



City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2-24-18

DATE FILED 2/21/24

CJ
ZONING BOARD CLERK

Applicant:

Revival Day of Hope

E-mail: tracy@revivaldayofhope.com

Phone: (603)817-0080

Applicant Address: 3 Florence Drive, Rochester N.H.

Property Owner (if different): Tracy M. Warren

Property Owner Address: _____

Variance Address: 72 Lafayette Street, Rochester N.H.

Map Lot and Block No: _____

Description of Property: Rochester Fair Grounds

Proposed use or existing use affected: Previously city permitted Family Fun Music Festival

The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section Table 18-C

and asks that said terms be waived to permit Revival Day of Hope to continue in our efforts to unite our community

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. **I understand that while presenting my case the testimony should be confined to the 5 criteria and how they pertain to my case.**

Signed: Tracy M. Warren

Date: 1/18/2024





City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Criteria

1) Granting the variance would not be contrary to the public interest because:

This event has already been permitted by the City on several occasions. It is requested and well attended by our Community.

2) If the variance were granted, the spirit of the ordinance would be observed because:

We value Unity in our Community

3) Granting the variance would do substantial justice because:

Finding HOPE changes lives

4.) If the variance were granted, the values of the surrounding properties would not be diminished because:

Our footprint only leaves change in the lives of the attendees, not on the property

5.) Unnecessary Hardship:

a. Owing to special **conditions of the property that distinguish it from other properties in the area**, denial of the variance would result in an unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

The property will better serve the parking needs, the shelter needs in inclement weather (steel bldg), the volume of attendees and will not require road closure

And:

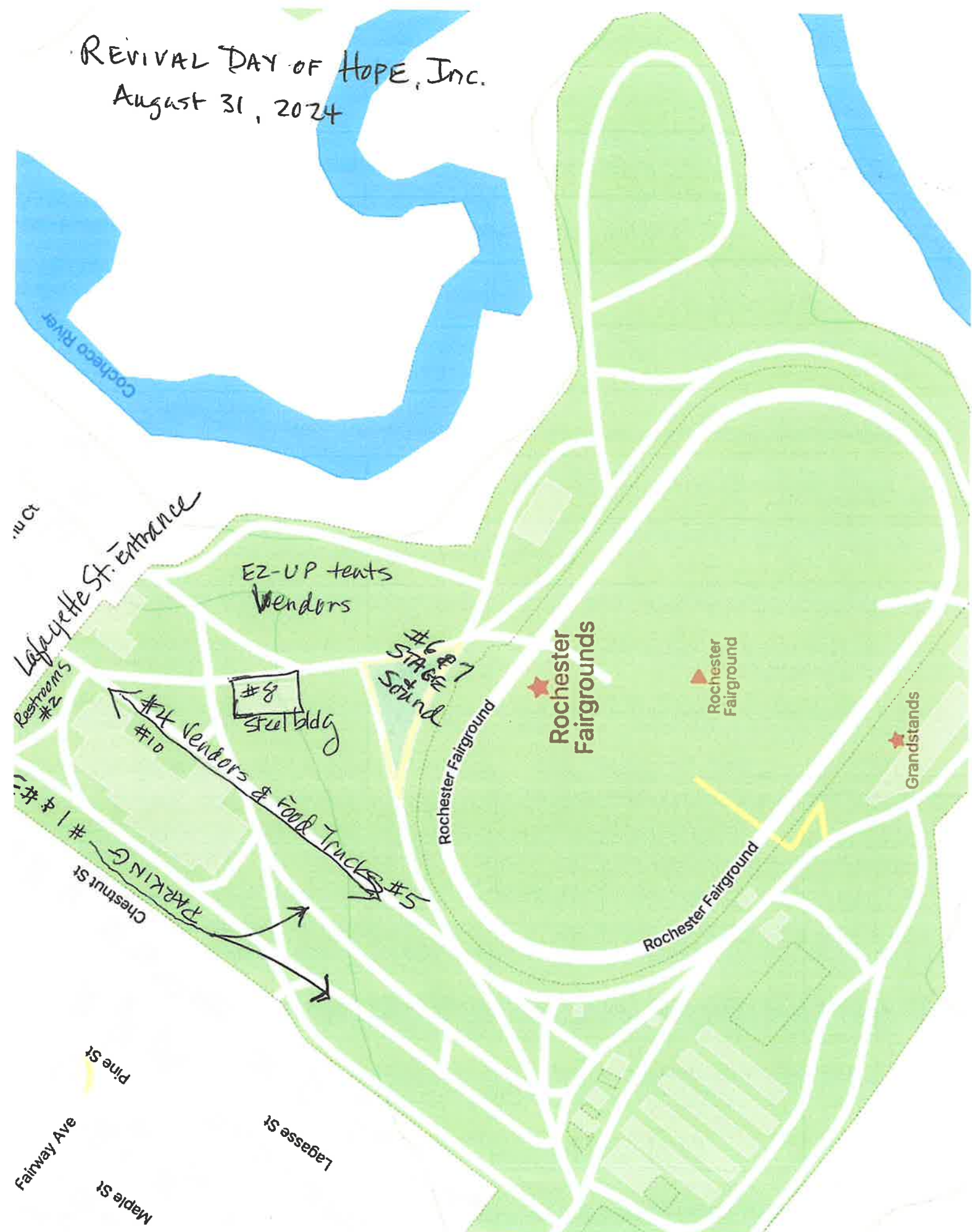
ii. The proposed use is a reasonable one because:

