



Economic Development
Community Development
Planning & Zoning
Conservation Commission

City Hall - Second Floor
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/

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175-
1#5027

APPLICATION FOR A VARIANCE

RECEIVED

MAY 26 2011

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Planning Dept.

DO NOT WRITE IN THIS SPACE

CASE NO. 2011-13

DATE FILED 5/26/11

ZONING BOARD CLERK C. Lee

Phone No 332-8700

Name of applicant Daves Tri-City Towing

Address 50 Wakefield St Rochester

Owner of property concerned HA maps
(If the same as applicant, write "same")

Address 845 Main St Sanford ME 04073
(If the same as applicant, write "same")

Location 50 Wakefield St

Map No. 121 Lot No. 384 Zone B1

Description of property 3 BAY Garage with office

Proposed use or existing use affected Auto Repair / Towing

The undersigned hereby requests a variance to the terms of Article 42.14 Table 1
Section (B) (17) and asked that said terms be waived to permit auto sales in a
B1 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 Dan W. Smith
(Applicant)

J:\PLAN\ZONING\APPLICATION FOR A VARIANCE.doc

5/27/11 9:45 AM Called and spoke w/ Applicant - To clarify only asking for auto sales - Dave stated he has no interest in selling motorcycles - [Signature] Zoning Secretary

Date: _____

A Variance is requested by Daniel Winkler

from Section _____ Subsection _____

of the Zoning Ordinance to permit: _____

at _____ Map _____ Lot _____ Zone _____ MAY 26 2011

Facts supporting this request:

Planning Dept.

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

We have vehicles on Property For Storage & Repair now
Adding 6 vehicles would not diminish Property values2) Granting the variance is not contrary to the public interest because: would nothinder Public Roadways3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: Need to Diversify Businessto Continue to Be a Small business in Rochester4.) Granting the variance would do substantial justice because: Able to DiversifyBusiness5.) The use is not contrary to the spirit of the ordinance because: It would notNegatively effect Any AbattoirsName Daniel Winkler Date: 5/25/11

Dave's Tri-City Towing LLC
50 Wakefield Street
Rochester, NH 03867
Phone # (603) 332.8700 - Fax # (603) 332.4610
Email: fivestarmuffler@gmail.com

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MAY 26 2011

Planning Dept.

May 26, 2011

Attn: Department of Planning and Development
City of Rochester
Second Floor, City Hall
31 Wakefield Street
Rochester, NH 03867-1917

Subject: Letter of Intent
Automotive Dealer Variance

Dear Rochester Planning Department:

My name is David E. Winship Jr. I own Dave's Tri-City Towing LLC, which currently conducts business at 50 Wakefield Street Rochester, NH 03867. We provide services for the community in the form of auto repair and towing. I would like to expand my business to include automotive sales.

I have applied with the State of New Hampshire for an automotive dealer's license. The property at 50 Wakefield Street meets the criteria set forth by the State of New Hampshire Department of Safety, Division of Motor Vehicles. I am currently waiting for approval from the City of Rochester.

The intent of this addition is:

- A small area of the property at 50 Wakefield Street Rochester, NH to be designated for automotive sales (not to exceed a maximum of six vehicles at any given time)

- All vehicles are to be tastefully marketed as to not disrupt the surrounding areas or businesses.
- I do not intend to add or change any signage on the property that has been previously approved by the city planning board.
- Sales are to be conducted during normal daytime business hours.

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If you require any additional information, please contact me at (603) 817.1094.

Respectfully,



David E Winship Jr.

