



Planning
Community Development
Zoning
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: <http://www.rochesternh.net>

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175
✓ 1991

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2011-22

DATE FILED 7/27/11

C. Zennaro
ZONING BOARD CLERK

Phone No 335-0559

Name of applicant Chelsea and Bernie Taylor

Address 81 Oak St Rochester, NH 03839

Owner of property concerned TD Bank NA
(If the same as applicant, write "same")

Address 10 North St Rochester, NH
(If the same as applicant, write "same")

Location _____

Map No. 121 Lot No. 313 Zone R1

Description of property _____

Proposed use or existing use affected Daycare

The undersigned hereby requests a variance to the terms of Article 42.14 Section Table 1 (D)(13)
and asked that said terms be waived to permit a daycare to be operated in a
residential zone.

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 Chelsea Taylor
(Applicant)

Date 7/21/11

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JUL 27 2011

Planning Dept.

CRITERION FOR VARIANCE

Case # _____

Date: _____

A Variance is requested by Bernie and Chelsea Taylor

from Section _____ Subsection _____

of the Zoning Ordinance to permit: a daycare

at 10 North St Map 121 Lot 313 Zone R1

Facts supporting this request:

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

We plan to make esthetic improvements suitable for our business and to enhance the look of the property. I want to include that our proposed use does not change the character of. (A)(over)

2) Granting the variance is not contrary to the public interest because: We will continue

to operate our business as we currently do with respect for our neighbors. Operating a Daycare center will meet the public child care need in a known convenient location more suited than Oak Street.

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

business from growing as I currently have to turn children away due to lack of space. The current property (B) (over)

4.) Granting the variance would do substantial justice because: it would allow me

to provide quality care to many of Rochester's children and separate age groups so as to implement age appropriate curriculum.

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

of the property operated a daycare at this location. Allowing the Pumpkin Patch Daycare, LLC to operate as a daycare (C)(over)

Name Chelsea Taylor, Bernie Taylor Date: 7/21/11

① of the current district, 10 North St. has been used as a daycare center for 30+ years.

② is already fitted to accommodate a daycare center which include a sprinkler system, emergency exit signs, 2 kitchen areas, 4 half bath (which is not consistent with a normal residential property).

Since there are 2 means of egress from the 2nd floor it meets daycare regulations. The large open floor plan lends itself well to function as a daycare center. A typical 3,766 square foot property would have more features to accommodate a family. The 3,766 square foot property at 10 North St. fits the design as a daycare center.

③ center at this location conserves the existing value of the building by allowing an effective use of a valuable structure since it is of limited value as a single family residence.

July 26, 2011

Zoning Board of Adjustment

City Hall

31 Wakefield Street

Rochester, New Hampshire 03867-1917

Narrative to continue to use 10 North Street as a Daycare Center

The Pumpkin Patch Daycare, LLC

Dear Councilor Ralph Torr and Members of the Zoning Board of Adjustment,

My wife, Chelsea Taylor, currently runs a daycare for 12 children from an addition that we added onto our home at 81 Oak St. Rochester, NH. 03839. (Parcel ID 0251-0213-0010). We have applied for and were granted the Planning Board's permission to operate a home daycare from this property. Pumpkin Patch Daycare, LLC is also a licensed daycare provider with the State of New Hampshire.