Provision for Unifying our Community with HOPE through music, fellowship

b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.

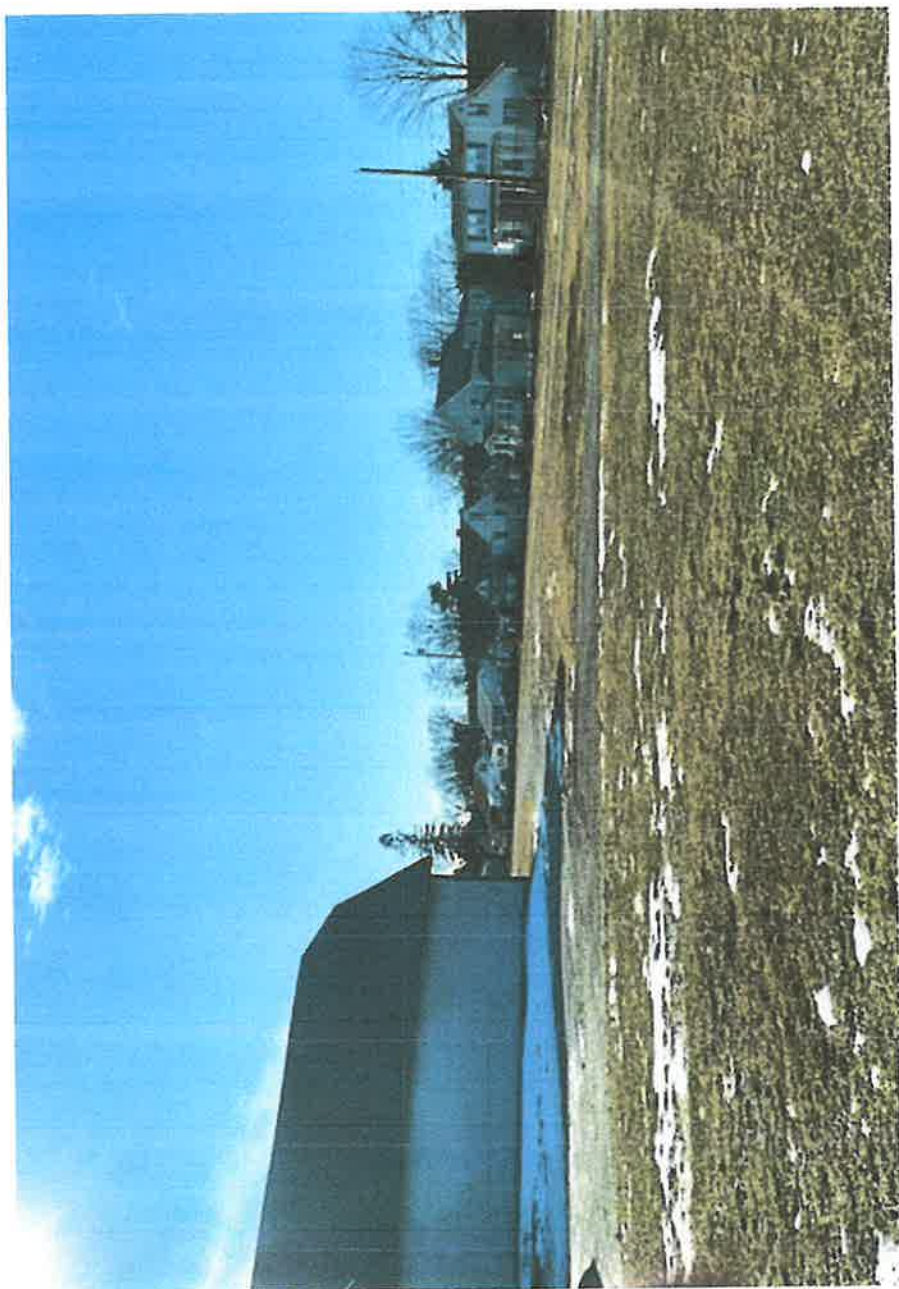
Previous venue (the Common) did not afford staking of vendor tents which posed a safety risk in the wind, parking was off-site and inconvenient for those with disabilities, road closure was required, accommodating vendors and growing attendee #s.