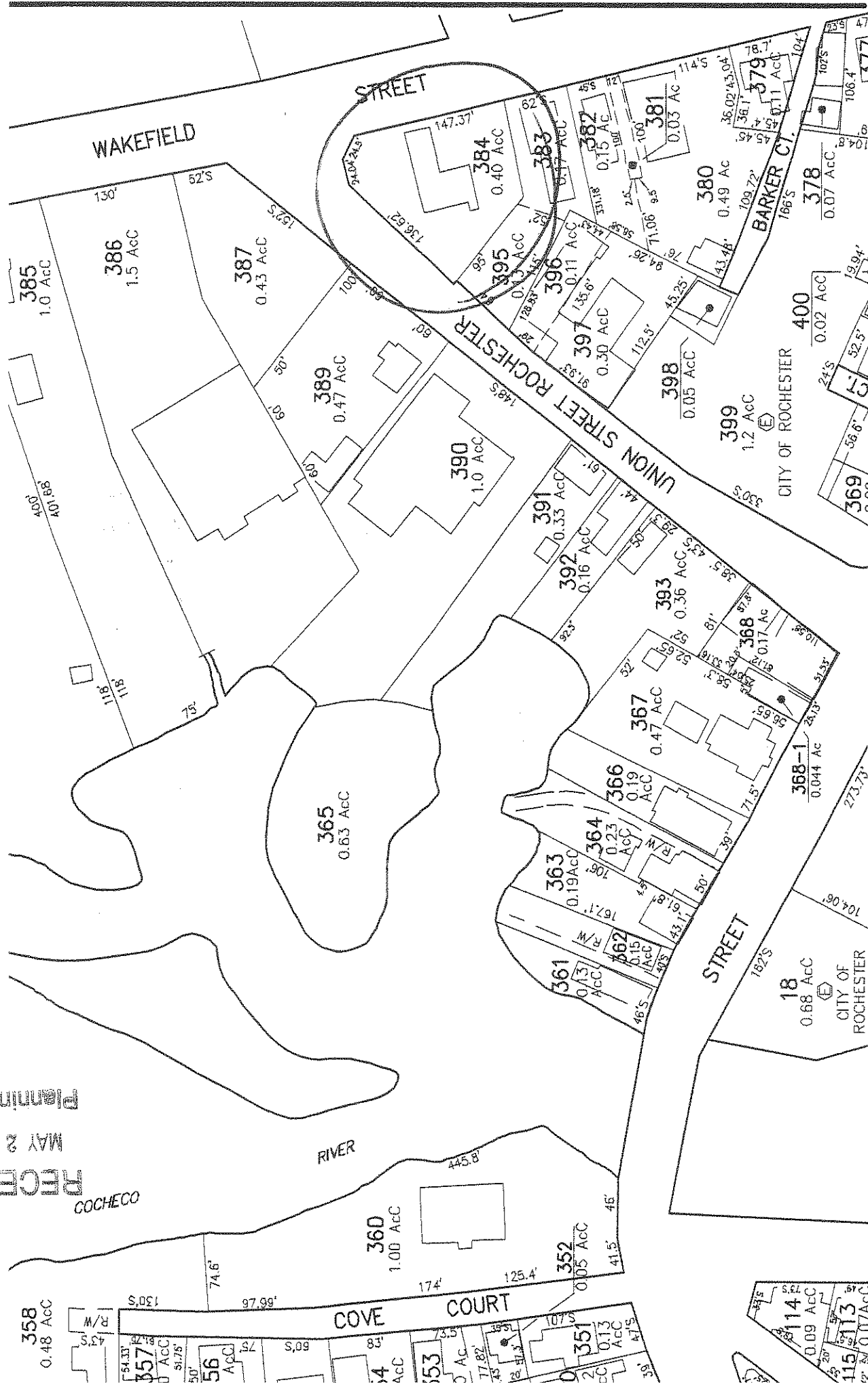
Sole Member

Dave's Tri-City Towing LLC

201-1102



COCHECO



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Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0121-0384-0006	Account Number 27327
Prior Parcel ID --	
Property Owner MAPES H A INC	Property Location 50 WAKEFIELD ST
	Property Use AUTO REPAIR
Mailing Address P O BOX 157	Most Recent Sale Date 12/28/1984
	Legal Reference 1070-324
City SPRINGVALE	Grantor GULF OIL CORP
Mailing State ME Zip 04083	Sale Price 125,000
Parcel/Zoning B1	Land Area 0.400 acres

Current Property Assessment

Card 1 Value	Building Value 37,200	Yard Items Value 5,800	Land Value 86,800	Total Value 180,800
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Building Description

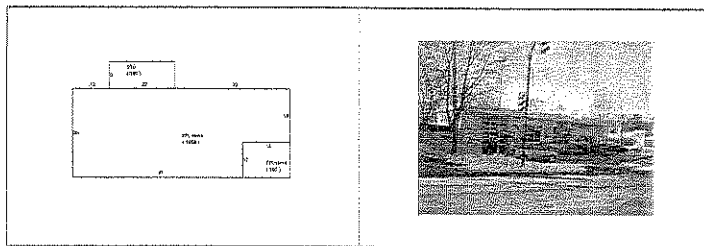
Building Style SVC GARAGE	Foundation Type CONCRETE	Flooring Type CONCRETE
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1967	Roof Structure FLAT	Heating Type UNIT HTRS
Building Grade AVG. (+)	Roof Cover MEMBRANE	Heating Fuel Oil
Building Condition Average	Siding CONC BLOCK	Air Conditioning 0%
Finished Area (SF) 2190	Interior Walls AVERAGE	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.400 acres of land mainly classified as AUTO REPAIR with a(n) SVC GARAGE style building, built about 1967, having CONC BLOCK exterior and MEMBRANE roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 1 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: Daves TR-City TowingPhone 332 8703

Project Address:

52 Wakefield ST**RECEIVED**

MAY 26 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.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
121	384	B1		

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
121	383	FORTY Wakefield Realty	40 Wakefield ST
121	395	Forty Wakefield Realty	40 Wakefield ST
121	389	Jane Hervey Rev Trust	27 Union ST
121	387	Rochester Trust CHAUGHEY Trustee	1460 SOLDIERS FIELD Rd Boston MA 02135
120	421	Profile BANK FSB	PO BOX 1808 Rochester NH
120	408	City of Rochester	31 Wakefield ST

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: 5-26-11, This is page of pages.

Applicant or Agent:

Dave WhislerStaff Verification: