



Economic Development
Community Development
Planning & Zoning
Conservation Commission

31 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 • Fax (603) 335-7585
E-Mail: kenn.ortmann@rochesternh.net
Web Page: http://www.rochesternh.net/

175 / 12/31

RECEIVED

MAR 18 2011

APPLICATION FOR A VARIANCE

Planning Dept.

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No ncm@metrocast.net

DO NOT WRITE IN THIS SPACE

CASE NO. 2011-07

DATE FILED 3-15-11

ZONING BOARD CLERK C. F.

Name of applicant ROCHESTER TOYOTA

Address 48, 58 FARMINGTON ROAD, ROCHESTER, NH.

Owner of property concerned CASACCIO RE HOLDINGS LLC
(If the same as applicant, write "same")

Address ~~SAME~~ P.O. BOX 1598, ROCHESTER, NH. 03866
(If the same as applicant, write "same")

Location 48, 58 FARMINGTON ROAD, ROCHESTER, NH.

Map No. 216 Lot No. 6 + 7 Zone GRD

Description of property TOYOTA AUTOMOTIVE DEALERSHIP

Proposed use or existing use affected _____

The undersigned hereby requests a variance to the terms of Article _____
Section _____ and asked that said terms be waived to permit THE USE OF

ADDITIONAL SIGNAGE ON THE NEW ADDITION, REPLACING
SIGNAGE OF OLD BUILDING.

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 Charles E. Moeth NCM MANAGEMENT.
(Applicant) AGENT FOR
ROCHESTER TOYOTA

A Variance is requested by ROCHESTER TOYOTA

MAR 18 2011

from Section _____ Subsection _____

Planning Dept.

of the Zoning Ordinance to permit: ADDITIONAL SIGNAGE ON BUILDINGREPLACING SIGNAGE WHICH WAS ORIGINALLY ON
THE BUILDINGat ROCHESTER TOYOTA Map 216 Lot 6+7 Zone _____

Facts supporting this request:

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

WE ARE REPLACING ORIGINAL SIGNAGE WITH LESS
SIGNAGE IN A COMMERCIAL ZONE(2) Granting the variance is not contrary to the public interest because: WE AREREPLACING SIGNAGE THAT EXISTED AND REMOVED
TO LARGE ROAD SIDE PYLON SIGNS.(3) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: THE REQUIREMENTS OF
TOYOTA TO BE A DEALERSHIP IS 1.) THEIR LOGO AND TOYOTA
ON ENTRYWAY 2.) DEALERSHIP NAME ROCHESTER
TOYOTA ON THE BUILDING 3.) A DIRECTIONAL SIGN
AT THE "SERVICE" DRIVE-IN.(4) Granting the variance would do substantial justice because: THE PUBLICWILL BE ABLE TO IDENTIFY THE BRAND,
DEALERSHIP NAME, AND WHERE TO ENTER FOR SERVICE(5) The use is not contrary to the spirit of the ordinance because: WE ARE REPLACINGPREVIOUS SIGNAGEName CHARLES E. MORETTI
NCM MANAGEMENT, INC.Date: 3/11/11



Construction Management • Estimating • Scheduling • Value Engineering • Claims Analysis

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MAR 18 2011

Planning Dept.

March 17, 2011

City of Rochester Planning Department
City Hall
31 Wakefield Street
Rochester, NH. 03867

Rochester Toyota is requesting the City of Rochester's approval to replace the signs which were on the building originally. This replacement includes the following signs.

- A.) The manufactures (Toyota's) sign / logo above entryway.
- B.) The dealerships name "Rochester Toyota" wrapping the building corner as you approach the building.
- C.) A directional sign for "Service" above the overhead service drive-in door.

Rochester Toyota has decreased signage on the site and would look to the Zoning Boards approval of the above request.

We thank you for your consideration of this request.

NCM Management, Inc.

