



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>

RECEIVED

JUN 16 2011

Planning Dept.

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2011-14

DATE FILED 6-16-11

C. Lewis
ZONING BOARD CLERK

Phone No 603-749-4005

Name of applicant Next Level Church (Daniel King / Executive Pastor)

Address 1 Washington St #4023, Dover, NH, 03820

Owner of property concerned Great Falls Ave, LLC

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

Address 9 Great Falls Ave

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

Location 9 Great Falls Ave

Map No. 128 Lot No. 200 Zone I-2

Description of property 73,000 sq ft, 16ft ceilings, light blue block exterior

Proposed use or existing use affected Church gathering in NW corner
of building (see attached)

The undersigned hereby requests a variance to the terms of Article 42.14 Section Table 1

and asked that said terms be waived to permit Religious services

(D)(14)

(Church in I2 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

[Signature]
(Applicant)

Date

6/16/11

CRITERION FOR VARIANCE

Case # 2011-14

Date: 6/16/11

A Variance is requested by Next Level Church

from Section _____ Subsection _____

of the Zoning Ordinance to permit: Religious Services

at 9 Great Falls Ave Map 128 Lot 200 Zone I-2

Facts supporting this request:

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

It represents only a small portion of the building & is
set well back from all abutters

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

use is a large public benefit & provides added value to
the community in many forms

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

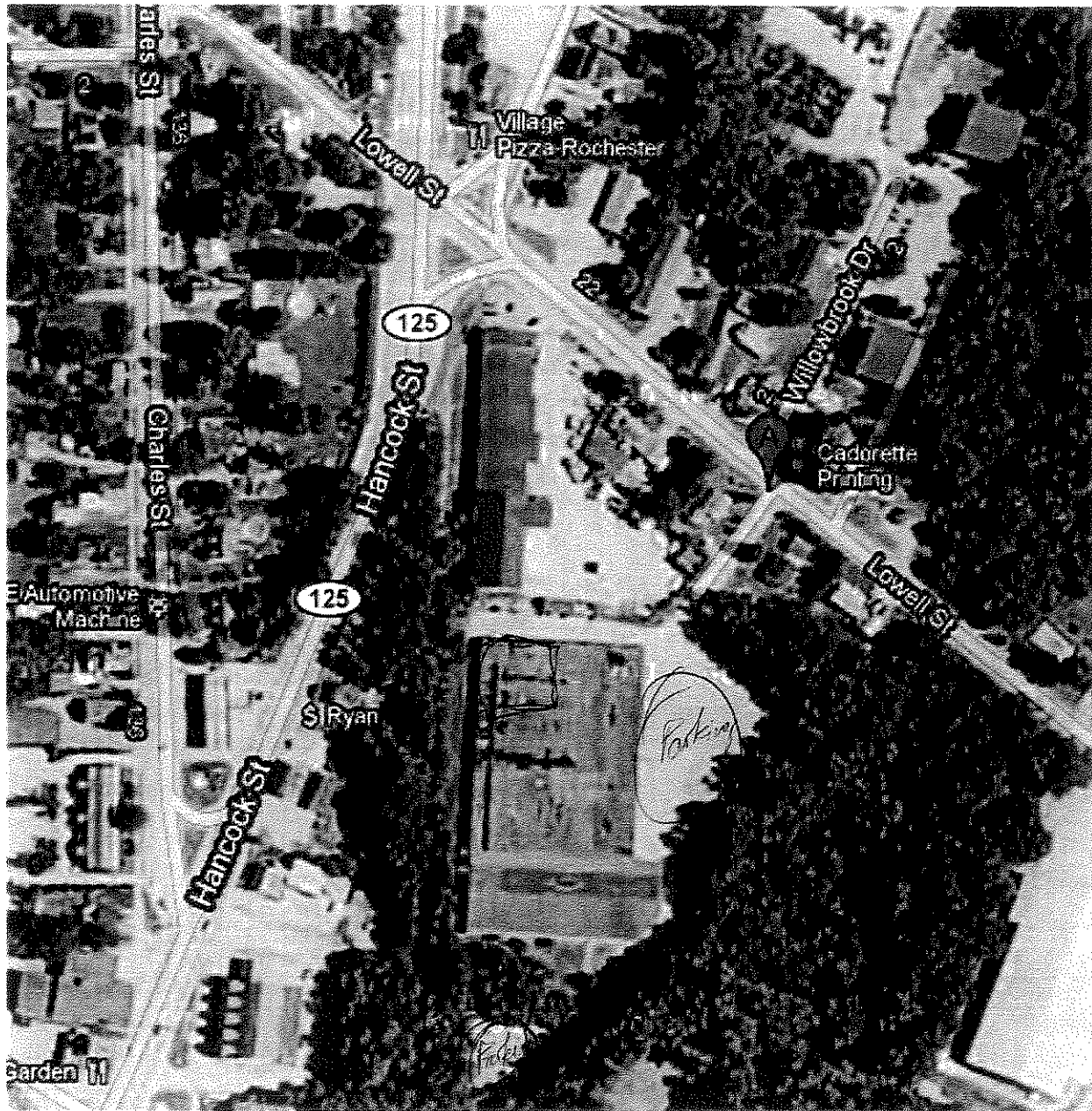
4.) Granting the variance would do substantial justice because: The church will

serve citizens through community projects, family
outreach, & other events.

5.) The use is not contrary to the spirit of the ordinance because: It involves a

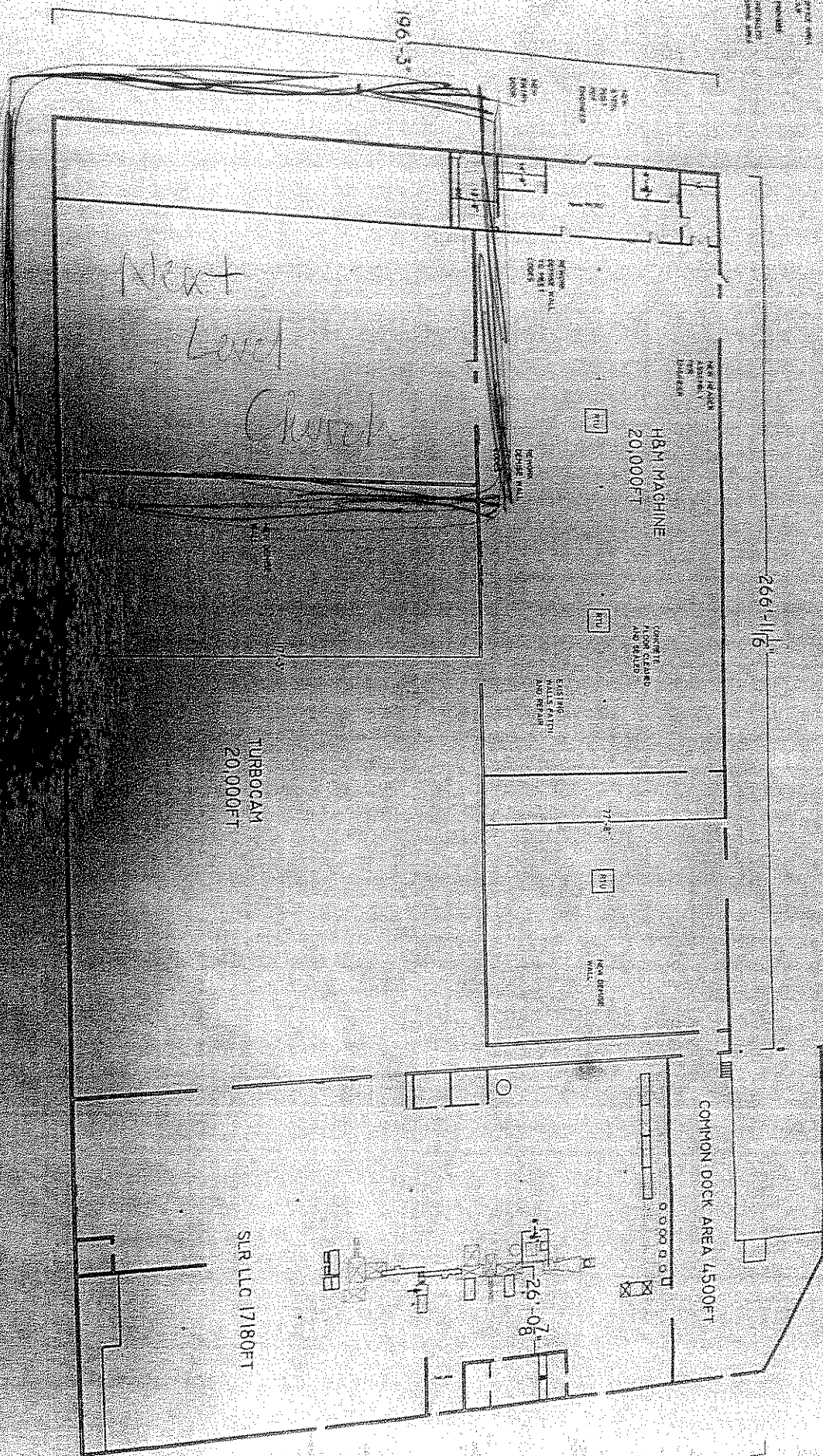
church which enhances community safety relative to Industrial.

Name Dan King Date: 6/16/11



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
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 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:

Part 1-100
 1.01 SUMMARY
 A. Section Includes
 1. Part 1-100



Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0128-0200-0000	Account Number	27469
Prior Parcel ID	--	Property Location	9 GREAT FALLS AVE
Property Owner	BLACK ACES LLC	Property Use	MANUFACTURE
Mailing Address	340 CENTRAL AVE SUITE 202	Most Recent Sale Date	3/31/1994
City	DOVER	Legal Reference	1737-160
Mailing State	NH	Grantor	RCS LAND INC
ParcelZoning	I2	Sale Price	385,000
		Land Area	5.200 acres

Current Property Assessment

Card 1 Value	Building Value	682,100	Yard Items Value	48,300	Land Value	203,800	Total Value	934,200
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Building Description

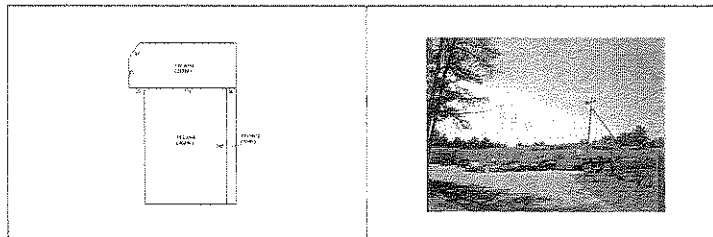
Building Style	INDUST-LT	Foundation Type	CONCRETE	Flooring Type	CONCRETE
# of Living Units	2	Frame Type	WOOD	Basement Floor	N/A
Year Built	1970	Roof Structure	FLAT	Heating Type	UNIT HTRS
Building Grade	A/G. (-)	Roof Cover	TAR+GRAVEL	Heating Fuel	GAS
Building Condition	Average	Siding	CONC BLOCK	Air Conditioning	0%
Finished Area (SF)	73615	Interior Walls	AVERAGE	# of Bent Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	4	# of Other Fixtures	5

Legal Description

Narrative Description of Property

This property contains 5.200 acres of land mainly classified as MANUFACTURE with a(n) INDUST-LT style building, built about 1970 , having CONC BLOCK exterior and TAR+GRAVEL roof cover, with 2 unit(s), 0 room(s), 0 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.

City of Rochester, NH
Please Print or Type

N:\PLAN\Forms\Miscellaneous\Abutter list.doc (effective 7-12-10)

ABUTTER LIST
City of Rochester, NH
Please Print or Type

Applicant: _____ Phone _____

Project Address: _____

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
128	200			

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
128	203	Brookside Concrete Paving Co. Inc.	46 A Ten Rod Rd, Rochester, NH 03867
128	201	Steven Mann	144 Charles St, Rochester, NH 03867
128	198	David Jones & Dawn Boyle	37 Lowell St, Rochester, NH 03867
128	199	Brian Davidson	2 Great Falls Ave, Rochester, NH 03867
128	197-1	Stratford Stratford Country YMCA	30 Mechanic St, Manchester, NH 03101
128	197	City of Rochester	31 Wakefield St, Rochester, NH 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: 6/16/09, This is page _____ of _____ pages.

Applicant or Agent:  Staff Verification: _____