



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](http://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, July 14, 2010** in the City Hall Council Chambers concerning the following:


**2010-15** - Application by The Kane Company, for a variance under Article 42.8 Section (e)(1) and (c)(2) of the City's Zoning Ordinance to allow a temporary real estate billboard sign of 128 sq. ft. where no billboard sign is allowed.

**Location:** 11 Donald Street and Ramsey Drive - Gonic  
Tax Map 137, Lot 10, Agricultural 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](mailto: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](http://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



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ROCHESTER, NEW HAMPSHIRE 03867-1917  
(603) 335-1338 - Fax (603) 335-7585  
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*paid*  
*175.*  
*124582*

## APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

Phone No 603-430-4000

Name of applicant The Kane Company

Address 210 Commerce Way, Portsmouth, NH 03801

Owner of property concerned Normand A. Ramsey Family Foundation  
(If the same as applicant, write "same")

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

Location Ramsey Drive, Rochester, NH 03867

Map No. 137 Lot No. 10 Zone B-2

Description of property Land

Proposed use or existing use affected Sign Size

The undersigned hereby requests a variance to the terms of Article 42.8 Section (e)1 + (e)2  
and asked that said terms be waived to permit a temporary real estate billboard  
sign of 128 SF where no billboard sign is allowed.

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 *John M. Kane*  
(Applicant)

Date 6-12-10 RECEIVED  
JUN 1 2 2010

Planning Dept.

## CRITERION FOR VARIANCE

Case # \_\_\_\_\_

Date: \_\_\_\_\_

A Variance is requested by The Kane Company

from Section 42.8 Subsection (e)(1) + (c)(2)

of the Zoning Ordinance to permit: A larger real estate sign

at Ramsey Drive Map 137 Lot 10 Zone B-2

Facts supporting this request:

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

Sign is temporary and needs to be larger (128 SF) to be read from the road.

2) Granting the variance is not contrary to the public interest because: \_\_\_\_\_

It is temporary and does not obstruct any view.

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

Need to keep property availability accessible to public.

4.) Granting the variance would do substantial justice because: \_\_\_\_\_

Signage will be visible to the public.

5.) The use is not contrary to the spirit of the ordinance because: \_\_\_\_\_

Sale would bring increased tax revenue to Rochester.

Name \_\_\_\_\_

*Jean Kane*

Date: \_\_\_\_\_

6-12-12

RECEIVED



June 15, 2010

210 Commerce Way  
Suite 100  
Portsmouth, NH  
03801  
Phone 603 430 4000  
Fax 603 430 8940  
www.netkane.com

City of Rochester  
Board of Adjustment  
31 Wakefield St.  
Rochester, NH 03867

RE: Tax Map 37  
Lot 10

To: Board of Adjustment

This Application for Variance seeks to renew the original permission to place a FOR SALE sign on the property that can be read from the road. The original variance application was granted in June of 2008 and has expired as of June 12, 2010.

