



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, December 8, 2010** in the City Hall Council Chambers concerning the following:

2010-36 Application by Goodfella's Pizzeria LLC (Robert Partridge) for variances under Article 42.9 Section (b)(6) of the City's Zoning Ordinance: The first variance is to have the parking requirement based on seating, employees, and bar stools. If granted, the second variance is to allow fourteen (14) parking spaces where sixteen (16) is required; or, if the first variance is not granted, the applicant seeks a variance to allow fourteen (14) parking spaces where twenty (20) are required.

Location: 66 Washington Street
Tax Map 123, Lot 1, 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
Rochester, New Hampshire 03867-1917
(603) 335-1338 • Fax (603) 335-7585
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12 175

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APPLICATION FOR A VARIANCE

NOV 23 2010

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Planning Dept

DO NOT WRITE IN THIS SPACE

CASE NO. 2010-36

DATE FILED 11-23-10

ZONING BOARD CLERK C. Linn

Phone No 603-491-6653

Name of applicant Goodfellas Pizzeria LLC (Robert Partridge)

Address 129 Franklin St Laconia, NH 03246

Owner of property concerned TFS Holdings LLC (Frank Spinale)
(If the same as applicant, write "same")

Address 66 Washington St. Rochester
(If the same as applicant, write "same")

Location 66 Washington St.

Map No. 123 Lot No. 1 Zone B1

Description of property Restaurant

Proposed use or existing use affected Square Footage of area used allows
occupancy of 69, requesting usage of 12 spaces for 32 occupants

The undersigned hereby requests a variance to the terms of Article
Section _____ and asked that said terms be waived to permit parking based on
Seating not on occupancy

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: _____

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A Variance is requested by Goodfellas Pizzeria LLC

NOV 23 2010

from Section _____ Subsection _____ Planning Dept.

of the Zoning Ordinance to permit: parking based on seating
not occupancy.

at 66 Washington St. Map 123 Lot 1 Zone B1

Facts supporting this request:

- (1) The proposed use would not diminish surrounding property values because:
Proposed Restaurant Seating will be limited to 32
Seats, requiring 12 Parking Spaces
- (2) Granting the variance is not contrary to the public interest because: A Limit of
32 Seats, requiring 12 parking Spaces would allow for
4 Spaces required for 2 Apt. Unit @ existing on premises
- (3) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: A need to provide parking
for customers/The parking 12 spaces for 32 seats is
compliant with City requirements/Use of existing 12 Spaces
will not impact the public
- (4) Granting the variance would do substantial justice because: Minimizing + containing
parking to the existing 12 Spaces will alleviate over
crowding + benefit the public
- (5) The use is not contrary to the spirit of the ordinance because: This is an
existing parking lot for the Restaurant

Name _____

Date: 11-23-2010

Narrative

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NOV 23 2010

Planning Dept.

Goodfellas Pizzeria LLC
66 Washington St.
Rochester, NH

Due to the occupancy via Square Footage (being 69 occupants) the existing parking available is not adequate. The proposed seating is for 32 people requiring 12 parking spaces, (existing).

I am requesting that based on seating for 32 people I be approved for use of 12 of the 18 existing spaces for restaurant parking.

Sincerely



Robert Partridge

Goodfellas parking calculation:

Based on maximum seats and employees:

22 regular seating	@ 1 space per 3 seats	= 8
10 bar seats	@ 1 space per 2 seats	= 5
Maximum employees:		
2 servers, 2 kitchen & 2 delivery	@ 1 space per 2 employees	= 3
		TOTAL REQUIRED = 16

Based on square footage and bar seats:

Square footage of space used to support restaurant use = 2400 (as measured by applicant)		
Required to have one space per 150 ft ²	= 2400/150	= 16
8 bar seats @ 1 space per 2 seats	=	4
		TOTAL REQUIRED = 20