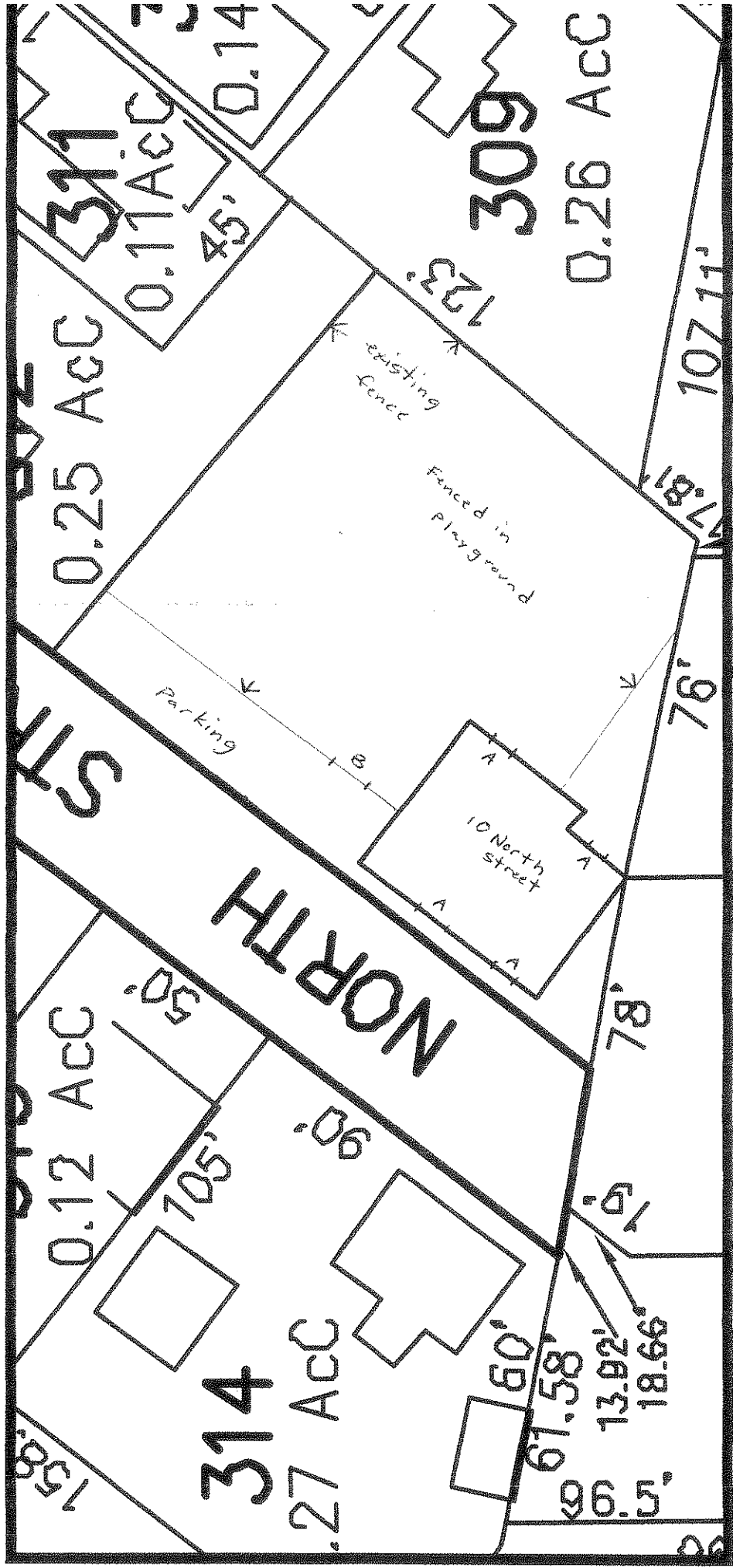
We have previously applied for a variance to operate a daycare from 79 Oak Street (Parcel ID 0251-0213-0011) when the property was in foreclosure. Unfortunately at this time we have not been able to agree on a price that is suitable for the seller and the buyer. I am proposing that we withdraw the variance to operate a daycare from 79 Oak Street.