Sincerely,

Jean M. Kane  
Broker

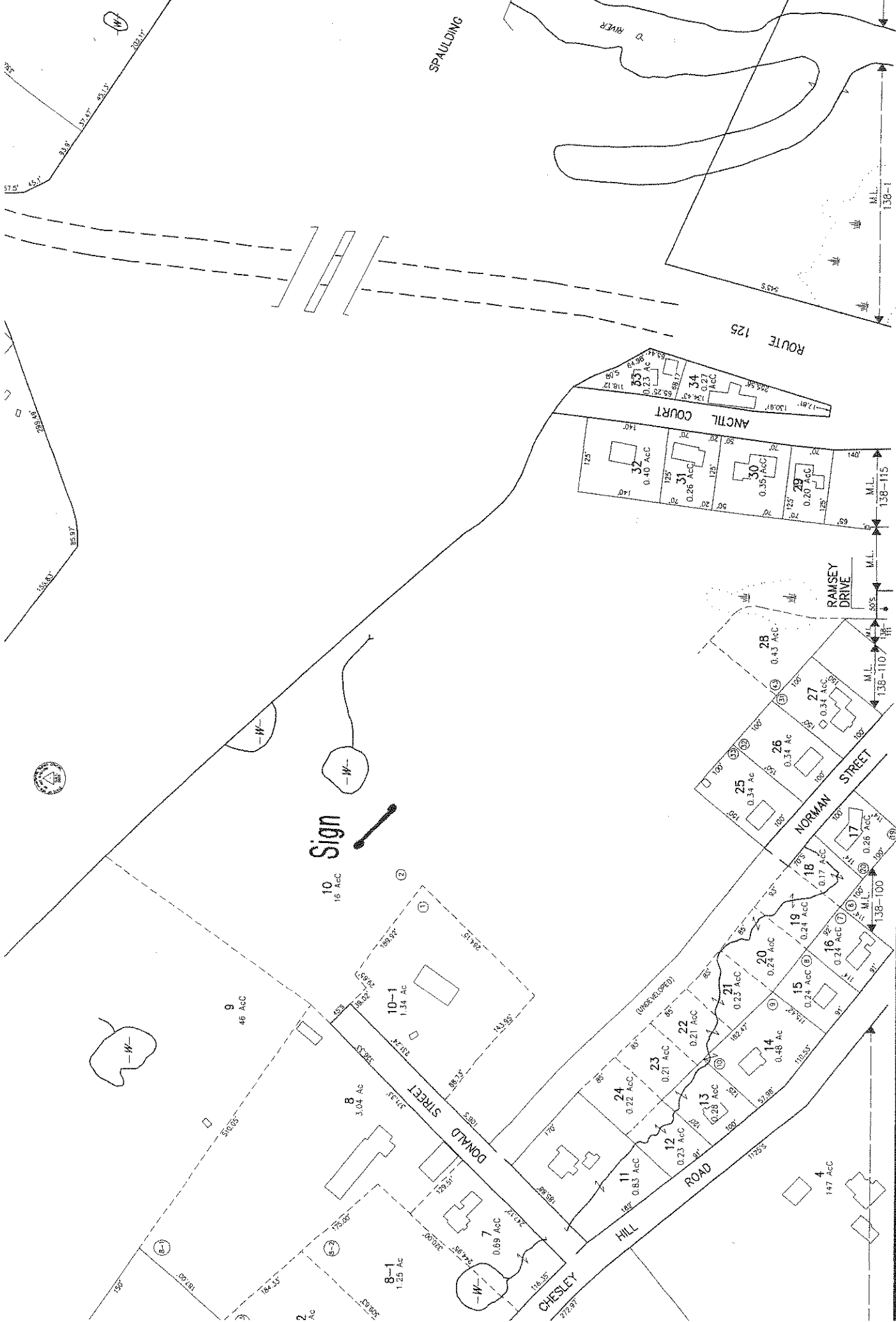
RECEIVED

JUN 18 2010

Planning Dept.



Individual Member



PRODUCED IN 1992 BY  
**CARTOGRAPHIC ASSOC. INC.**  
 PROFESSIONAL CONSULTANTS  
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 11 PLEASANT STREET, LITTLETON, NEW HAMPSHIRE 03561  
 (603)444-0788 - (800)322-4340 - FAX (603)444-1366

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PROPERTY MAPS  
**ROCHESTER**  
 NEW HAMPSHIRE

