
Above is our proposed sign.

I also have attached photos of other signs on Wakefield Street for your reference.

ECERVA

OCT 26 2010

34.4740 N 107.2





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PAVER

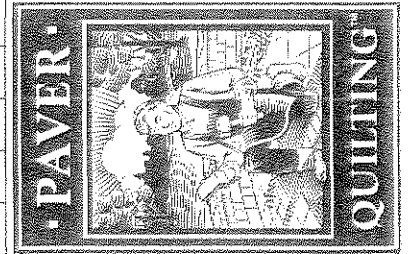
driving to Wakefield st

7' 5" new sign

Wakefield st

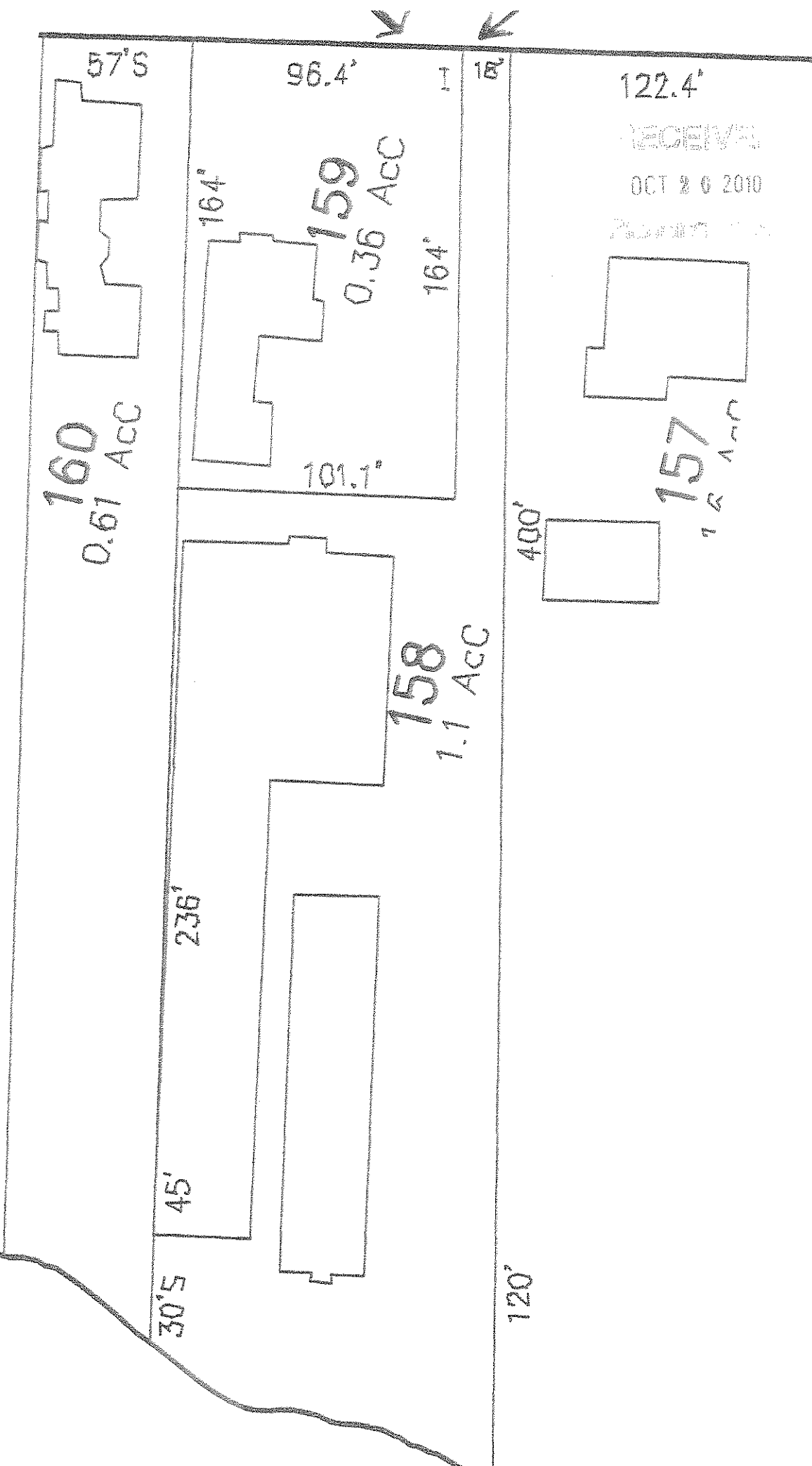
UNILOCK

Designed to be a step ahead.™





TRAINING TIME  
FOR THE AGED





Historic District Commission  
Michael Behrendt, AICP  
Staff Coordinator/Chief of Planning  
Planning Department  
City Hall – Second Floor  
31 Wakefield Street  
Rochester, NH 03867-1917  
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[michael.behrendt@rochesternh.net](mailto:michael.behrendt@rochesternh.net)



City of Rochester  
Historic District Commission  
CERTIFICATE OF APPROVAL

October 20, 2010

Ms. Molly Meulenbroek  
82 Wakefield Street  
Rochester, NH 03867

Re: New sign for Studley's Flower Gardens, Case # HDC-116-158/159-10

Dear Molly,

I am pleased to inform you that the Historic District Commission approved your application for a new sign at Studley's at its meeting on Wednesday, October 13, 2010. The application is approved as follows:

- exactly as you presented the application
- it is a solid face with a veneer
- if illuminated it will be externally illuminated

Please contact the City of Rochester Code Enforcement Office at 332-3508 for any necessary permits. Also, please be certain to contact me if any other changes are proposed or if you have any questions or concerns.

Molly, thank you for your cooperation in the review process. I wish you the best of luck with your project.

Sincerely,

Michael Behrendt, AICP  
Chief of Planning

cc (via email): Tom Abbott, CEO  
Historic District Commission  
Karen Pollard, ED

Kenn Ortmann, Planning  
Michael Provost, Main Street

Applicant: Molly Meulenbroek

Phone 332-4565

Project Address: 84 Wakefield St Rochester

OCT 20 2010

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
116	158	41	82 Wakefield St LLC	82 Wakefield St Rochester NH 03867

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
116	159	84 Wakefield St LLC	82 Wakefield St Rochester 03867
116	160	Susan Sullivan	86 Wakefield St Rochester NH 03867
116	157	Ejargue Elizabeth W Revocable Trust	12 Hampshire Ave Durham 03824
116	201	Denis Cote Dominic Berardi Berzot Prop	82 Chandler St Boston MA 02116
116	202	Meulenbroek Associates LLC	82 Wakefield St Rochester NH 03867
116	200	Laurice Haddad	4 Pembroke Dr Unit 4 Derry NH 03038
120	424	State of NH Dept of Transportation	1 Hazen Dr Concord NH 03301

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 Patriot Database

on this date: Oct 19 2010, This is page 1 of 1 pages.

Applicant or Agent: Molly Meulenbroek