

PLANNING AND DEVELOPMENT DEPARTMENT
City Hall - Second Floor
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Rochester, New Hampshire 03867-1917
(603) 335-1338 • Fax (603) 335-7585
www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

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RECEIVED

MAR 19 2012

Planning Dept.

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No 603 330-0881

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-06

DATE FILED 3-19-12

C. Lewis
ZONING BOARD CLERK

Name of applicant Journey Baptist Church

Address 124 Milton Rd. Rochester NH. 03868

Owner of property concerned Same
(If the same as applicant, write "same")

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

Location 124 Milton Rd. Rochester NH 03868

Map No. 210 Lot No. 32 Zone B2-T2

Description of property 5+ acres of land with 2 buildings in front.

Proposed use or existing use affected Construction of Church

The undersigned hereby requests a variance to the terms of Article _____,
Section _____ and asked that said terms be waived to permit a Church
in an 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)

CRITERIA FOR VARIANCE

Case # _____

Date: _____

A Variance is requested by _____

from Section _____ Subsection _____

of the Zoning Ordinance to permit: Construction of a church

at 124 Milton Rd. Map 210 Lot 32 Zone _____

Facts supporting this request:

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

Name Robert Webb Date: 3/19/12

CRITERIA FOR VARIANCE

- 1) The use does not create any obstructive noise or emissions. The church currently utilizes facilities in the front of the property and will use the variance to construct a new facility in the rear of the property that will enhance the site and the neighborhood which currently is a mixed use area.
- 2) The variance is not contrary to public interest for it allows for a use that compliments the surrounding area without placing any burdens on the surrounding properties. It allows an existing church to provide a new functional facility for it's community members.
- 3) The denial would not allow the church to utilize the remaining acreage on it's parcel do to it's specific circumstance being located in a split zone mixed use area. Currently the church is operating leasing a space in the commercial property abutting the rear of the parcel that it received a variance for several years ago.
- 4) It would allow for the church to utilize their complete parcel of land and release them from the specific burden of having two zones define the property.
- 5) The variance allows a parcel relief that is uniquely situated in two zones and would correct an unduly oppressive situation because of the special circumstance.

3/19/21

RE; Zoning Application

Applicant: The Journey Church

RECEIVED

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Planning Dept.

Dear Board members,

Please accept the following application for variance on behalf of The Journey Church to allow the construction and use of a facility for assembly at 124 Milton Rd. Map 210 Lot 32, Rochester NH.


Currently the parcel is defined by two zones. The front of the parcel is zoned B-2 and the rear of the parcel is zoned I-2. The applicant is seeking relief from the current zoning in the rear of the parcel so that it may use the remaining land in the I-2 zone to construct a facility to have for assembly for the congregation.

The Church currently utilizes the front of the parcel for worship and administration and the industrial/office space abutting the rear of said parcel for weekly worship for it's members.

Granting the variance would allow the Church to vacate their current leased space in the industrial park and have there own facilities completely located on there own land.

Attached please find a copy of the Lot, the proposed facility, Zoning information and the abutters list. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rob Willis", written in dark ink.

Pastor Rob Willis

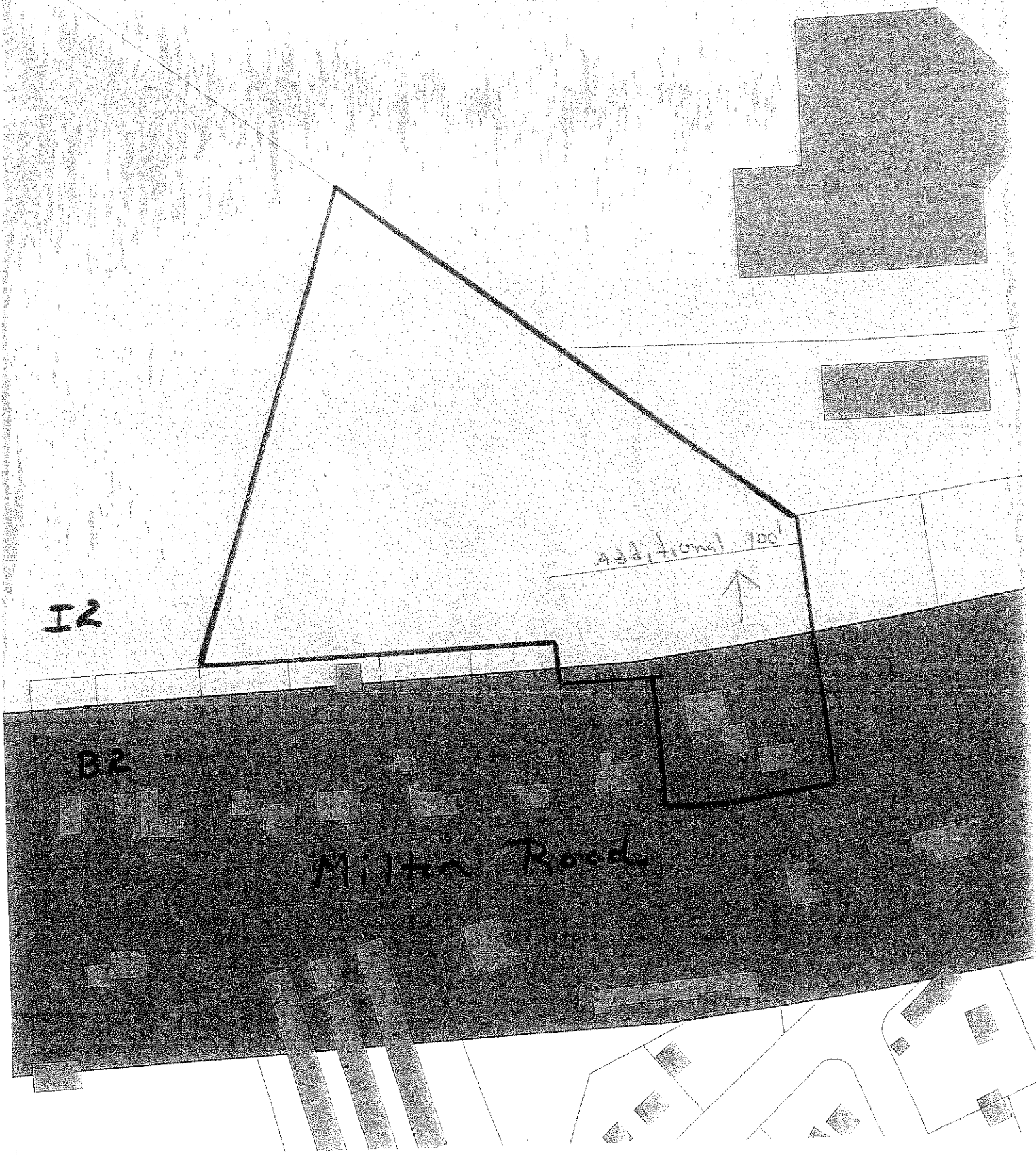
PROPERTY LINE
SETBACK LINE
WATER LINE

Proposed Church

Planning Dept.

MILTON ROAD/RTE. 125

Zoning



Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0210-0032-0000	Account Number 27639
Prior Parcel ID --	Property Location 124 MILTON RD
Property Owner BEACON BAPTIST CHURCH ET AL.	Property Use RELIGIOUS
% JOURNEY BAPTIST CHURCH	Most Recent Sale Date 10/23/2003
Mailing Address 124 MILTON RD	Legal Reference 2004-717
City ROCHESTER	Grantor BEACON BAPTIST CHURCH,
Mailing State NH Zip 03868-8606	Sale Price 0
Parcel/Zoning B2	Land Area 5.500 acres

Current Property Assessment

Card 1 Value	Building Value 102,000	Yard Items Value 6,100	Land Value 180,000	Total Value 286,100
Total Parcel Value	Building Value 183,200	Xtra Features Value 6,400	Land Value 180,000	Total Value 369,600

Building Description

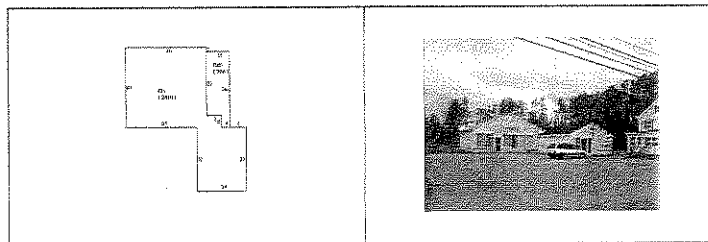
Building Style FRATERNAL	Foundation Type CONC BLOCK	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1970	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade A/G. (-)	Roof Cover ASPHALT SH	Heating Fuel OIL
Building Condition Average	Siding VINYL	Air Conditioning 100%
Finished Area (SF) 2410	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 1	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 5.500 acres of land mainly classified as RELIGIOUS with a(n) FRATERNAL style building, built about 1970, having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 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.

Applicant: The Journey church Phone _____

Project Address: 124 Milton Rd. 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
210	32	D ₂ /D ₂	Journey church	124 Milton Rd Rochester NH 03868

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
210	31	Arthur S. Williams	60 Hanson St. Rochester NH 03867-2720
"	30	John R. Mikula	120 Milton Rd Rochester NH 03869
"	29	Audrey Wiggin	118 Milton Rd. Rochester NH 03868-8606
"	28	Linda M. Gagnon	116 Milton Rd Rochester NH 03868-8606
"	27	Thomas, Jennifer Fall	114 Milton Rd. Rochester NH 03868-8606
"	26	Everett J. Dupont	5 Florence Dr. Rochester NH 03867-4222
"	24	Market Basket Inc.	875 East St. Rochester NH 03867-1495
"	33	William + Katherine Hoag	49 Dumas Rd Hampton NH 03842-3646
205	6	South shore A Rochester LLC	Needham, MA 02494
205	2	Amarosa Industrial Park LLC	427 Old Garrison Rd Dover NH 03820

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
210-35	Nathan M Smith 119 Milton Rd Rochester NH 03867
205-246	David + Evelyn Libby 23 Storer St. Kennebunk, ME 04043

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: _____ This is page _____ of _____ pages.

Applicant or Agent: [Signature] MAR 19 2012 Staff Verification: _____

145 Rosemary St. STE E

205 / 6 Equity IND A ROCH LTD PartN

205 / 6 Equity IND A Rochester LLC

01867 2/0/24