

**Application Packet**

APPLICATION FOR A VARIENCE

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

PHONE NO: 603 – 833 – 8578

Name of Applicant: Fidae Azouri

Address: 172 – 174 Milton Road, Rochester, NH 03868

Owner of Property Concerned: SAME

Location: 172 – 174 Milton Road, Rochester, NH 03868

MAP: 205      Lot No: 127      Zone: B 2

Description of Property: 4.4 acre lot located on the west side of Milton Road Rt. 125 North of Sewell Road and South of Power Lines. The lot currently has 3 buildings: 1 personal residence, 1 convenience store/gas station (know as Suzie Q's) and 1 auto repair/sales garage.

Proposed use or existing use affected: The auto repair/sales business is looking to expand its current operations to include the transportation of salvage titled motor vehicles to foreign countries through the Port of Boston in Quincy, MA.

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MAR 23 2011

Planning Dept.

pd 175. / 165106572-3  
2011-09

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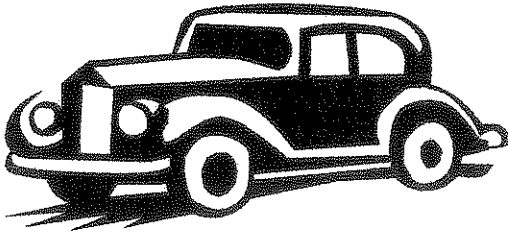
**Application Packet**

A Variance is requested by Mr. Fidae Azouri from Section \_\_\_\_\_ Subsection \_\_\_\_\_ of the Zoning Ordinance to Permit at 172 - 174 Milton Road Rochester, NH 03868 Map 205 Lot 127 Zone B 2.

**Facts Supporting this request:**

- 1.) **The proposed use would not diminish surrounding property values because,** unlike a traditional salvage yard, the vehicles would not be stored for an extended period of time nor will they be crushed or dismantled on the premises. There will be no observable change to the use or operation of this site.
- 2.) **Granting the variance is not contrary to the public interest because,** it is only for the purpose of licensing with United States Customs and not the direct operation of a salvage yard on the premises located at 172 – 174 Milton Road, Rochester, NH 03867.
- 3.) **Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property,** the current zoning of the property does not permit “salvage” or “junkyard” licensing and the U.S. Department of Customs requires this license to export salvage titled motor vehicles.
- 4.) **Granting the variance would do substantial justice because,** it would increase the operational capacity of an existing business with the possibility of increasing employment as the business develops with no observable change to the use or operation of this site.
- 5.) **The use is not contrary to the spirit of the ordinance because,** the business is currently licensed to sell all types of motor vehicles including salvage vehicles within the state of NH. The US Department of Customs requires a “junkyard” license for the transportation of salvage vehicles outside of the United States.

# Fello Auto Inc.



172 - 174 Milton Road, Rt. 125  
Rochester, NH 03868  
603-335-2800

March 25, 2011

Rochester Planning Board  
Second Floor, City Hall  
31 Wakefield Street  
Rochester, NH 03867-1917

Dear Sirs:

I would like to thank you for taking the time to review my variance application. In support of my variance application, I wish to inform you that my business, Fello Auto Inc., is currently licensed and operating the following businesses at 172 – 174 Milton Road, in Rochester, NH:

- 1.) Inspection station – NH motor vehicles safety inspections.
- 2.) Service station – Motor vehicle repairs.
- 3.) Motor Vehicle Sales – Retail and wholesale of new, used and salvage motor vehicles.
- 4.) Transport Dealer – Motor vehicle transportation to and from sales/service location.

Currently on the premises, I have all state required equipment for motor vehicle safety inspections and the safe transportation of motor vehicles to and from my location. The request for the variance is strictly to be in compliance with the regulations stipulated by the U.S. Department of Customs for the exportation of motor vehicles (new, used and salvage.) There will be no visible characteristic change to the site and there will be no additional equipment brought on this site for the purpose of permanent salvage storage or car crushing. Vehicles designated for exportation will be so marked and moved to the Quincy, MA shipping location within a fourteen (14) day period of arrival on site.

Once again, I thank you for your time and consideration.