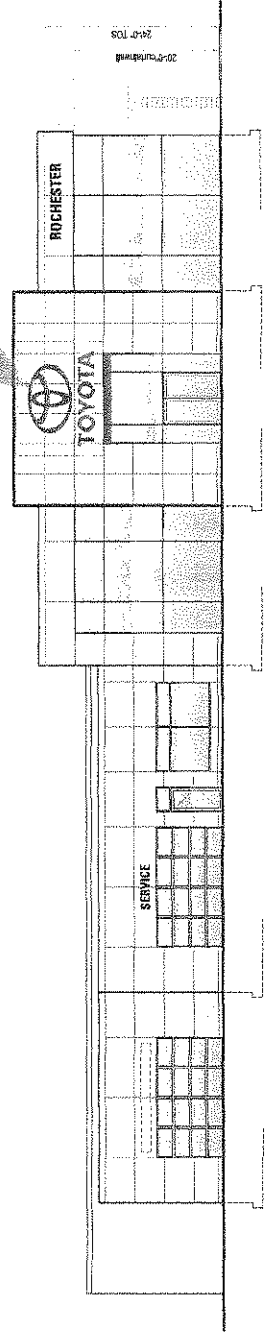
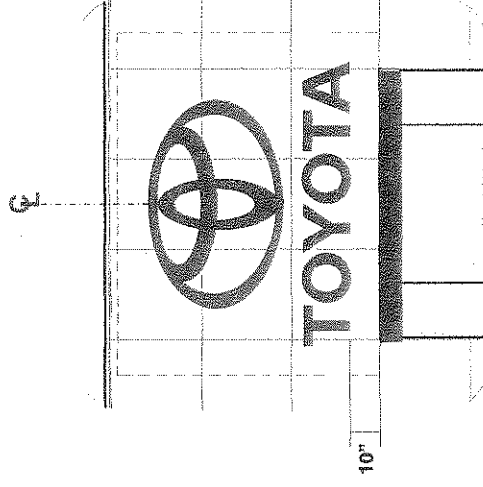
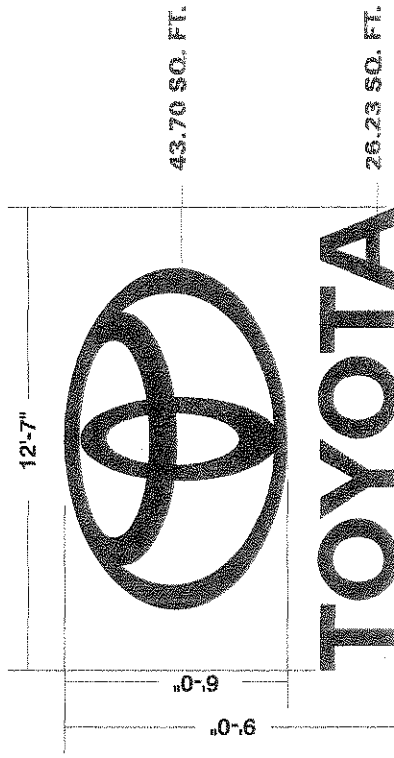
Charles E. Moretti

MAR 18 2011

Planning Dept.

LD-24833_Route 11 West, Rochester, NH...2011/01/26

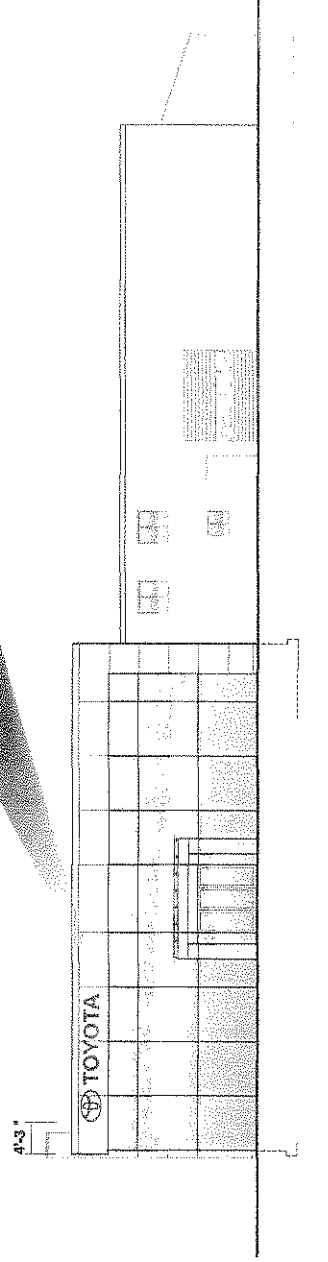
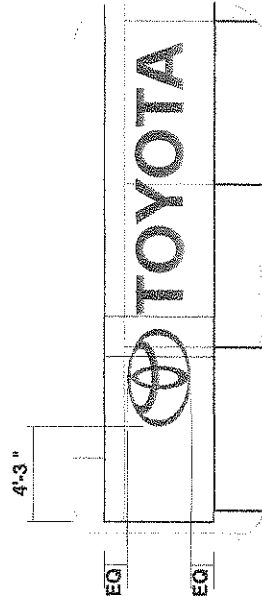
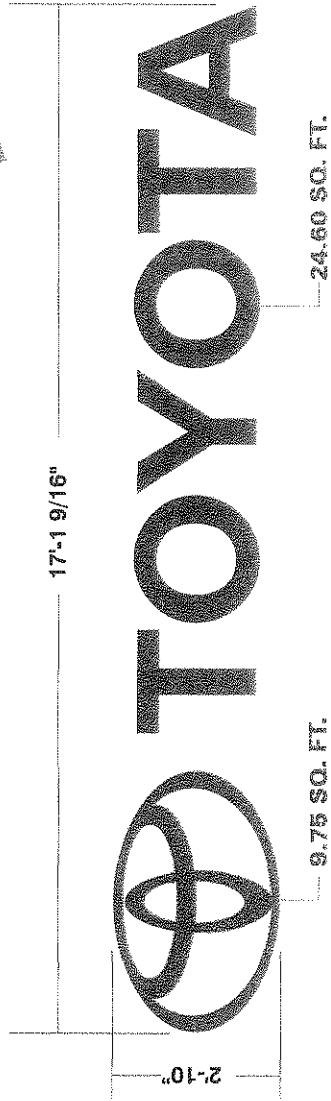
1 SL 72 ILLUMINATED STACKED LOGO & LETTERS



FRONT (EAST) EXTERIOR ELEVATION

2

TB 34 ILLUMINATED CHANNEL LETTERS

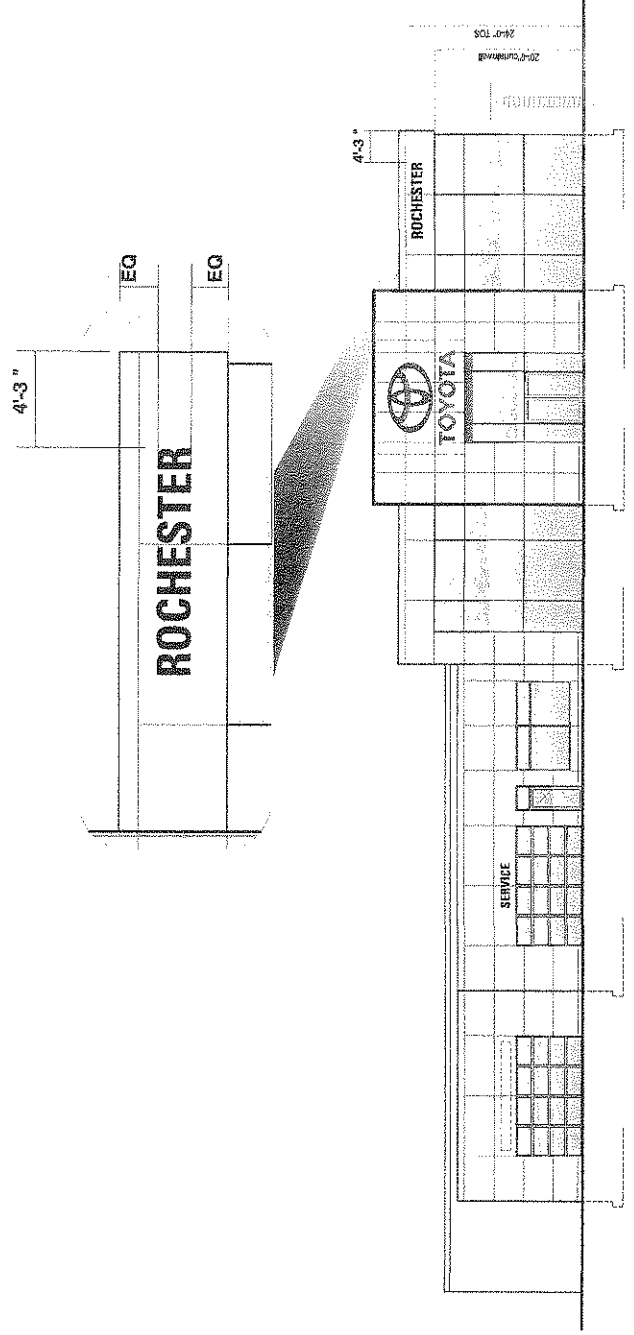


RIGHT SIDE (NORTH) EXTERIOR ELEVATION

3

TDN 18 ILLUMINATED CHANNEL LETTERS

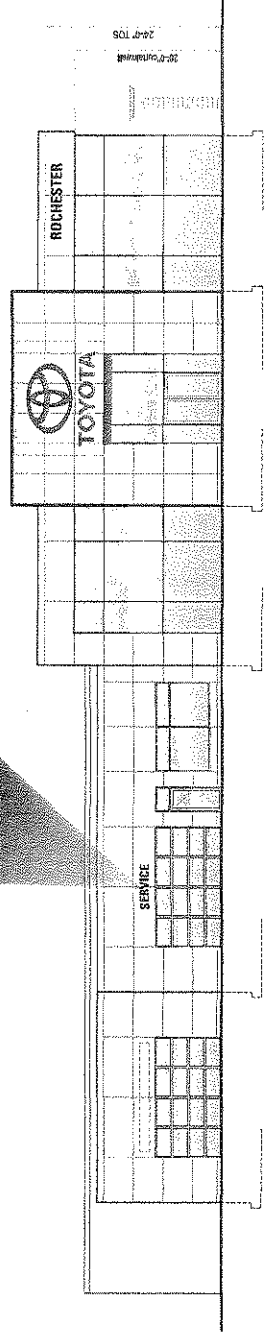
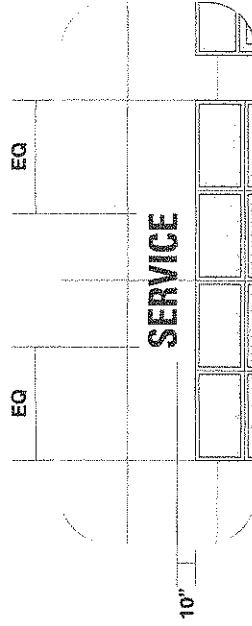
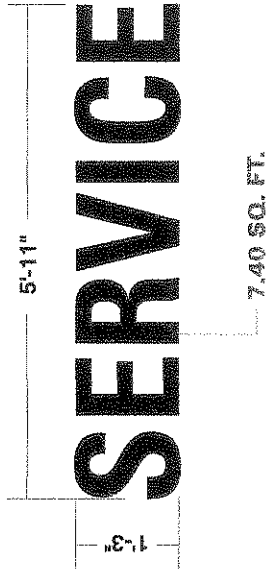
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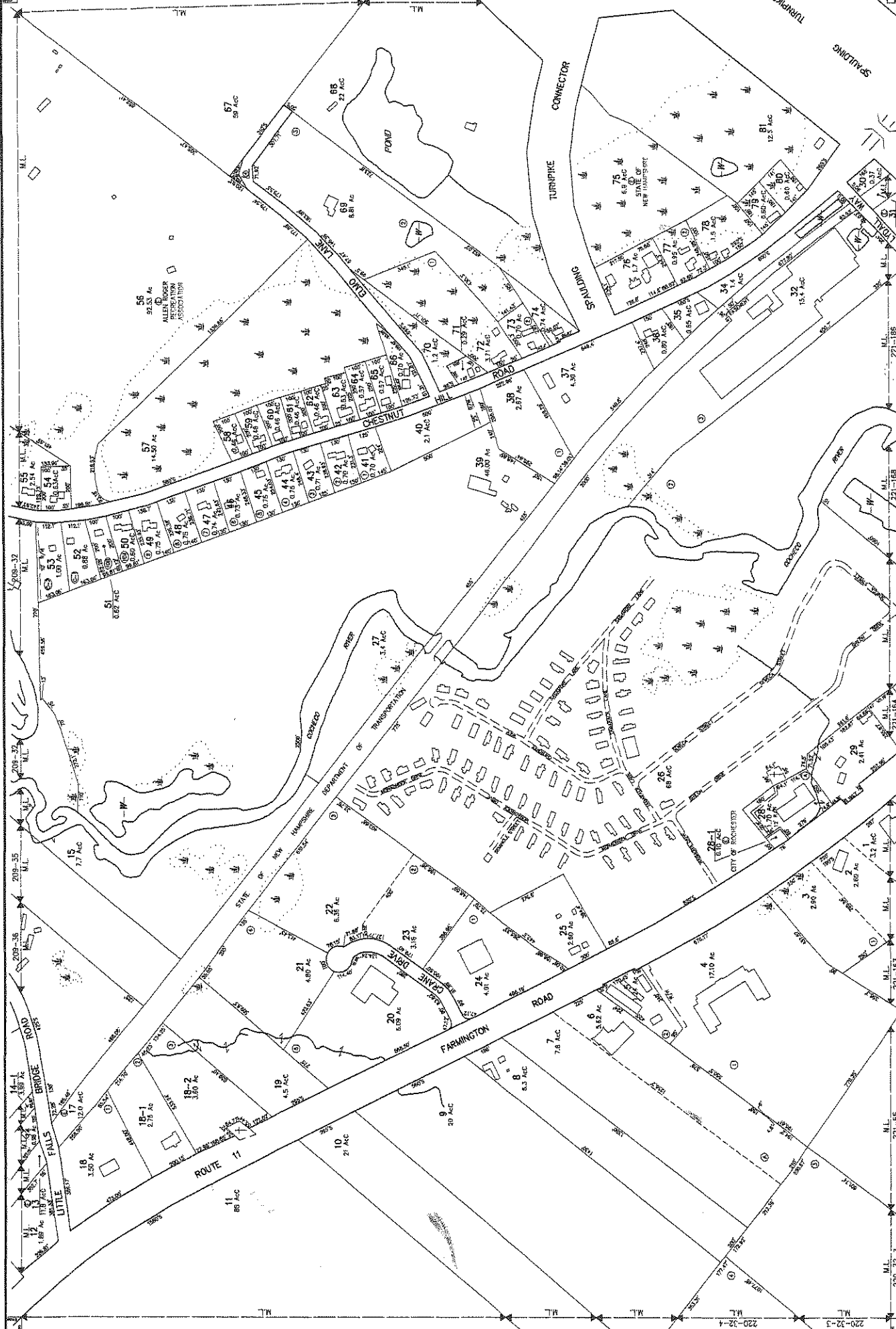
FRONT (EAST) EXTERIOR ELEVATION

4

SI 15 ILLUMINATED CHANNEL LETTERS



FRONT (EAST) EXTERIOR ELEVATION



INDEX DIAGRAM MAP NC 216

PROPERTY MAPS
ROCHESTER
NEW HAMPSHIRE

SCALE 1" = 200'

LEGEND

PRODUCED IN 1992 BY
CARTOGRAPHIC ASSOC. INC.
PROFESSIONAL CONSULTANTS
MANAGEMENT
141 PLEASANT STREET, LITTLE FALLS, NEW HAMPSHIRE 03041
(603) 444-0188 - FAX (603) 444-1999 - WWW.CAI-9270.COM

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
PHOTOGRAPHY DATE: APRIL 28, 1990
COMPLETION DATE: JUNE 30, 1992

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0216-0007-0000	Account Number 34434
Prior Parcel ID --	
Property Owner CASACCIO RE HOLDINGS LLC	Property Location 58 FARMINGTON RD
	Property Use AUTO SALES
Mailing Address P O BOX 1596	Most Recent Sale Date 12/30/2003
	Legal Reference 2923-201
City ROCHESTER	Grantor CASACCIO EDWARD V SR,
Mailing State NH Zip 03866-1596	Sale Price 1,600,001
Parcel/Zoning GRD	Land Area 7.600 acres

Current Property Assessment

Card 1 Value	Building Value 0	Yard Items Value 66,500	Land Value 274,500	Total Value 341,000
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Building Description

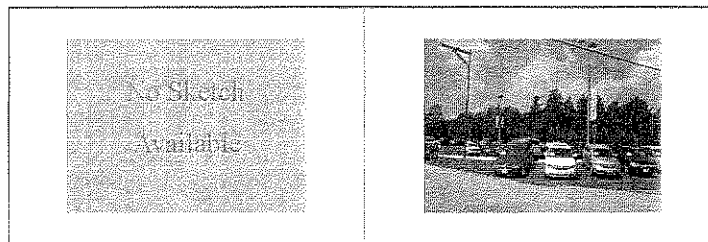
Building Style N/A	Foundation Type N/A	Flooring Type N/A
# of Living Units N/A	Frame Type N/A	Basement Floor N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Semi 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 7.600 acres of land mainly classified as AUTO SALES 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.

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0216-0006-0000	Account Number 23110
Prior Parcel ID --	Property Location 48 FARMINGTON RD
Property Owner CASACCIO RE HOLDINGS LLC	Property Use AUTO SALES
Mailing Address P O BOX 1598	Most Recent Sale Date 12/30/2003
City ROCHESTER	Legal Reference 2923-201
Mailing State NH Zip 03866-1598	Grantor CASACCIO EDWARD V,
Parcel/Zoning GRD	Sale Price 1,600,001
	Land Area 5.620 acres

Current Property Assessment

Card 1 Value	Building Value 627,700	Yard Items Value 73,800	Land Value 477,100	Total Value 1,178,600
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Building Description

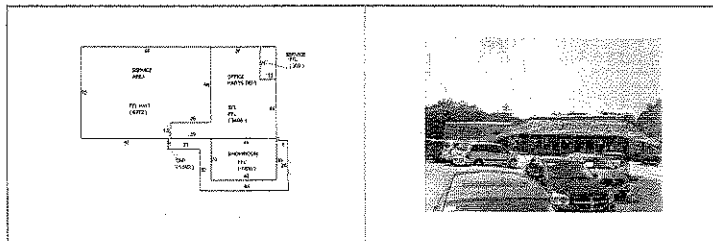
Building Style SVC GARAGE	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1974	Roof Structure FLAT	Heating Type FORCED H/A
Building Grade AVERAGE	Roof Cover MEMBRANE	Heating Fuel PROPANE
Building Condition Average	Siding CONC BLOCK	Air Conditioning 65%
Finished Area (SF) 15024	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 2

Legal Description

Narrative Description of Property

This property contains 5.620 acres of land mainly classified as AUTO SALES with a(n) SVC GARAGE style building, built about 1974, having CONC BLOCK exterior and MEMBRANE roof cover, with 1 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.

Planning Dept.

8 + 3.24
\$25.92
Pd ✓ 2136
22.68
+ 3.24 ✓
cur