AREA SURVEYED  
 AREA CALCULATED  
 RECORD DIMENSION  
 SCALED DIMENSION  
 MATCH LINE  
 WATER

LEGEND  
 EXEMPT PROPERTY  
 SUBDIVISION LOT NO.  
 BUILDING  
 RIGHT OF WAY  
 COMMON OWNERSHIP  
 WETLANDS

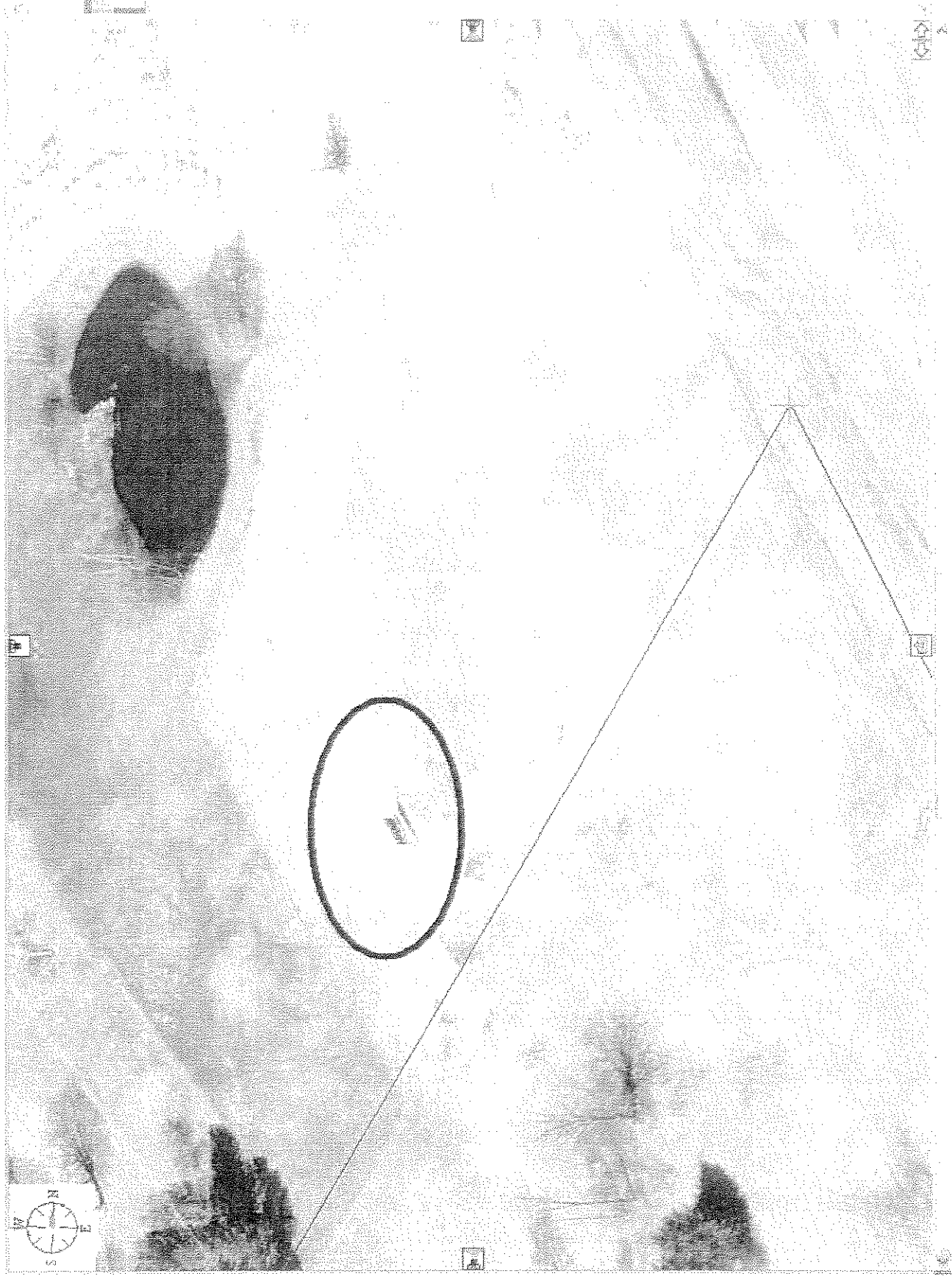
SCALE 1" = 100'  
 FEET  
 0 50 100 150 200 250 300  
 METERS  
 0 25 50 75 100

REVISED TO: APRIL 1, 2009  
 NEW HAMPSHIRE





2010-15



2010-15





Exr 12

Spaulding Turnpike

SITE

Route 123

Route 123

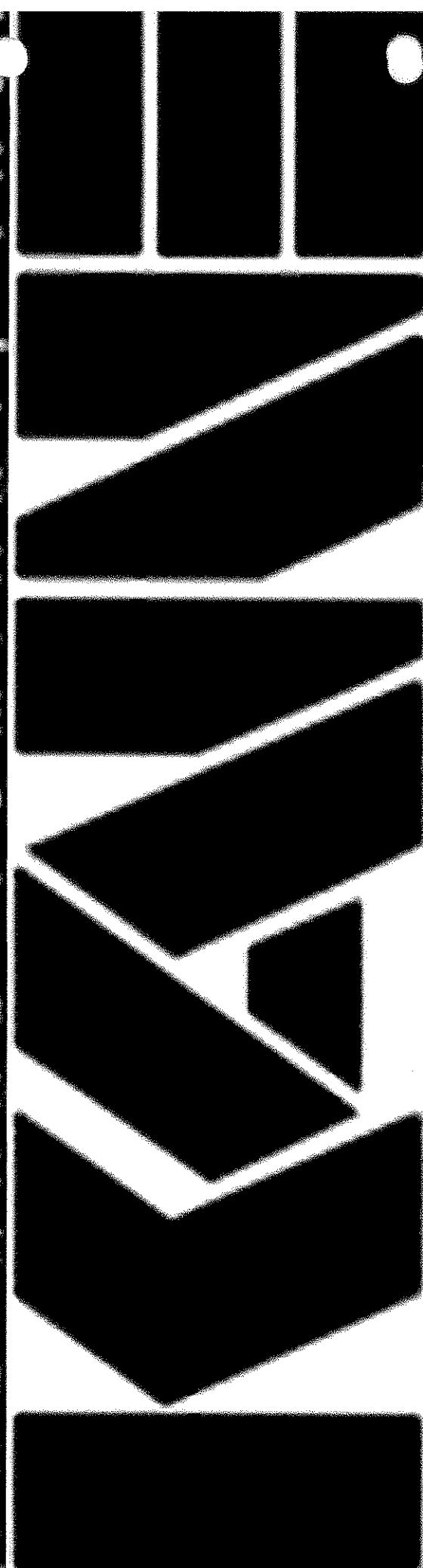
RECEIVED

JUN 18 2010

Planning Dept

**70+ Acres - For Sale**

**THE KANE COMPANY, INC.**



**COMMERCIAL • INDUSTRIAL • REAL ESTATE**

**603.430.4000**

RECEIVED

JUN 16 -

Planning Dept.

## Unofficial Property Record Card - Rochester, NH

## General Property Data

Parcel ID 0137-0010-0000	Account Number 21732
Prior Parcel ID --	
Property Owner RAMSEY NORMAND A FAMILY	Property Location 11 DONALD ST
FOUNDATION % RAMSEY RAYMOND A	Property Use ACCESS BLDG
Mailing Address P O BOX 1329	Most Recent Sale Date 12/22/2005
	Legal Reference 3314-576
City YORK BEACH	Grantor RAMSEY NORMAND A 1995 TRUST %
Mailing State ME Zip 03910-1329	Sale Price 0
Parcel Zoning A	Land Area 16.000 acres

## Current Property Assessment

Card 1 Value	Building Value 0	Yard Rems Value 1,100	Land Value 107,600	Total Value 108,700
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## Building Description