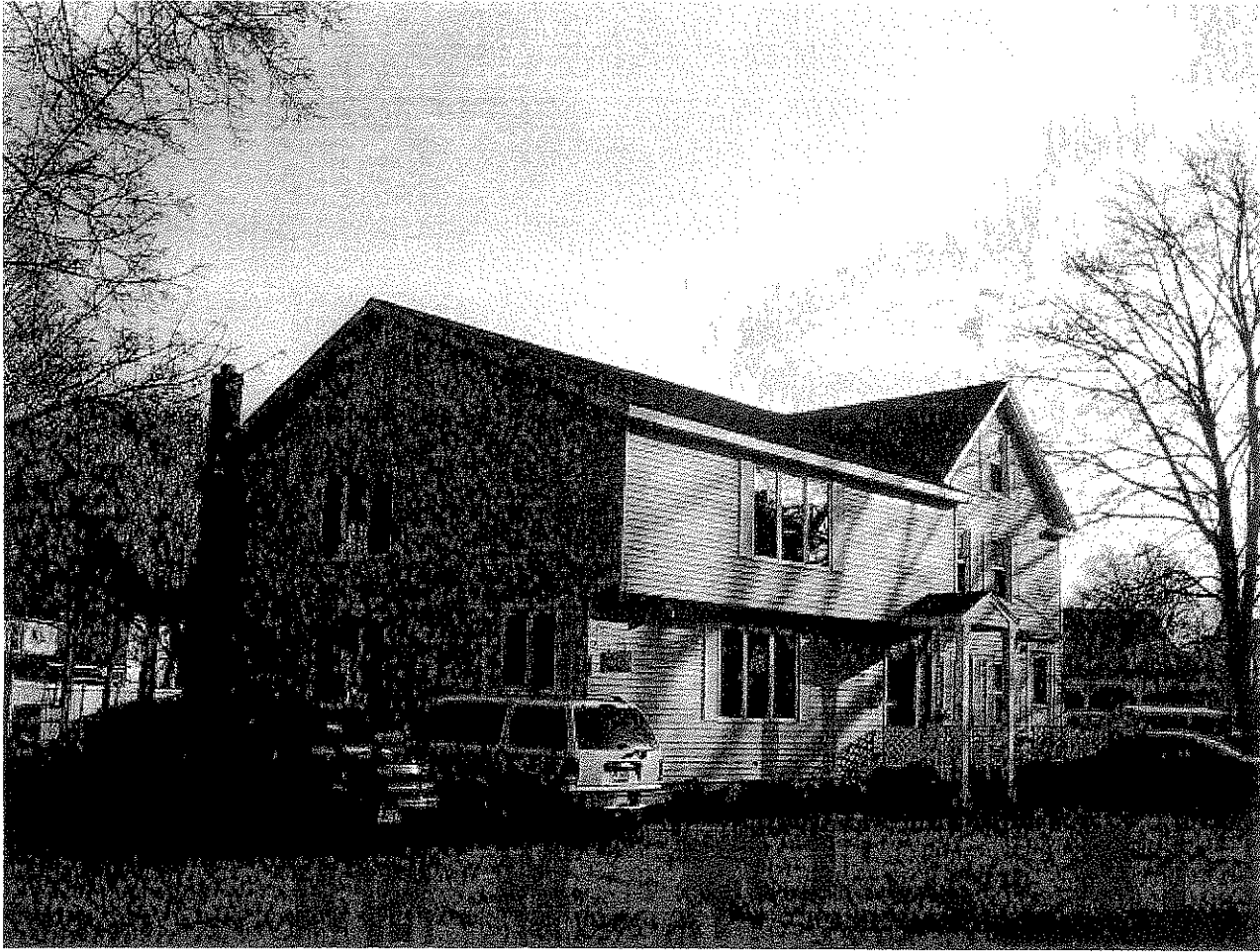
With the Zoning Boards approval and granting of a variance, our intent is to purchase the property at 10 North St. Rochester, NH (Parcel ID 0121-0313-0000) for the purpose of expanding and relocating our current business. The property has already served as a daycare center for a number of years (previously Bee's Daycare) and has not had any other use in between owners. The property at 10 North St. is currently in foreclosure and is located on a quiet street that has no outlet and traffic is light. The building has 3,766 square feet of finished area complete with a sprinkler system which lends itself perfectly to a daycare with 4 half baths, two kitchen areas, and two large areas which can be designated as structured play spaces and classrooms for the different age groups. The doorways are clearly marked with exit signs with two means of egress from both floors. The front foyer is designed to facilitate ease of drop off and pick up of children with access to both levels of the property. With the granting of a variance to operate as a daycare center, our intentions are to bring a refreshing look to the existing property and make it more suitable to attract new customers.

