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Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

175-1
7-1323

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No. (207) 251-0073

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-34

DATE FILED 11-21-12

C. L. L.
ZONING BOARD CLERK

* Name of applicant Noah Terreault

Address 30 upper cross road, Lebanon, Me 04027

* Owner of property concerned Rudy Terreault
(If the same as applicant, write "same")

Address 105 Farmington road, Rochester, NH 03867
(If the same as applicant, write "same")

Location 105 Farmington road, Rochester, NH 03867

Map No. 209 Lot No. 1 Zone GRD

Description of property Open Lot with small house

Proposed use or existing use affected Advertising

The undersigned hereby requests a variance to the terms of Article 42.8,
Section (C) (2) and asked that said terms be waived to permit a sign on
property — where business is not located.

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)

CRITERIA FOR VARIANCE

Case # _____

Date: 11/18/12

A Variance is requested by Quality Facts LLC

from Section _____ Subsection _____

of the Zoning Ordinance to permit: _____

at 105 Farmington road Map 209 Lot 1 Zone Grd

Facts supporting this request:

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

See attached sheet

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

See attached sheet

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

See attached sheet

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

See attached sheet

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

See attached sheet

Name Neal Tetrault Date: 11/15/12

Criteria for variance

1. Surrounding property will not be affected by the signs placement. The signs location on the property does not block view of or hinder traffic in any way of surrounding businesses.
2. The signs purpose is for heating oil delivery advertisement and offers the public knowledge of our business which provides great pricing and service. This should benefit the public by offering them our services.
3. Our company goal is to build the business until we can buy said property where the sign is located and establish our office there. In the mean time it would be great exposure and would help our business expand to that point. This is important because the property is currently for sale and until we are able to purchase the land it could be sold to someone else and we would have to move the sign. The reason we do not meet the requirements for our sign is that we do not have a office on site which is ultimately our goal.
4. Not having a sign at this location would be a loss to us because signage is a great portion of our advertising and it is where we acquire a large portion of our business. It would also be a gain to the public because we offer great pricing and service.
5. By granting this variance there will be no added congestion to the streets or public because the sign is on a lot that is almost vacant except for one small building. It does not congest or block anything and there should not be any dangers to the public from having a sign there.


Noah Tremblay

11/15/12

Variance Request Narrativ

I am requesting a variance to allow my company Quality Fuels LLC to have a sign at 105 Farmington road for the purpose of advertising. As stated in our answer to question three our company goal is to buy this property and build an office there. The property is currently for sale and we are not at the point where we can purchase the land. By allowing us to have a sign on this property it will help our company grow to the point where we can acquire the land and move our company there.

Noah Tetreault- Owner



Quality Fuels LLC

Railroad Tracks

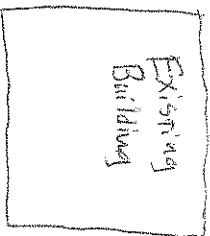
105 Farmington road

Shoe Depot
Building

Signs
Location



Existing
Building



Super Walmart



Quality Fuels^{LLC}

Home Heating Oil

207-251-6173

339th

1106

01/01/2007

I Rudy Terreault allow Noah Terreault of
Quality Fuels to apply for a variance for a
Sign on My Property 105 Farmington road, Rochester NH

Rudy Terreault

Rudy Terreault

11/15/12

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0200-0001-0000	Account Number	33094
Prior Parcel ID	--	Property Location	105 FARMINGTON RD
Property Owner	TETREAULT RUDOLPH A	Property Use	SINGLE FAM
Mailing Address	105 FARMINGTON RD	Most Recent Sale Date	11/10/1978
City	ROCHESTER	Legal Reference	1025-B46
Mailing State	NH	Grantor	LAMONTAGNE JOSEPH & DOROTHY
Zip	03607	Sale Price	\$6,000
Parcel Zoning	GRU	Land Area	1.700 acres

Current Property Assessment

Card 1 Value	Building Value	2,600	Yard Items Value	0	Land Value	295,000	Total Value	297,600
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Building Description

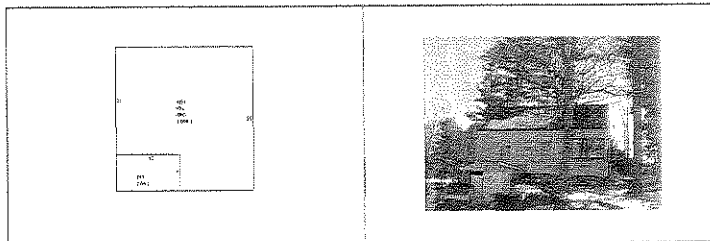
Building Style	CAPE	Foundation Type	CONC BLOCK	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	WOOD	Basement Floor	DIRT
Year Built	1950	Roof Structure	GABLE	Heating Type	FORCED HW
Building Grade	AVG. (-)	Roof Cover	ASPHALT SH	Heating Fuel	OIL
Building Condition	Very Poor	Siding	CLAPBOARD	Air Conditioning	0%
Finished Area (SF)	644	Interior Walls	PLASTER	# of Bsmf Garages	0
Number Rooms	4	# of Bedrooms	2	# of Full Baths	1
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 1.700 acres of land mainly classified as SINGLE FAM with a(n) CAPE style building, built about 1950, having CLAPBOARD exterior and ASPHALT SH roof cover, with 1 unit(s), 4 room(s), 2 bedroom(s), 1 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.

*Applicant: Noah Tetreault Phone 207-251-0073

Project Address: 105 Farmington road

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
207	1	GRB	Rudolph A Tetreault	105 Farmington Rd Rochester NH

7th 23.40

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
216	13	State of New Hampshire	1 Hazen Dr. Concord NH
* 216	12	Town Ralph W Rev Trust of 2000	283 Chestnut Hill Rd, Rochester, NH
208	19-1	Hermitage Place Limited	PO Box 648 Concord NC 028025
* 208	1-1	Infinity Rochester Property	1330 Boylston St Suite 212, Chestnut Hill, Mass 02146
216	11	Stratham Industrial Properties Inc	PO Box 284, Stratham, NH 03885
			0284

1+

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.

23.80
1/13/22

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: 11/21/12, This is page 1 of 1 pages.

Applicant or Agent: [Signature] Staff Verification: _____

* see back