



Economic Development
Community Development
Planning & Zoning
Observation Commission

31 Wakenfield 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/

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FEB 11 2011

APPLICATION FOR A VARIANCE

Planning Dept.

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2011-05

DATE FILED 2/11/11

C. Kenna
ZONING BOARD CLERK

Phone No 335-0559

Call
978-2962

Name of applicant Bernie and Chelsea Taylor

Address 81 Oak St. Rochester, NH

Owner of property concerned Ryan / Ashlee Shaw - prospective buyers Bernie and Chelsea Taylor
(If the same as applicant, write "same")

Address 79 Oak St. Rochester, NH
(If the same as applicant, write "same")

Location 79 Oak St. Rochester, NH

Map No. 251 Lot No. 213-11 Zone R1

Description of property residential home

Proposed use or existing use affected daycare

The undersigned hereby requests a variance to the terms of Article _____
Section _____ and asked that said terms be waived to permit a daycare to
be operated in a residential 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 Chelsea Taylor Bernie C. Taylor
(Applicant)

Date: _____

A Variance is requested by Bernie and Chelsea Taylor
from Section _____ Subsection _____
of the Zoning Ordinance to permit: a home daycare.

at 79 Oak St Map 251 Lot 213-11 Zone R1

Facts supporting this request:

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

No structural changes would be made to the property.

2) Granting the variance is not contrary to the public interest because: We will continue

to operate our business as we currently do with respect

for our neighbors. (We currently live and operate our business next
door at 81 Oak St and would like to buy 79 Oak St for the business.)

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

business from growing as I currently have to turn children
away due to lack of space.

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

me to provide quality care to many of Rochester's children and

provide separate age groups so as to implement age appropriate
curriculum without inconveniencing parents.

5.) The use is not contrary to the spirit of the ordinance because: We will continue

to operate the business the same way we do ~~at~~ next door.

Name Chelsea Taylor Date: 2/6/11

Dear Board of Adjustment for the City of Rochester,

I currently run a home daycare center from my home at 81 Oak St. I've operated at this location since 2007 and am a NH licensed daycare. I was granted a variance in 2009 when I changed my state license from home daycare to daycare group home going from six children to twelve. While my NH license allows me to care for 12 children, I am quickly outgrowing my space and I must turn away new children daily.

The house next door to mine at 79 Oak St. has recently become available for us to purchase. I would love to move my business into this house and allow for the children to have more room while still providing the warm home daycare environment that so many of Rochester's parents desire.

79 Oak St is in a residential zone R1. I am requesting a variance to operate my small business in this zone.

Thank you,

A handwritten signature in black ink that reads "Chelsea Taylor". The signature is written in a cursive, flowing style.

Chelsea Taylor

January 14, 2011

Planning & Development Department

City Hall – Second Floor

31 Wakefield Street

Rochester, New Hampshire 03867-1917

Letter of Intent

The Pumpkin Patch Daycare, LLC

Dear Members of the Planning Board,

My wife, Chelsea M. Taylor, currently runs a daycare for 12 children from an addition that we added onto our home at 81 Oak St. Rochester, NH. 03839. (Parcel ID 0251-0213-0010). We have applied for and were granted the Planning Boards permission to operate a home daycare from this property. The Pumpkin Patch Daycare is also a registered Daycare provider with the State of New Hampshire.

Our neighbors Ryan and Ashlee Shaw at 79 Oak St. Rochester, NH 03839 (Parcel ID 0251-0213-0011) have relocated to North Carolina for a job and have made their residence available to us. We would like the opportunity to discuss our options with the City of Rochester Planning Department to allow The Pumpkin Patch Daycare, LLC to operate in the same fashion as a Licensed Daycare Provider from 81 Oak Street and move its operations to the new property of 79 Oak Street. The property at 79 Oak Street has 1664 square feet of existing space including a full kitchen for the snacks and meals as well as 5 rooms which can be designated as structured play spaces and classrooms for the different age groups. The backyard is enclosed with a white vinyl privacy fence and will provide a safe and enormous playground for the children. Allowing us to operate The Pumpkin Patch Daycare, LLC from 79 Oak Street will allow Ryan and Ashlee Shaw to relocate to North Carolina with the peace of mind that they can sell their property in this difficult real estate market.

The hours of operation for The Pumpkin Patch Daycare, LLC are from 7:00 am to 5:00 pm. The proposed parking is the current and existing driveway to the property as built in 2004. As a relatively new house it keeps in line with the current aesthetics of the neighborhood of Oak Street (Gonic). We plan on no changes to this property other than keeping it maintained and appealing for business and the neighborhood. I want to thank the Planning Department for their time in reviewing this letter of intent. I feel this is a good move for the Pumpkin Patch Daycare, LLC as it will allow us to increase the amenities we provide for our customers that has allowed us to grow to the level we are at today.

Thank you,

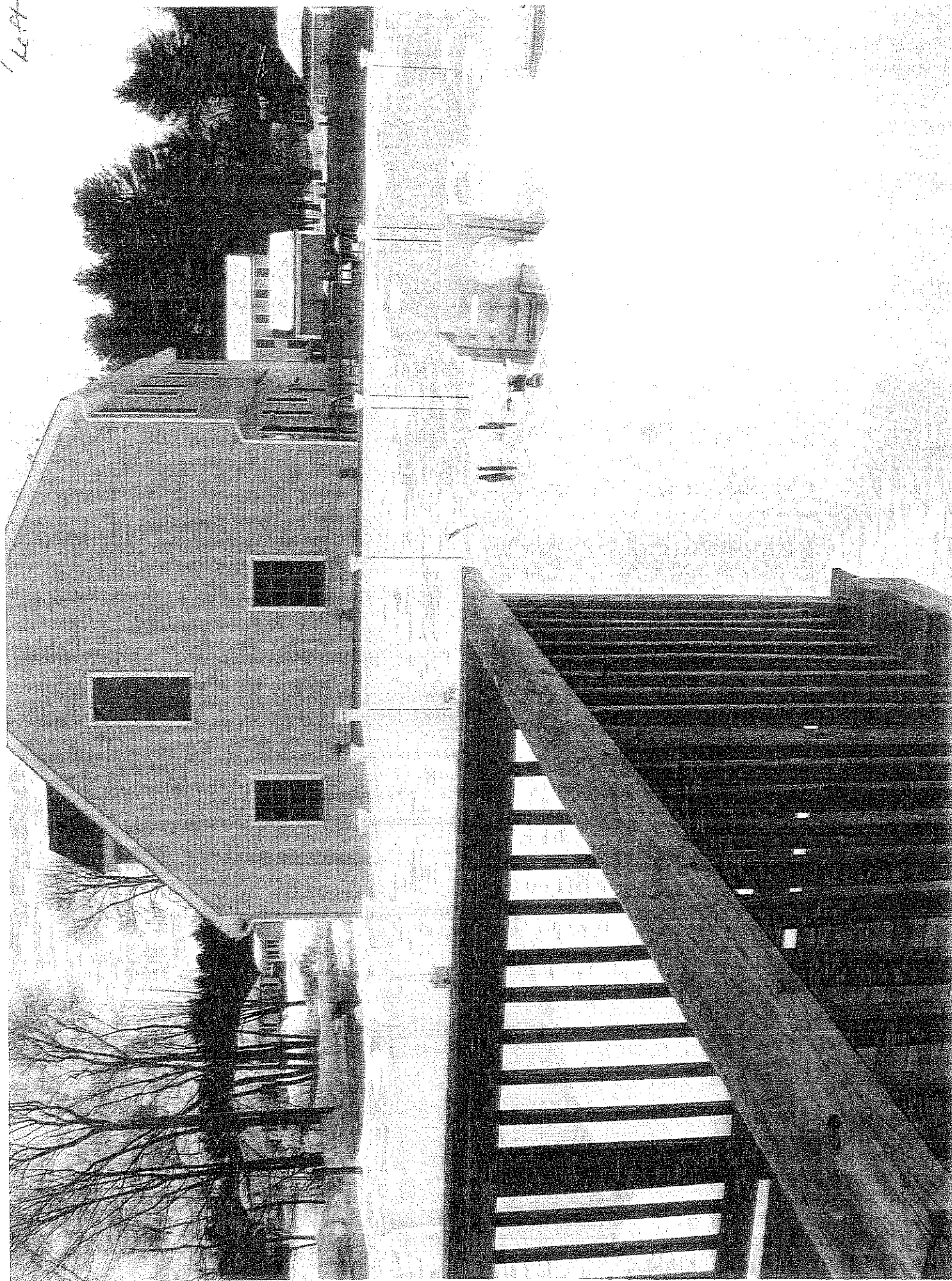
Bernie and Chelsea Taylor

81 Oak Street

Rochester, NH 03839

(603) 335-0559

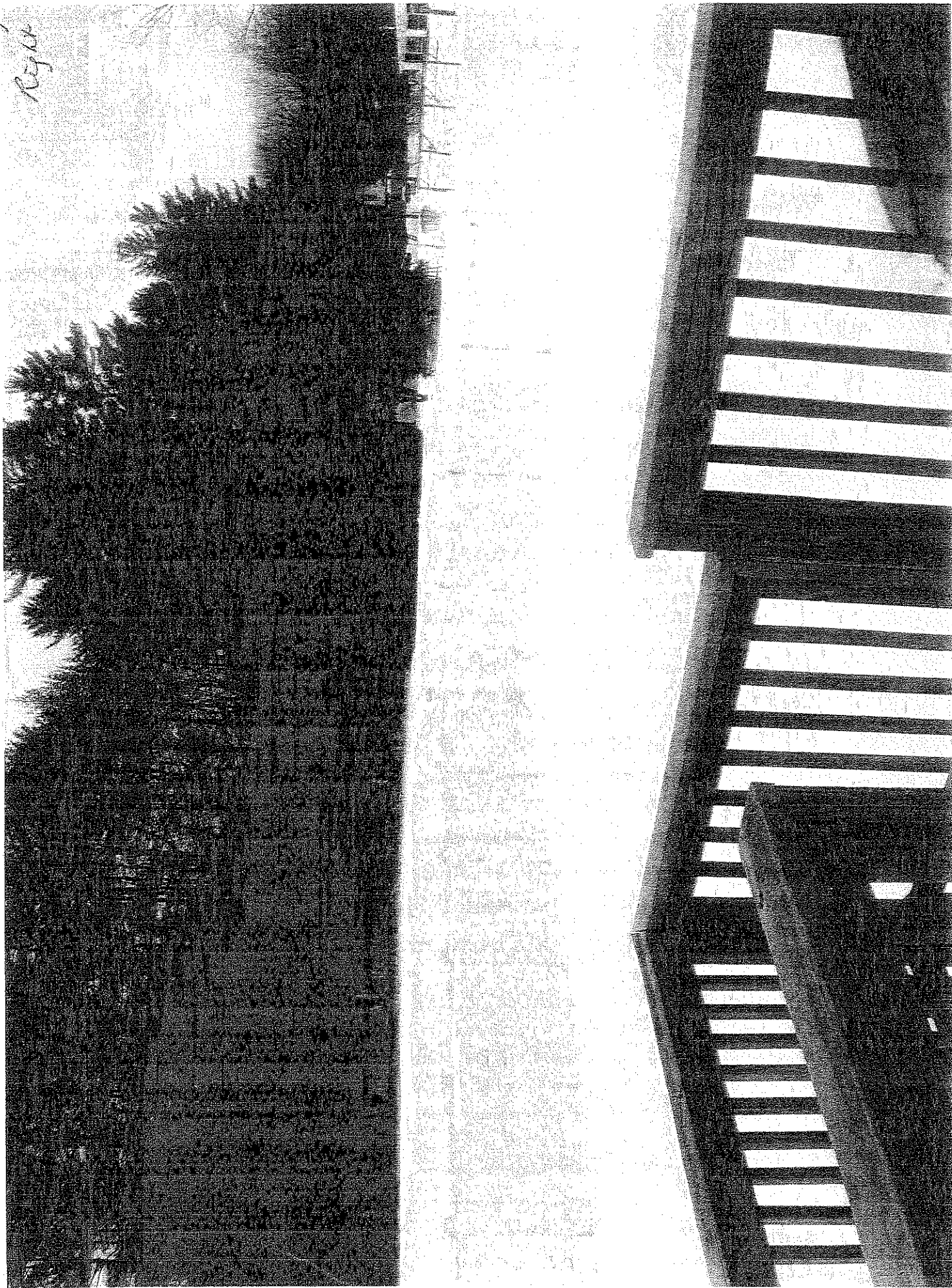
17 Oak Street - backyard -
Left - A



2011-05

799 Oak Street - Berkeley

Reggie (2)

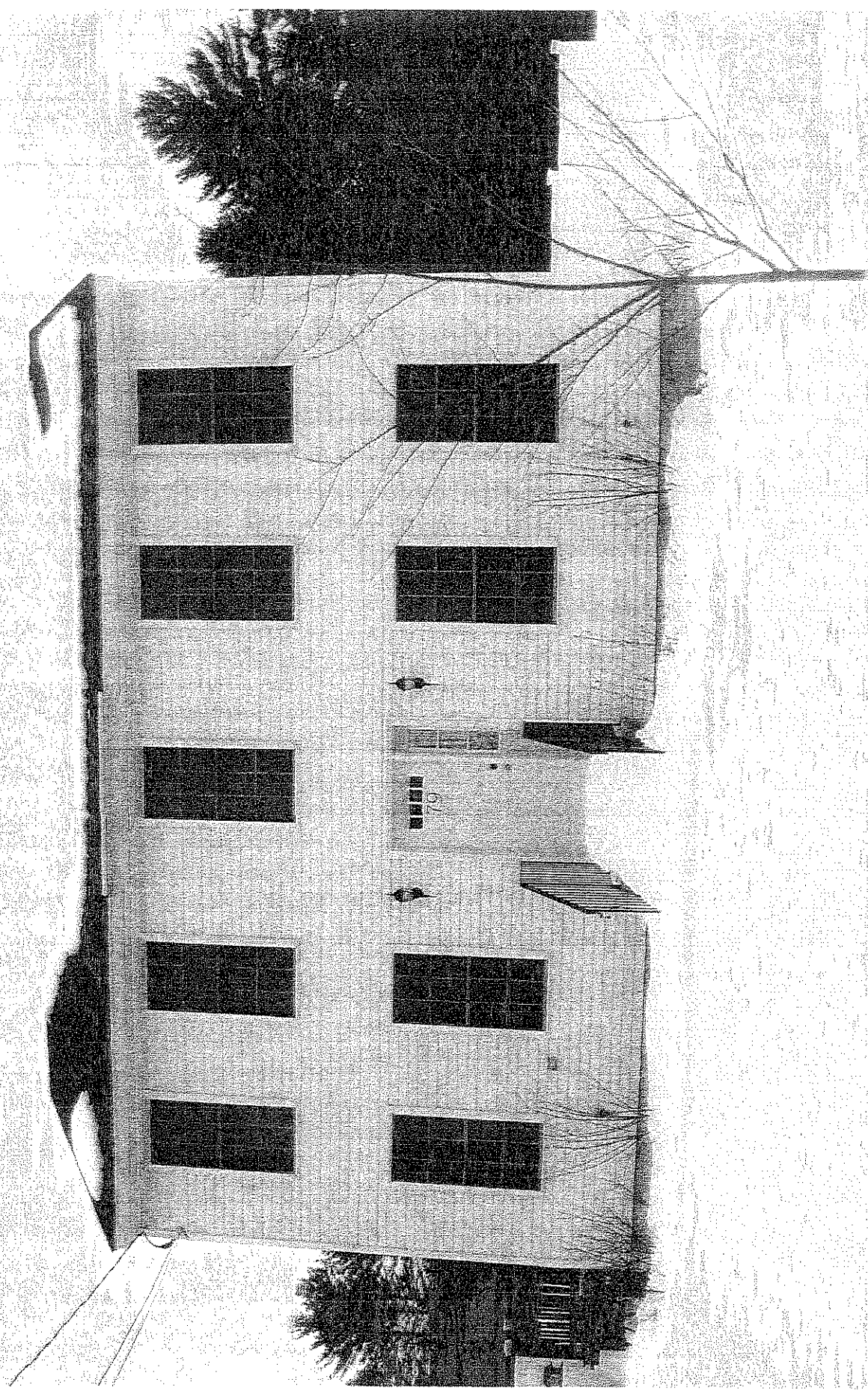


2011-05

19 Oak Street - Front

3

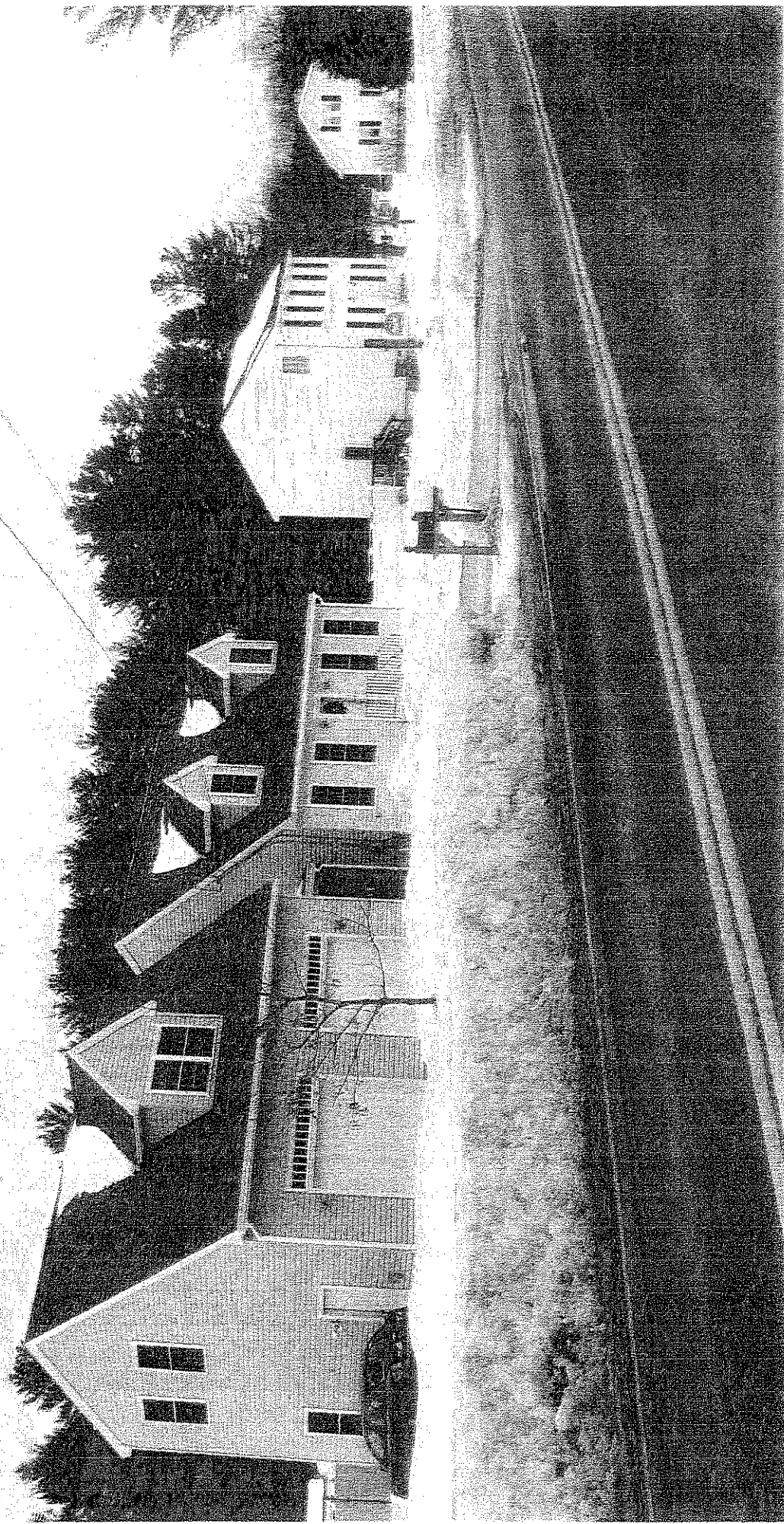
2011-05



87 Oak Street -

19 Oak Street

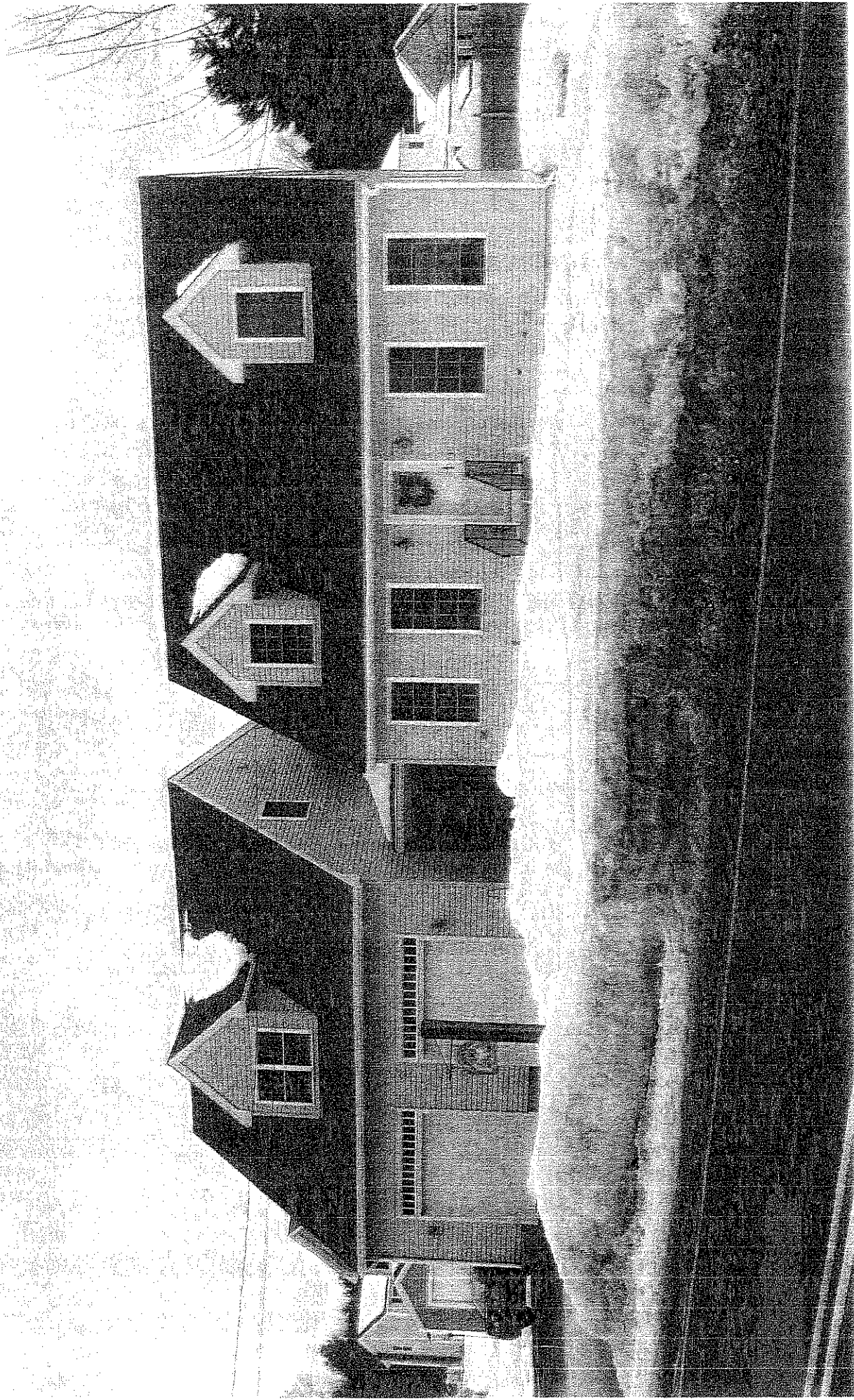
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Current Daycare at 871 Oak Street

©



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Ashlee and Ryan Shaw
79 Oak Street
Rochester, NH 03839

Planning and Development Dept.
City Hall- Second Floor
31 Wakefield Street
Rochester, NH 03839

January 11, 2011

To whom it may concern:

This letter is to address the request of Bernie and Chelsea Taylor to use 79 Oak Street in Rochester, NH for the purpose of a childcare center. We, the owners of 79 Oak Street, give Bernie and Chelsea Taylor permission to use our property as requested.

Pumpkin patch daycare which currently operates at 81 Oak Street in Rochester, NH has been a welcome addition to the neighborhood and has had no negative impact whatsoever on the daily lives of nearby residences.

Please feel free to contact us further regarding this letter if necessary.

Thank You,

A handwritten signature in black ink, appearing to be 'Ryan Shaw', with a long horizontal flourish extending to the right.

Ryan Shaw

A handwritten signature in black ink, appearing to be 'Ashlee Shaw', with a large, stylized 'A' and 'S'.

Ashlee Shaw

Unofficial Property Record Card - Rochester, NH

General Property Data

| | |
|---------------------------------------|--------------------------------------|
| Parcel ID 0281-0213-0011 | Account Number 36586 |
| Prior Parcel ID -- | Property Location 79 OAK ST |
| Property Owner SHAW RYAN B & ASHLEE M | Property Use SINGLE FAM |
| Mailing Address 79 OAK ST | Most Recent Sale Date 4/30/2004 |
| City ROCHESTER | Legal Reference 2867-427 |
| Mailing State NH Zip 03838 | Grantor PELLETIER SUSAN V REV TRUST, |
| Parcel Zoning R1 | Sale Price 224,933 |
| | Land Area 0.230 acres |

Current Property Assessment

| | | | | |
|--------------|------------------------|--------------------|-------------------|---------------------|
| Card 1 Value | Building Value 154,200 | Yard Items Value 0 | Land Value 53,100 | Total Value 207,300 |
|--------------|------------------------|--------------------|-------------------|---------------------|

Building Description

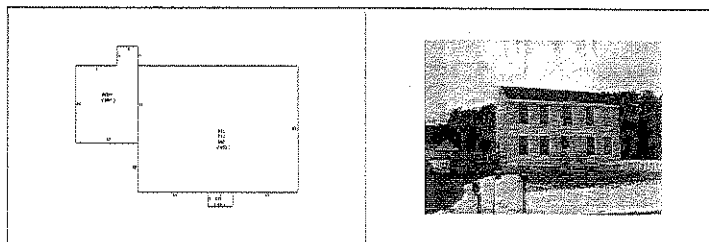
| | | |
|----------------------------|--------------------------|-------------------------|
| Building Style COLONIAL | Foundation Type CONCRETE | Flooring Type AVERAGE |
| # of Living Units 1 | Frame Type WOOD | Basement Floor CONCRETE |
| Year Built 2004 | Roof Structure GABLE | Heating Type FORCED H/W |
| Building Grade AVERAGE | Roof Cover ASPHALT SH | Heating Fuel OIL |
| Building Condition Average | Siding VINYL | Air Conditioning 0% |
| Finished Area (SF) 1684 | Interior Walls DRYWALL | # of Bank Garages 0 |
| Number Rooms 5 | # of Bedrooms 3 | # of Full Baths 1 |
| # of 3/4 Baths 1 | # of 1/2 Baths 1 | # of Other Fixtures 0 |

Legal Description

Narrative Description of Property

This property contains 0.230 acres of land mainly classified as SINGLE FAM with a(n) COLONIAL style building, built about 2004, having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 3 bedroom(s), 1 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: Bernie and Chelsea Taylor Phone 335-0559

Project Address: 79 Oak St - prospective home buyers

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 |
|-----|--------|------|-------------------------|--------------------------------|
| 251 | 213-11 | R1 | Ryan B + Ashlee M. Shaw | 79 Oak St. Rochester, NH 03839 |

ABUTTING LOT OWNERS PO Box 698 Aprx, NC 27502-0698

| Map | Lot | Owner Name | Owner Mailing Address (NOT property location) |
|-----|--------|----------------------------------|---|
| 251 | 213 | Alder Creek LLC | 190 Dry Hill Rd Rochester, NH 03867 |
| 251 | 213-10 | Bernie C. + Chelsea M. Taylor II | 81 Oak St. Rochester, NH 03839 |
| 251 | 123 | John P. + Mary A. Noble | 74 Oak St. Rochester, NH 03839-5418 |
| 251 | 124 | Kristin A. Ebbesen | 76 Oak St Rochester, NH 03839-5418 |
| | | | |
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*paid
12-9-11
12-19-13*

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 |
|---|-----------------|
| | |
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Planning Dept.

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: BC Taylor II 2/11/11 Staff Verification: 2/16/11 cll