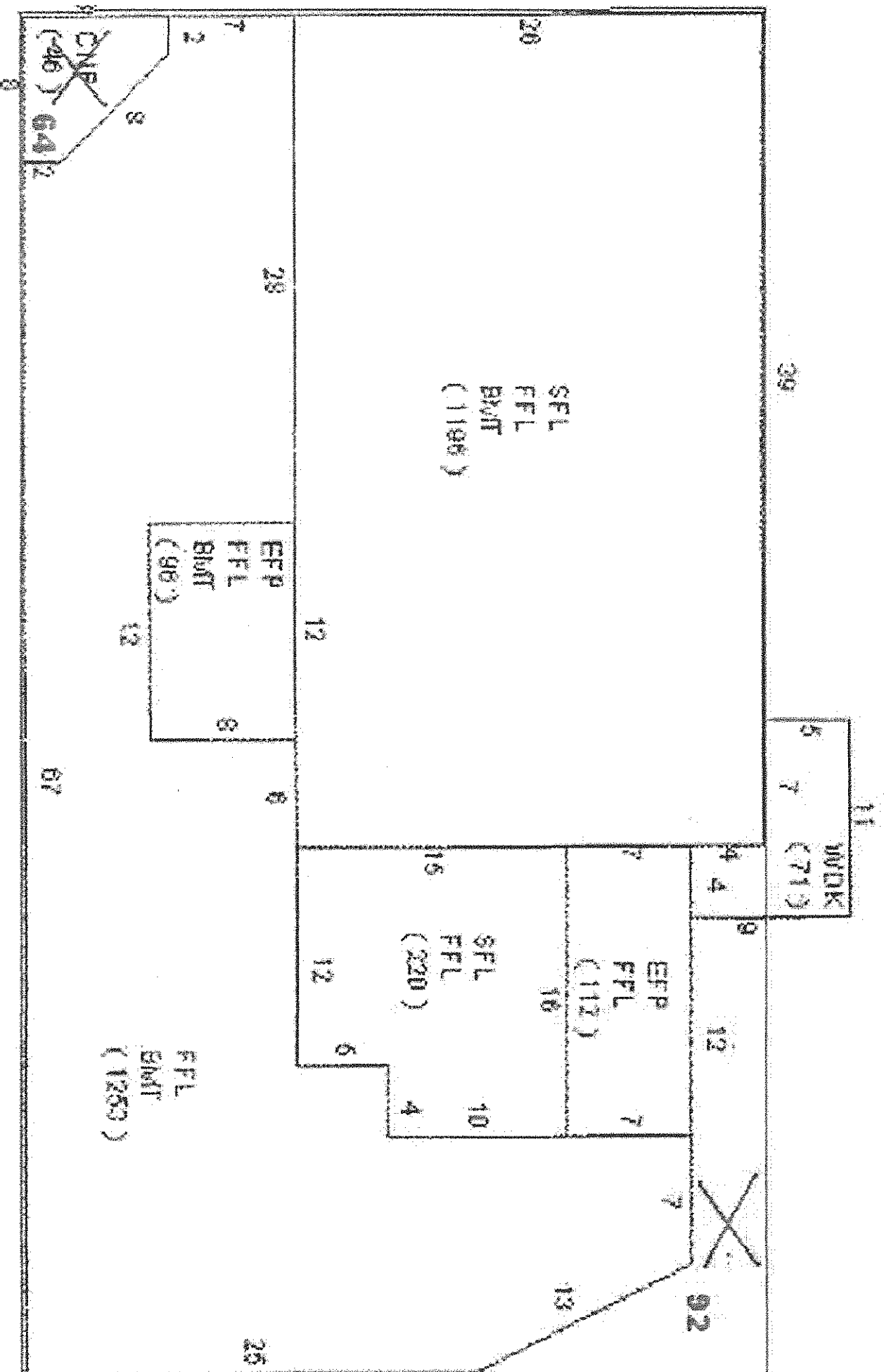
Current Site Conditions

Total spaces available	= 18
Spaces used by 2 apartments	= 4
Balance available to restaurant = 14	

Relief required is 20 – 14 = 6

Relief options

- 1) Use calculation that generates lesser requirement.
- 2) Use calculation that generates lesser requirement AND request relief to allow 14 where 16 is required.
- 3) Request reduction in spaces required using area and bar seats from 20 to 14.



41X75-44-92-2010

$$\frac{2919}{150} = 19.46 \Rightarrow \textcircled{20}$$

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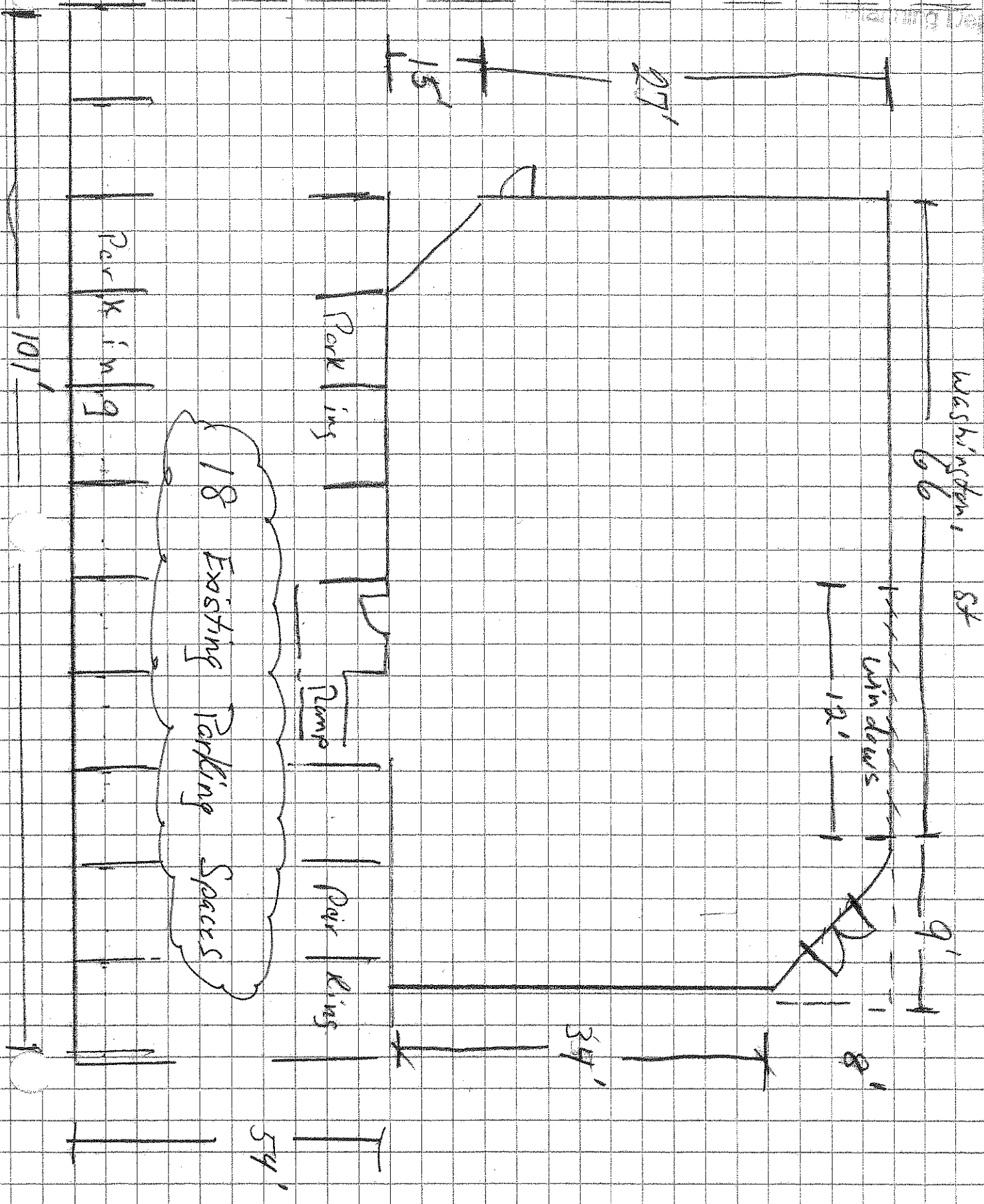
NOV 19 2010

Planning Dept.

RECEIVED

NOV 23 2010

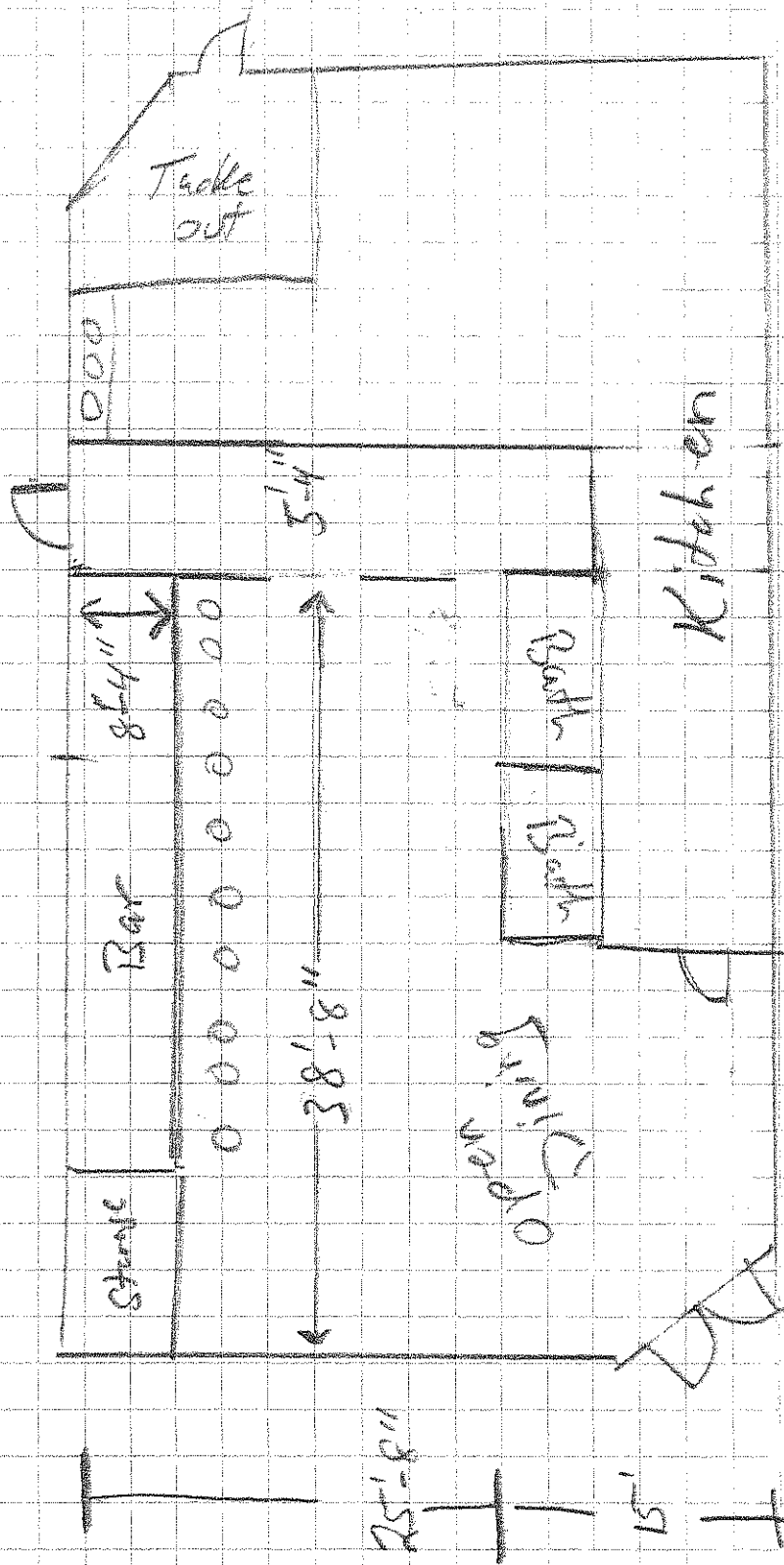
Planning Dept.



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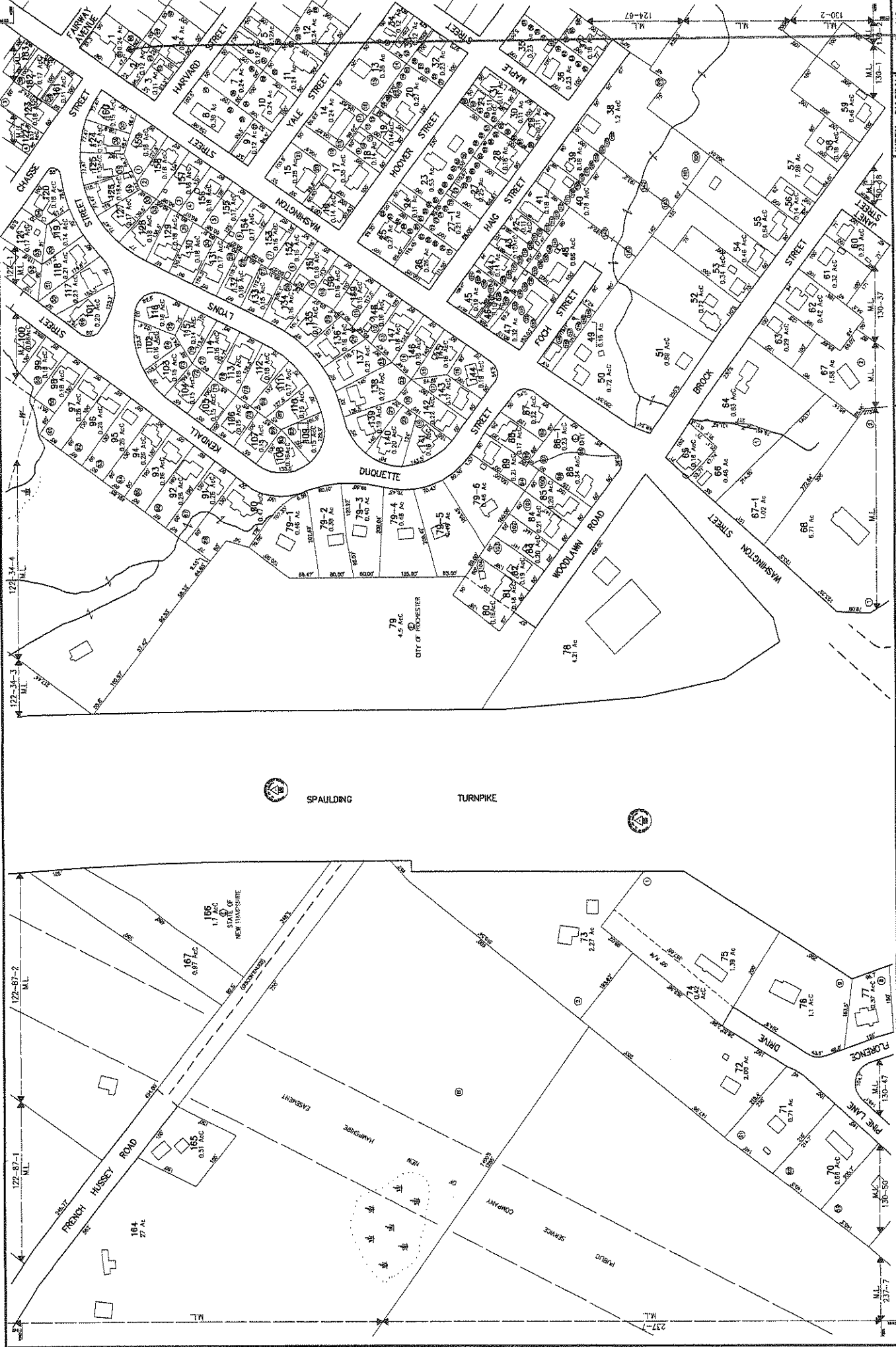
NOV 19 2010

PLANNING DEPT



Dining Rm / Pub 1,360 SF
Total Seatings 32 +

← Washington St



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PRODUCTION DATE: APRIL 28, 1999

COMPLETION DATE: JUNE 30, 1992

PRODUCED IN 1992 BY

CARTOGRAPHIC ASSOC. INC.

PROFESSIONAL CONSULTANTS

MINERAL MAPPING - GIS - PUBLIC WORKS INFORMATION MANAGEMENT

(603) 441-1119 (FAX) (603) 441-1200 - WWW.CAI-NH.COM

LEGEND

AREA SURVEYED	AC
AREA CALCULATED	AC
RECORD PROPERTY	AC
RECORD INTEREST	AC
RECORD INTEREST	AC
RECORD INTEREST	AC
RECORD INTEREST	AC

INDEX

231	232	233
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PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE

SCALE 1" = 100'

0 100 200 300

0 100 200 300

0 100 200 300

MAP NO. 123

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0123-0001-0000	Account Number 27346
Prior Parcel ID --	
Property Owner TFS HOLDINGS LLC	Property Location 66 WASHINGTON ST
	Property Use MIX COMM/RES
Mailing Address 66 WASHINGTON ST	Most Recent Sale Date 4/29/2008
	Legal Reference 3179-746
City ROCHESTER	Grantor STENDY MANAGEMENT CO LLC,
Mailing State NH Zip 03867	Sale Price 230,000
Parcel Zoning B1	Land Area 0.240 acres

Current Property Assessment

Card 1 Value	Building Value 89,800	Yard Items Value 0	Land Value 128,200	Total Value 218,600
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Building Description

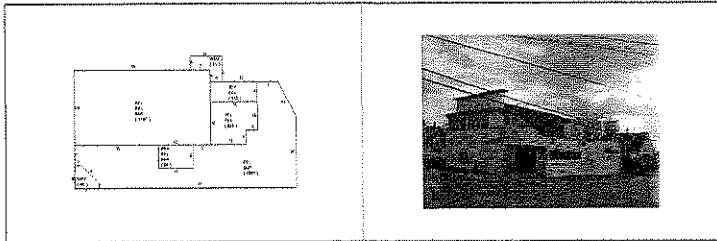
Building Style MIXED USE	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 4	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1925	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade FAIR (+)	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Poor	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 4293	Interior Walls AVERAGE	# of Bsmt Garages 0
Number Rooms 6	# of Bedrooms 3	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.240 acres of land mainly classified as MIX COMM/RES with a(n) MIXED USE style building, built about 1925, having VINYL exterior and ASPHALT SH roof cover, with 4 unit(s), 6 room(s), 3 bedroom(s), 2 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.