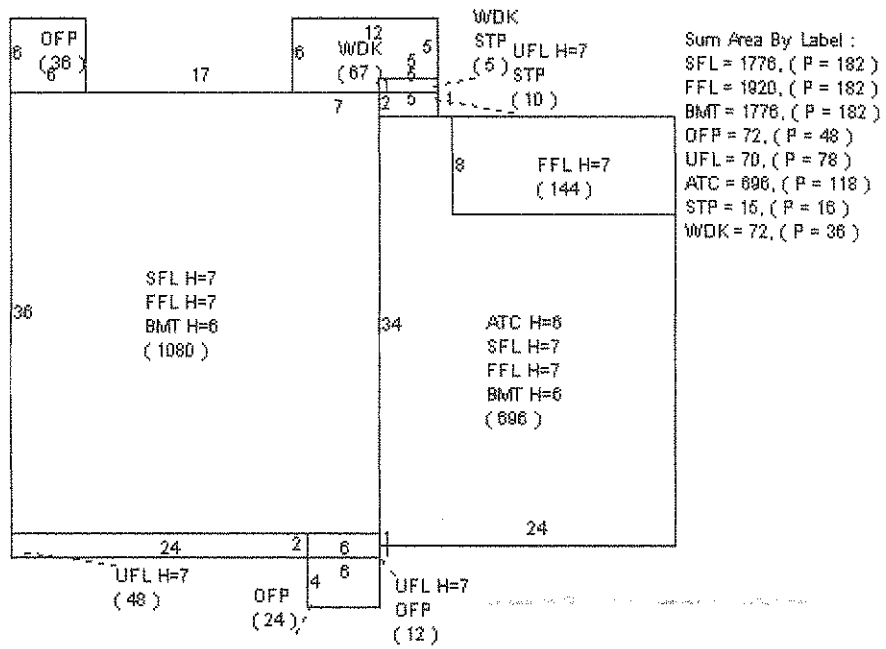
The previous daycare located at 10 North St. was licensed with the state for 53 children. We plan to care for up to 53 children or as the state will allow. The first floor of the property will serve as a preschool type setting for 3-5 year old children. The second floor will serve as the nursery/daycare for children ages 6 weeks through two years. While the space will remain open, it will be separated by these age groups. This will allow designated space for each age

Bernie and Lucinda Meyer
Pumpkin Patch Daycare, LLC
10 North St Proposal
Lot # 121-313-0000

Legend
A = door to enter/exit property
B = gate to back yard



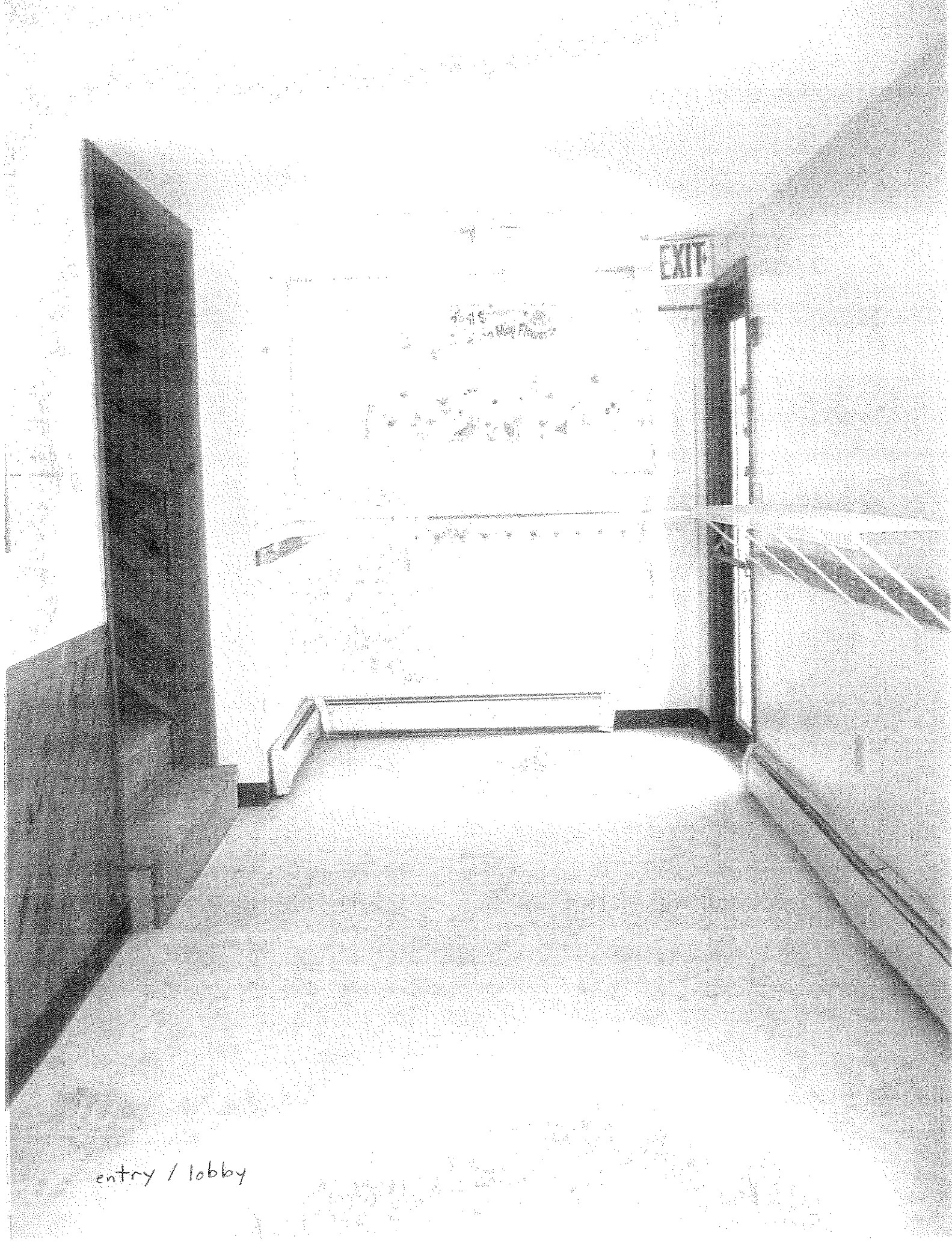




one of the
two kitchens

one of 4 half bathrooms





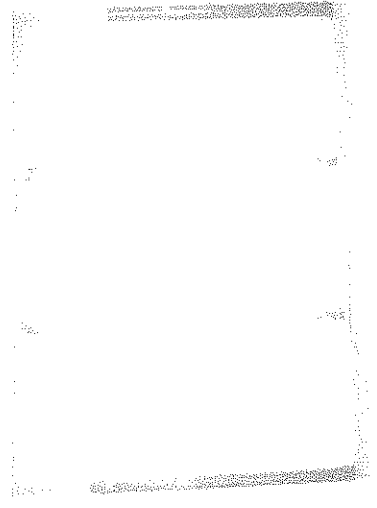
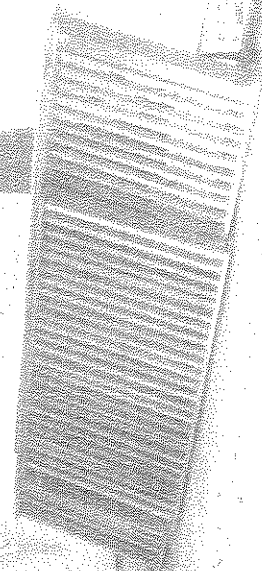
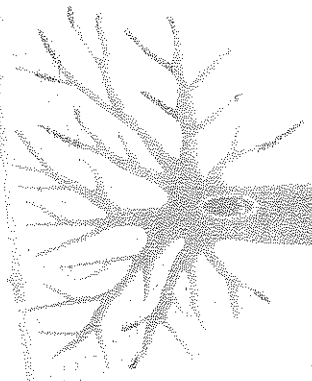
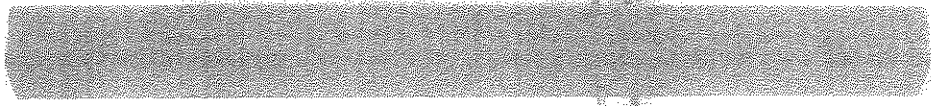
entry / lobby



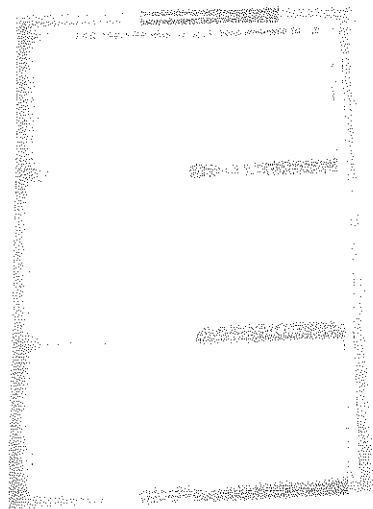
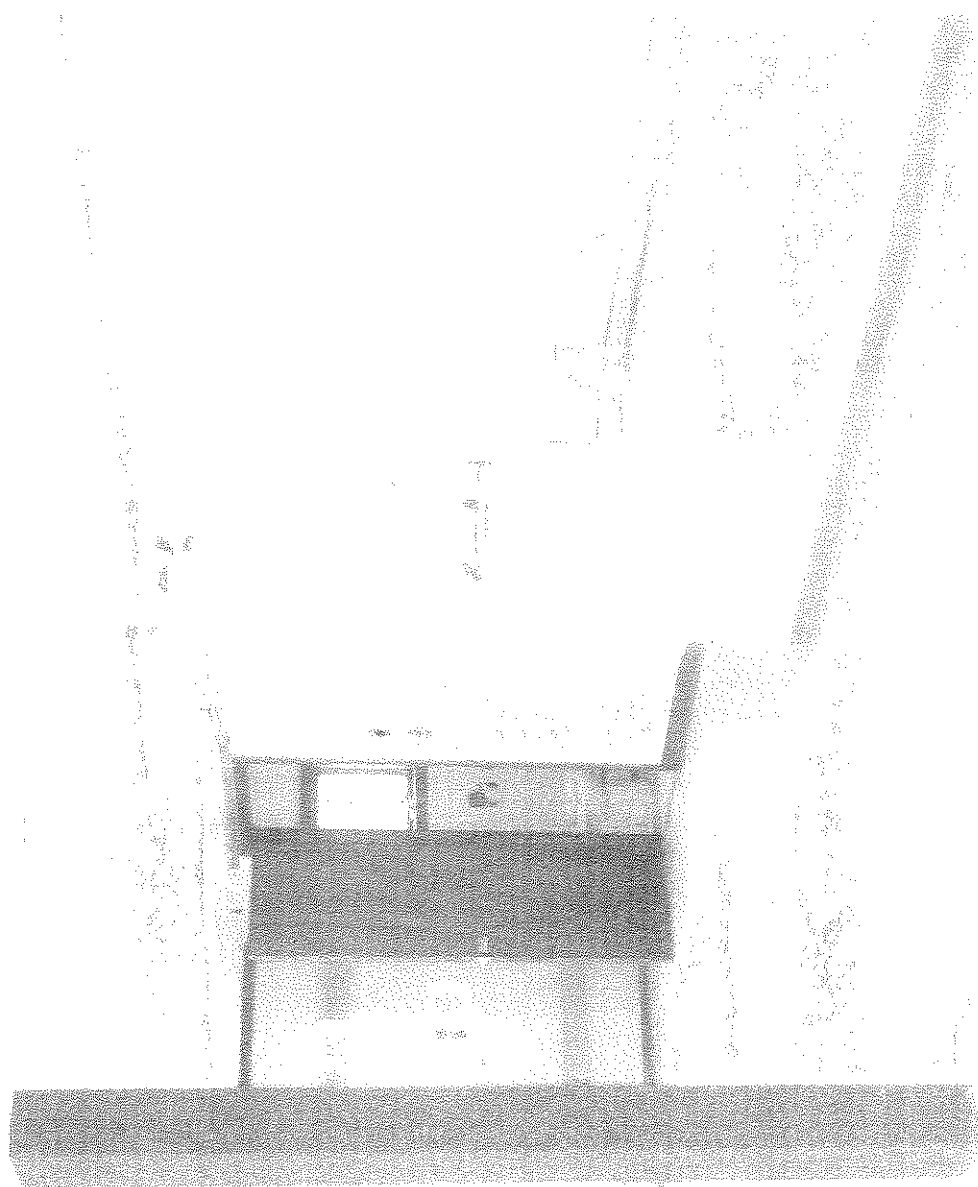
1st floor looking front
towards lobby



1st floor looking back



2nd floor looking front



2nd floor looking back

ABUTTER LISTCity of Rochester, NH
Please Print or TypeApplicant: Bernie and Chelsea Taylor Phone 603-335-0559

Project Address:

10 North St.

RECEIVED

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
121	313		TD Bank NA ^F ATTN: Franklin ME	10 North St PO Box 9540 Portland, ME 04112-9540

ABUTTING LOT OWNERS

0092812

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
121	312	Thomas Gerrish	198 North Main St. 127 Ten Rod Rd Rock - 03867
	316	Thomas M. Soley	200 North Main St. Rock - 03867
	315	Joanne Lancy	5 North St. Rock, 03867
	314	Janice E. Kazlavskas	9 North St. Rock 03867
	299	St. Cyr Paul William & ^{Kimberly} Ann St. Cyr	31 Walnut St. Rock, 03867
	300	Pelletier George E & ^{Kimberly}	29 Walnut St. 20 Tingley St. Rock, 03867
	301	Neil T. Bailey	25 Walnut St. Rock, 03867 03867
	302	Peters Family Living Trust ^{% G+J} Peters, Tru	21 Walnut St. Rock 03867
	309	Bradford J. & Mary M. Gould	190 North Main St. Rock 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

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: July 27, 2011, This is page 1 of 1 pages.Applicant or Agent: BC Taylor IIStaff Verification: 7/28/11 cee