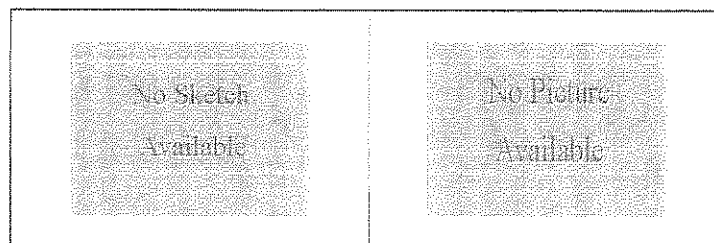
Building Style N/A	Foundation Type N/A	Flooring Type N/A
# of Living Units N/A	Frame Type N/A	Basement Floor N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

## Legal Description

## Narrative Description of Property

This property contains 16.000 acres of land mainly classified as ACCESS BLDG with a(n) N/A style building, built about N/A, having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 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 TypeApplicant: TIME KANE CO Phone 603 430 4000Project Address: 11 DONALD ST & RAMSEY DR

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
137	10	A4	Norman A. Rauser Family Foundation	

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Mailing Address			
Map	Lot	Owner	Mail Address	Mail City	State	Mail Zip
137	25	Richard Butterfield	9 Norman Street	Rochester	NH	03839
137	26	David & Monique Cushman	7 Norman Street	Rochester	NH	03839
137	27	Armand & Helen Poisson	5 Norman Street	Rochester	NH	03839
137	11	Louis & Laura Lee Archambault	224 Chesley Hill Road	Rochester	NH	03839
137	29	Robert & Anna Clarke	12 Ancil Court	Rochester	NH	03839
137	30	Stephen & Janet Ancil	16 Ancil Court	Rochester	NH	03839
137	31	Ryan & Lena Grenier	20 Ancil Court	Rochester	NH	03839
137	32	Robert & Kathleen McGloughlin	2 Hilton Drive	Newmarket	NH	03857
137	33	Wayne Colby	25 Ancil Court	Rochester	NH	03839
138	115	John Kenney, Jr.	8 Ancil Court	Rochester	NH	03839
138	114	Brian & Nancy Whitworth	760 Ribaut Road	Beaufort	SC	29902
138	112	Lois Sullivan	2 Ramsey Drive	Rochester	NH	03839
138	111	Ralph Sanders	2 Norman Street	Rochester	NH	03839
138	110	Robert & Margaret Bennett	3 Norman Street	Rochester	NH	03839

**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, Patriot

Database on this date: June 15, 2010, This is page 1 of 1 pages. **RECEIVED**

Applicant or Agent: Jean K

JUN 16

# ZONING BOARD CASE COMMENT SHEET

Case # 2010-15

Department of Planning & Development  
Director Comments

Is size of sign reasonable in context of  
distance from roadway, size of parcel, and  
type of roadway?

Signed

Keth H. Alt

Date

7/7/10

City Manager Comments

Is this opening it up for a future  
billboard?

Is it limited to R E sales of that  
property?

Signed

John J. Suter

Date

7-8-10



# City of Rochester, New Hampshire

DEPARTMENT OF CODE ENFORCEMENT

31 Wakefield Street • Rochester, NH 03867

(603) 332-3508 • Fax (603) 332-8601

## Code Office Denial of a Building Permit or Use

Name of Applicant The Kane Company

Location 11 Donald St / Ramsey Dr. Corner

Map 137 Lot 10 Block - Zone A

Date Denied \_\_\_\_\_

Your application for a building permit / use has been denied due to a violation of

Article 42 Section 8 Subsection (e)1 + (c)2 of the Rochester

Zoning Ordinance adopted March 3, 1986, and / or a violation of Article \_\_\_\_\_

Section \_\_\_\_\_ Subsection \_\_\_\_\_ of the ICC Building Code, 2000  
edition.

The exact reason for this denial is: BILLBOARDS ARE PROHIBITED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notice: You may make application to the Zoning Board of Adjustment for an  
Appeal of an Administrative Decision, a Variance, or a Special Exception.

[Signature]  
Building Inspector

7/6/10  
Date

Zoning Board Case # 2010-15