



PLANNING AND DEVELOPMENT DEPARTMENT
City Hall - Second Floor
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(603) 335-1338 • Fax (603) 335-7585
www.rochesternh.net

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JUL 18 2012
Planning Dept.

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-19

DATE FILED 7/13/12

ZONING BOARD CLERK C. Lewis

Phone No 332-0652

Name of applicant Meadersboro Community Church

Address 151 Meadersboro Rd, Rochester NH

Owner of property concerned same

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

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

Location 151 Meadersboro Rd

Map No. 219 Lot No. 2 Zone A

Description of property Church

Proposed use or existing use affected Sign on lawn

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

larger sign + closer to lot line with Road

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 Scott
(Applicant)

CRITERIA FOR VARIANCE

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Case # _____ JUL 13 2012

Date: _____ Planning Dept.

A Variance is requested by Meadorboro Community Church
from Section 42 Subsection 8
of the Zoning Ordinance to permit: Sign closer To lot line (2') +
Larger Than allowed (70 square feet Total Pole + Bldg)
at 151 Meadorboro Rd Map 219 Lot 2 Zone _____

Facts supporting this request:

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

Church has been There over 200 years. 2^{image} abutters. Signage
To help identify building. In keeping with area.

2) Granting the variance is not contrary to the public interest because: Many Rochester
Churches have signs of similar size. If this were a business
it could have a larger sign.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the
following special circumstances of the property: With Trees on edge of ROW

on abutting property + 40 mph speed limit sign people can't
See church sign that is there now. Also unable to make announcements
on current sign

4.) Granting the variance would do substantial justice because: Other churches +
businesses have larger sign

5.) The use is not contrary to the spirit of the ordinance because: IT retains its
character and does not change usage

Name

John S. [Signature]

Date:

7/13/12

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Variance Request Meaderboro Community Church July 2012

The Meaderboro Community Church has a small sign (about 5 square feet) on the building which cannot be readily seen by cars as they pass at the posted speed of 40 miles per hour. Also the sign does not allow the Church to put out invitation to community events at the church or put up sermon titles and similar announcements. The limit on church signs is too small to rectify this problem even if a larger sign were placed on or near the church. The church building is grandfathered closer to the Right of Way than the setback in the Agricultural zone.

The Church would like to erect two identical signs either in a "V" shape to improve visibility or on two sides of the same sign closer to the road surface than the zoning states, which in this case is 39.5 feet from the traveled surface.

If this were a business in this zone it would be allowed a much larger sign, twice the size of what is being requested. Many churches in Rochester have signs of a similar size or larger than is being requested.

The church is requesting a sign set 2 feet from the edge of the right of way (24 feet from the traveled way) and that the Church be allowed 70 square feet total, which would be the two sides of the new sign and leaving the old 5 square foot sign on the building.

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approximate size
movable Letters on lower sign
Text can vary
external lighting

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Meadorboro
Community
Church
Building

Built 1796
Rebuilt 1950%
addition 1960%
to rear

RAMP

30'±

Lawn

Sign

proposed
sign

6'±
4'±

X Edge of ROW

Gravel
parking

edge
of
Lawn

ROW

Gravel

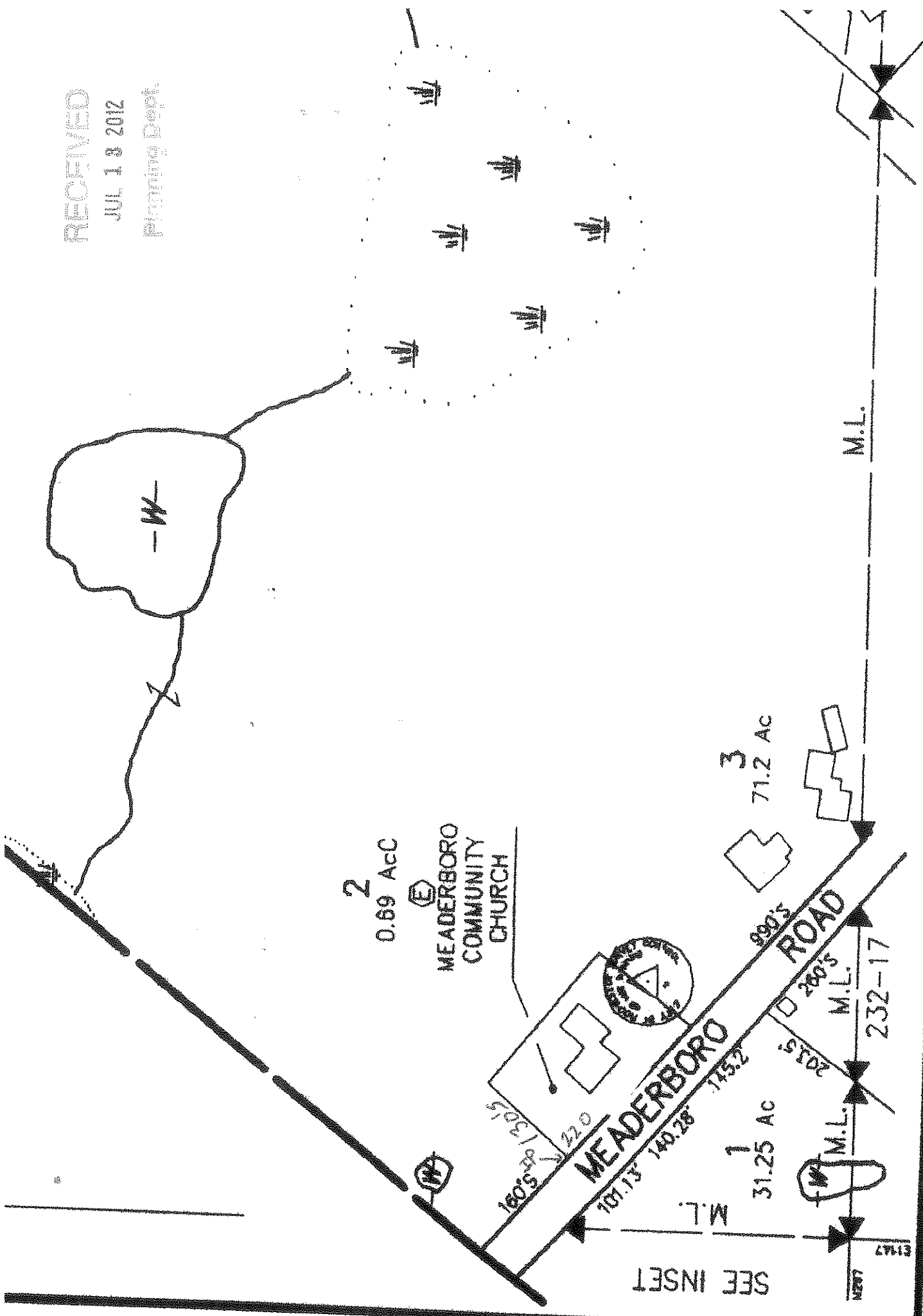
Lawn

22'±

1"=10'

Meadorboro Road Surface (Row 66')

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THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID
FOR LEGAL DESCRIPTION OR CONVEYANCE.

PRODUCED IN

Request of waiver of requirement to have a Certified Plot Plan for Case # 2012-_____

I request a waiver of the requirement to have a certified plot plan for the following reasons:

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- There are no objections from any abutter, and:
- Based on the information provided, the distance into the setback will not create any problems to the abutting property because: 22' wide area between paved surface and edge of ROW. This further from Road

- The property is described in its deed as being bounded, on the side for which relief is requested, by a natural feature like a: (stone wall/ row of large trees/roadway, etc.

Stone wall and pin identify edge of ROW

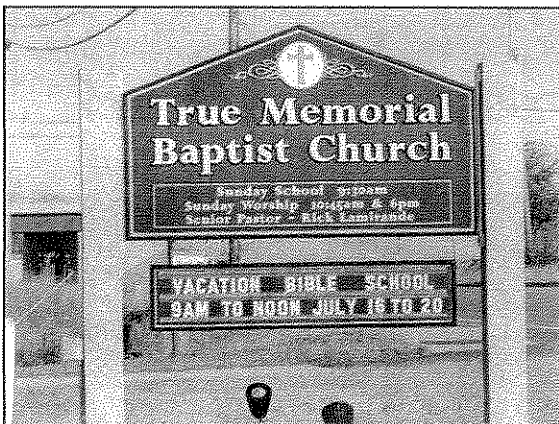
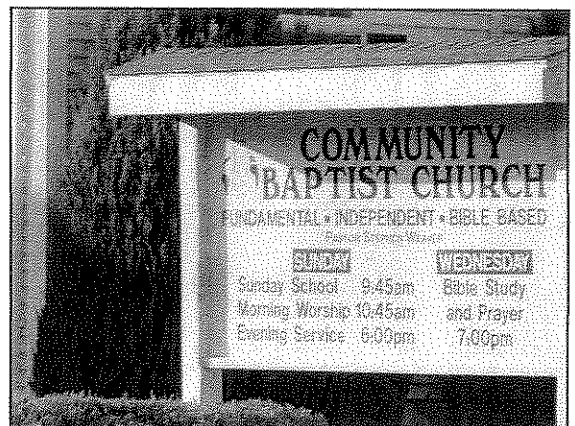
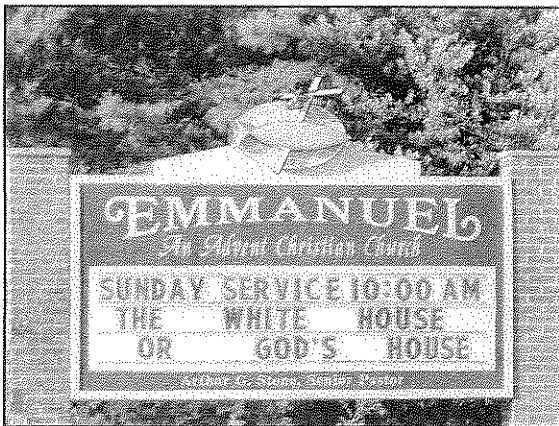
- The request for relief from the setback required is modest enough that the probability of a surveying error large enough to make a material difference is remote. Yes X No _____

- Information provided is based upon other surveyed parcels in the immediate vicinity and is consistent with the tax map information, so the probability of a surveying error large enough to make a material difference is remote. Yes X No _____

- The request for relief from the setback required is in a direction where any impact on the abutter is small or nonexistent and, should a large surveying error be found in the future, there is adequate land area to correct the problem through a lot-line adjustment. Yes _____ No X

But sign could be easily moved if it were wrong

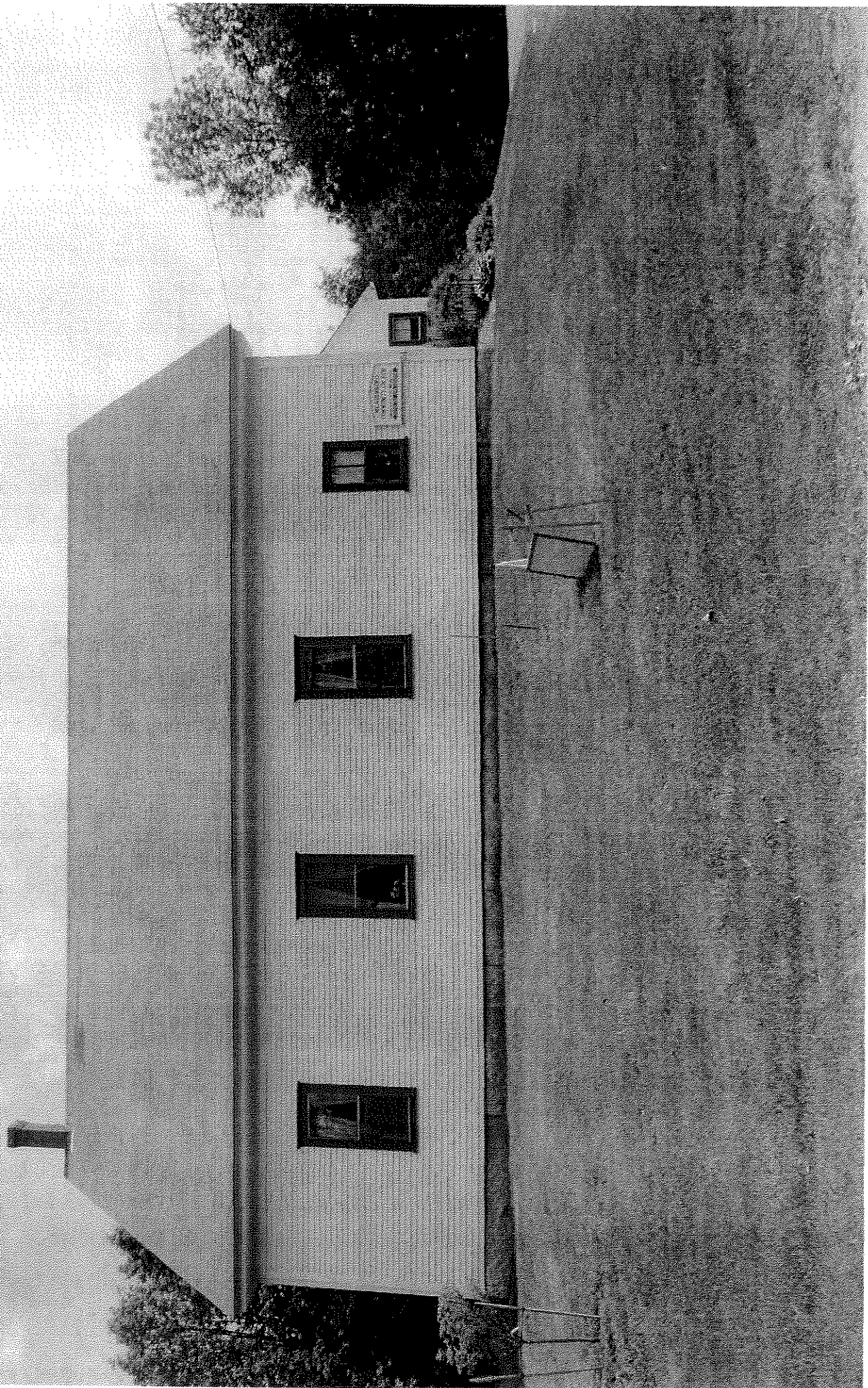
- Any other applicable information: _____



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ABUTTER LIST

City of Rochester, NH

Please Print or Type

Applicant: Meadersboro Community Chord Phone 332-0652Project Address: 151 Meadersboro Rd

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.

JUL 13 2012

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address	Planning Dept
219	2		Gary Kusnierz	83 Meadersboro Rd Rochester NH	

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
219	1	John Scruton	10 Meadersboro Rd Farmington NH 03835
219	3	Kurt Olson	103 Rainbow Dr # 384 Livingston, TX 77399-1003

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 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: John Scruton

Staff Verification: _____