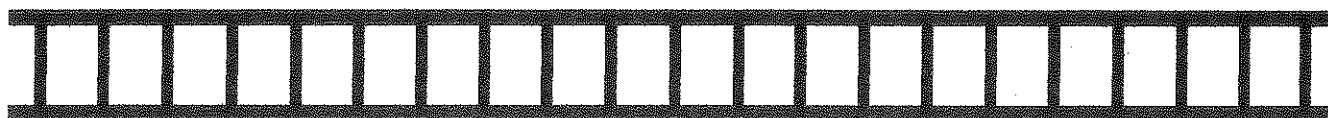
Respectfully Submitted,

Fidae Azouri

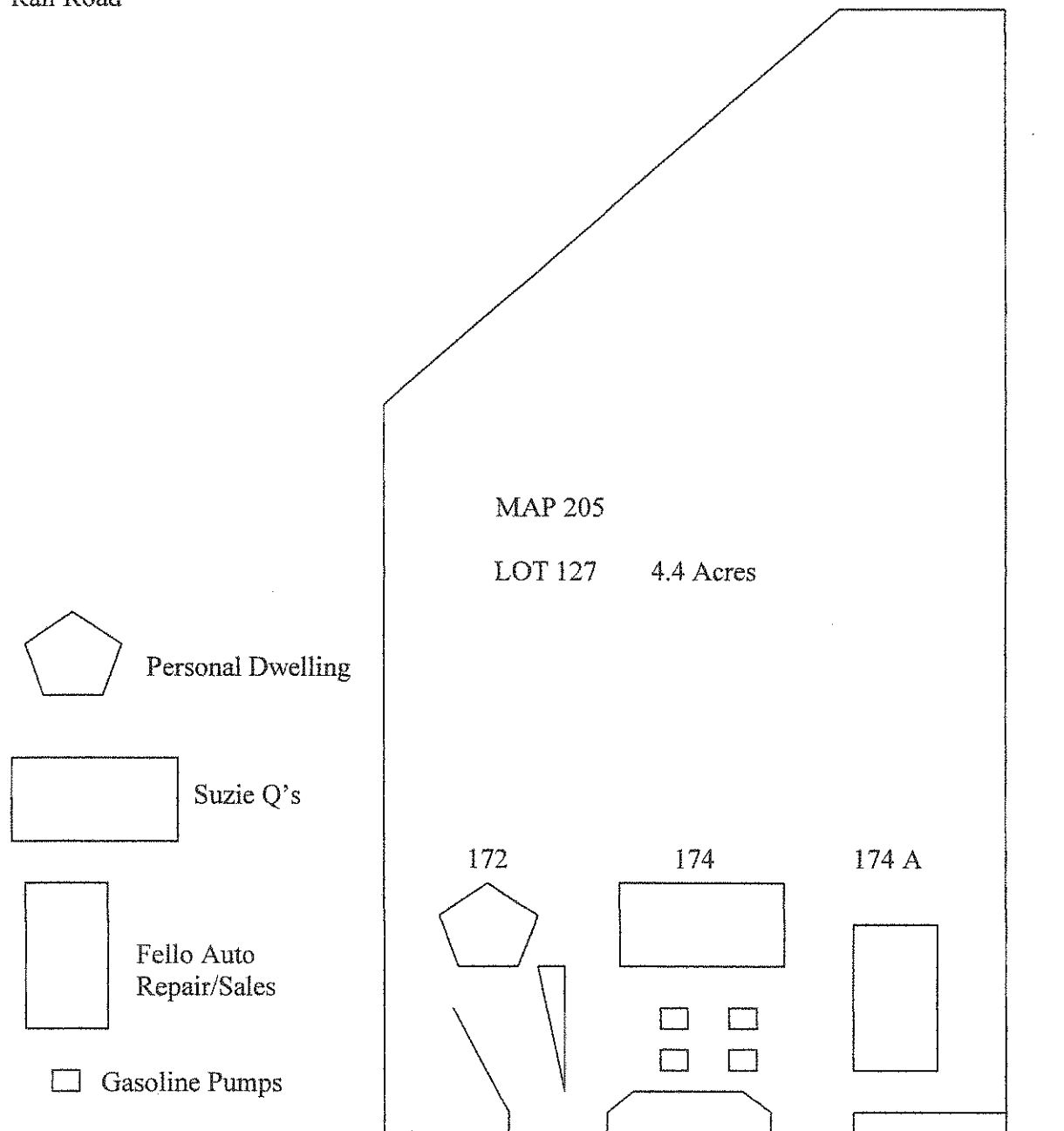
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Rail Road



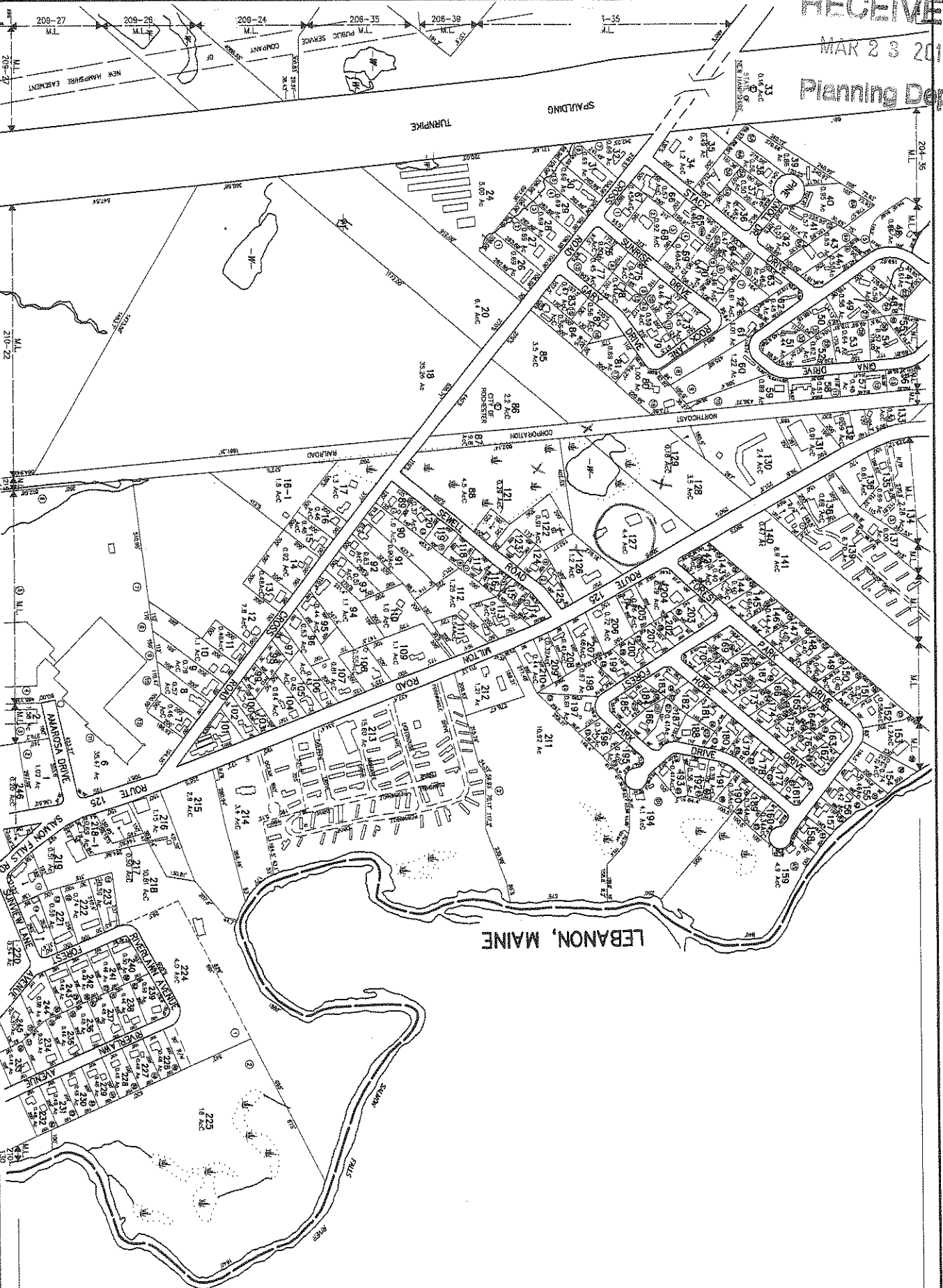
Milton Road Rt. 125

Forest  
Park Dr.

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MAR 23 2011

Planning Dept.



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(603) 441-9118 • (800) 332-4440 • FAX (603) 441-9144 • WWW.CA-INC.COM

LEGEND  
OWNER PROPERTY  
CONVEYANCE TO NEW HAMPSHIRE  
BUTTER FLY  
RECEIVED TO: APRIL 1, 2010

SCALE 1" = 200'  
FEET  
METERS

PROPERTY MAPS  
**ROCHESTER**  
NEW HAMPSHIRE

INDEX DIAGRAM  
MAP NO. **205**

**ABUTTER LIST**City of Rochester, NH  
Please Print or Type**RECEIVED**

MAR 23 2011

Applicant: Fidae Azouri Phone 603-833-3828 Planning DeptProject Address: 172-174 Milton Rd Rt 125 Rochester NH 03868

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
205	127	B2	Fidae Azouri	174 Milton Road Rochester NH 03868

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
205	121	JOHNSON ANA.	9 SEWELL RD ROCHESTER
205	122	MELSON EDWARD SHIRLA	7 SEWELL RD ROCHESTER
205	126	REMICK JENET DORIS	170 MILTON RD ROCHESTER
205	128	P S N H.	P.O BOX 3430 MANCHESTER
205	142	PALFRY LAKE LLC.	P.O BOX 92081 LAKELAND FL 33801
205	204	PALFRY LAKE LLC.	P.O BOX 92081 LAKELAND FL 33801
205	205	PALEFRY LAKE LLC.	23 BLACKSNE AL. FL 33801
205	87	SHELDON GEORGE	173 MILTON RD. ROCHESTER
		<del>NH WATER CORP.</del>	F.

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

8 24  
3  
25 94  
pd  
corp

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: Fidae Azouri, This is page 03 of      pages.Applicant or Agent: Fidae Azouri 03/23/2011 Staff Verification: