



PLANNING, DEVELOPMENT AND ZONING DEPARTMENT

City Hall – Second Floor  
31 Wakefield Street  
ROCHESTER, NH 03867-1917  
(603) 335-1338

City Planning  
Community Development  
Economic Development  
Zoning Development

APPLICATION FOR VARIANCE  
TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

175-12766

RECEIVED

JUL 18 2012

Planning Dept.

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-21

DATE FILED 7-18-12

Phone No. (603) 926-4300

C. Lewis  
ZONING BOARD CLERK

Name of Applicant SAKUNTALA, LLC

Address 20 SPAULDING AVENUE; ROCHESTER, NH 03868

Owner of property concerned CITY OF ROCHESTER

(if same as applicant write "same")

Address 31 WAKEFIELD STREET; ROCHESTER, NH 03867

(if same as applicant write "same")

Location of property INNOVATION DRIVE & AIRPORT DRIVE

Map No. 242 Lot No. 1 Zone I-2

Description of property 591' 550'/350' 610'  
(give length of frontage, side lines rear lines)

Proposed use or existing use affected Parking requirements.

The undersigned hereby requests a variance to the terms of Article 42.9 Section (b)(17)

And asks that said terms be waived to permit parking spaces that exceed the number required per employee but are less than what is required per the size of the building. (Max. employees/shift is 32 requiring 22 spaces; 45,000 sf. ÷ 600 sf. results in the need for 75 spaces; 41 spaces provided.)

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 constitutes grounds for a variance The size of the building is based on the type of use that will take place and does not reflect the number of employees that will work there..

Signed

[Signature]  
(As Agent for the Applicant)

## CRITERIA FOR VARIANCE

Case # \_\_\_\_\_

Date: \_\_\_\_\_

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A Variance is requested by Sakuntala, LLC

Planning Dept.

from Section 42.9 Subsection (b)(17)

of the Zoning Ordinance to permit: parking requirements less than that req'd. per the size of the bldg. (41 vs. 75 req'd.) but more than req'd for the number of employees (41 vs. 22).

at Innovation & Airport Drive Map 242 Lot 1 Zone I-2

Facts supporting this request:

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

Using the smaller number of spaces will have no affect whatsoever on surrounding property values.

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

impervious pavement is good for the environment; why require parking that's not needed?

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

would result in the need to construct more than 34 spaces beyond what is proposed to satisfy the needs of the applicants.

**4.) Granting the variance would do substantial justice because:** It will allow the project

to be constructed in a reasonable manner and consistent with the actual needs of the users.

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

strives to ensure that all uses have adequate parking. In this case, the size of the building bears no reasonable relationship to the number of employees; rather, the building size is necessary to accommodate the use and storage space that is needed.

Name \_\_\_\_\_

Arthur H. Nickless, Jr., Agent

Date: \_\_\_\_\_

7/18/12

# NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

31 Mooney Street  
Alton, New Hampshire 03809  
Alton Office (603) 875-3948  
E-MAIL: [anickless@norwayplains.com](mailto:anickless@norwayplains.com)  
WEB: [www.norwayplains.com](http://www.norwayplains.com)

2 Continental Boulevard (03867) P. O. Box 249  
Rochester, New Hampshire 03866-0249  
Telephone (603) 335-3948  
NH (800) 479-3948  
Fax (603) 332-0098

July 18, 2012

Mr. Ralph Torr, Chair  
Zoning Board of Adjustment  
Planning, Development & Zoning  
31 Wakefield Street  
Rochester, NH 03867

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Planning Dept.

**Re: Parking Variance Request - Sakantula, LLC/Newport Computers - Map 242, Lot 1**

Dear Ralph:

On behalf of the above referenced applicant and the City of Rochester (owner of the property), we hereby submit application and supporting data for a variance. Specifically, we request that the terms of Article 42.9(b)(17) be waived to allow less parking than is required by the ordinance.

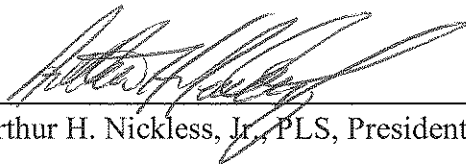
Newport Computers, through its real estate holding company Sakantula, LLC, is proposing to construct a 45,000 square foot manufacturing facility on Lot 1 in the Granite State Business Park. This lot will be made larger by the relocation and elimination of a portion of Airport Drive.

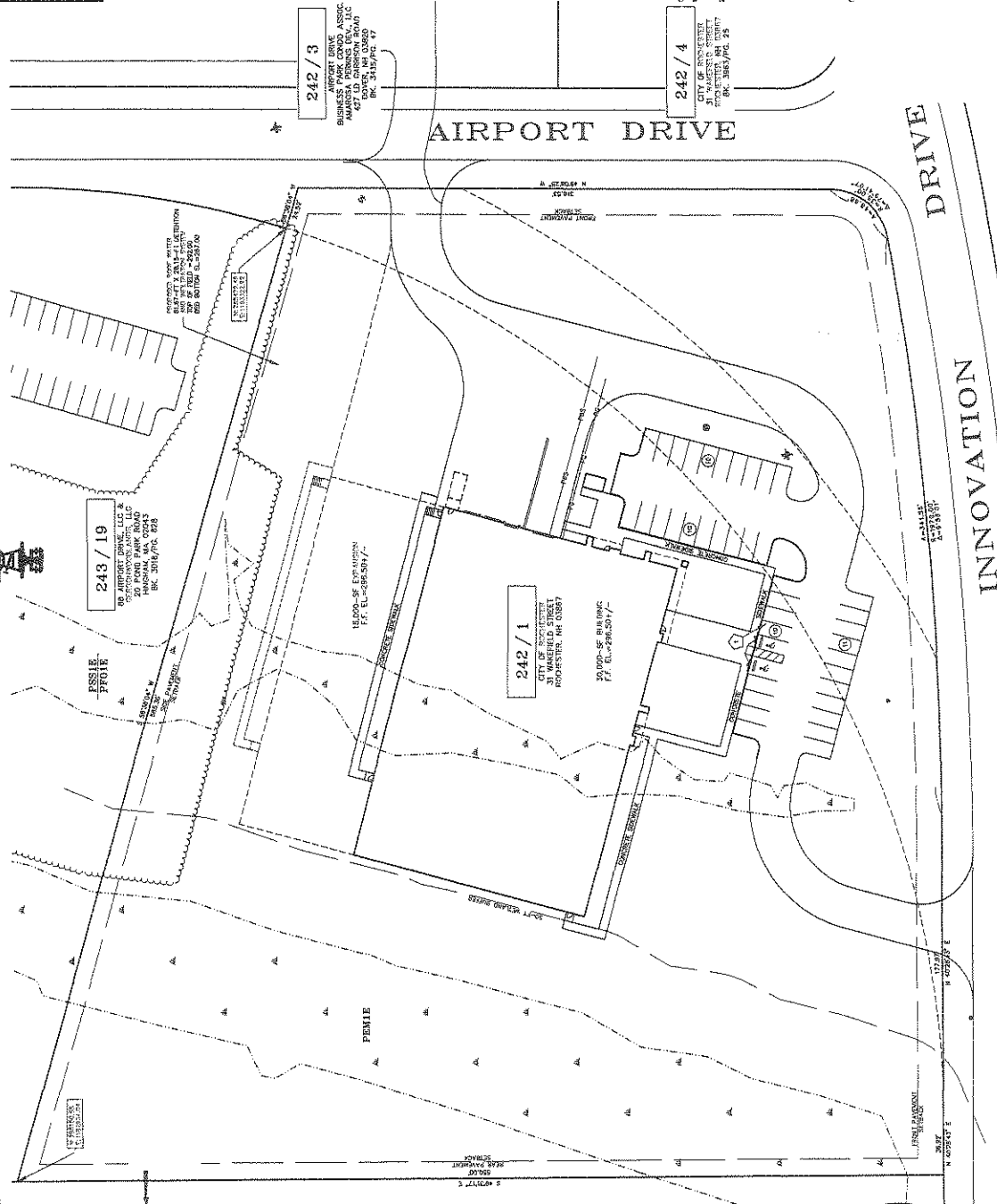
The proposed facility will employ about 32 people during the maximum shift. Using the per employee calculation, 22 spaces are required. Using the gross floor area of the building results in the need for 75 spaces. The spaces required per employee will not satisfy the needs of the user, but the number required by the size of the building requires 34 more spaces than what is actually needed for the proper operation of the site. Therefore, a variance to allow 41 spaces is requested.

We look forward to discussing these matters with you and the other members of the ZBA and thank you in advance for your consideration.

Sincerely,

NORWAY PLAINS ASSOCIATES, INC.

By:   
Arthur H. Nickless, Jr., PLS, President

[illegible]

LOCUS  
T: 17m1010.

SCALE: 1"=1000'

FILE NO.	104	DR4WN BY: RRL
PLAN NO.	C-2630	CHK'D BY: RRL
F.B. NO.	444	SCRD NO: D-444
DWG. NO.	12079 /3P-1	

FINAL APPROVAL BY  
ROCHESTER PLANNING BOARD  
CERTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ZBA SITE PLAN  
AIRPORT DRIVE  
ROCHESTER, NH  
STRAFFORD COUNTY  
FOR  
SAKUNTALA, LLC

JULY 2012

GRAPHIC SCALE:

(IN FEET)

0 100

N S

S R Q

**SHEET C-1**

NORWAY PLAINS ASSOCIATES, INC.

**ABUTTER LIST**

City of Rochester, NH  
Please Print or Type

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JUL 18 2012

Planning Dept.

Applicant: Sakuntala, LLC Phone: 926-4300

Project Address: 48 Airport Drive

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	Owner Name	Mailing Address
242	01	City of Rochester	31 Wakefield Street, Rochester, NH 03867

**APPLICANT**

Map	Lot	Owner Name	Mailing Address
242	01	Sakuntala, LLC	20 Spaulding Ave.; Rochester, NH 03868

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Mailing Address
242	03	Airport Drive Business Park Condo Assoc. c/o Amarosa Perkins Development, LLC	427 Old Garrison Road; Dover, NH 03820
242	04	Same as Owner of Subject Lot	
243	18	Pease Development Authority	55 International Drive; Portsmouth, NH 03801
243	19	88 Airport Drive, LLC & Gerson Woodlands, LLC	20 Pond Park Road; Hingham, MA 02043

**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
Round Pond Soil Survey; David Allain, CSS, CWS	374 Pond Hill Road; Barrington, NH 03825
B. H. Keith Associates	P. O. Box 329; Freedom, NH 03836-0329
Richard R. Lundborn, PE, Norway Plains Associates, Inc.	P. O. Box 249; Rochester, NH 03866-0249

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, Patriot

Database on this date: 7/18/12, This is page 1 of 1 pages.

Applicant or Agent: 