REVIVAL DAY OF HOPE, INC.
August 31, 2024





















ZONING

275 Attachment 3

City of Rochester

Table 18-C Food-Lodging-Public Recreation Uses
[Amended 5-7-2019; 12-6-2022; 6-6-2023]

LEGEND

P = Permitted Use

C = Conditional Use

E = Use Allowed by Special Exception

Food-Lodging-Public Recreation Uses	Residential Districts				Commercial Districts				Industrial Districts			Special		Criteria/Conditions Reference	
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS			
Cafe	—	—	P	C	P	P	P	P	—	—	—	—	P	Article 21	
Campground	—	—	—	E	—	—	—	—	—	E	—	—	—	Article 22	
Caterer	—	—	P	—	P	P	—	P	P	P	—	—	—		
Charitable gaming facility	—	—	—	—	—	—	C	P	—	—	—	—	—		
Club	—	—	C	—	P	P	—	P	—	—	—	—	—	Article 21	
Community center	—	—	P	—	P	P	P	P	—	—	—	—	—		
Conference center	—	—	C	—	P	P	P	P	—	—	P	P	P	Article 21	
Country club	—	—	—	C	—	—	P	E	—	C	—	—	—	Article 21	
Food stand	—	—	E	—	E	E	P	E	E	E	E	E	E	Article 22	
Function hall	—	—	—	—	P	P	P	P	—	—	—	—	—		
Golf course	—	—	—	P	—	—	P	—	—	P	—	—	—	Article 22	
Health club	—	—	C	C	P	P	P	P	—	—	—	—	—	Article 21	
Lodging, bed-and-breakfast	—	C	P	—	P	P	—	P	—	—	—	—	—	Article 21	
Lodging, hotel	—	—	C	—	P	C	P	P	—	—	C	C	C	Article 21	
Lodging, motel	—	—	—	—	—	—	P	P	—	—	—	C	C	Articles 20 and 21	
Nightclub	—	—	—	—	P	—	P	P	—	—	—	—	—		
Recreation, indoor	—	—	C	—	P	C	P	P	P	C	—	—	—	Article 21	
Recreation, outdoor	—	—	—	C	—	C	P	P	—	C	—	—	—	Article 21	
Recreation, park	P	P	P	P	P	P	—	P	—	C	—	—	—	Article 21	
Restaurant	—	—	P	—	P	C	P	P	—	—	—	P	P	Article 21	
Restaurant, drive-through	—	—	—	—	P	—	P	P	—	—	—	—	—		
Sports betting facility	—	—	—	—	—	—	P	P	—	—	—	—	—		
Tavern	—	—	C	—	P	—	P	P	—	—	—	—	P	Article 21	
Theater/cinema (5,000 square feet or less)	—	—	P	—	P	P	P	P	—	—	—	—	—	Article 21	
Theater/cinema (over 5,000 square feet)	—	—	—	—	C	—	P	P	—	—	—	—	—	Article 21	

275 Attachment 3:1

Supp 8, Jun 2023

THEATER

A building or space devoted to motion pictures, dramatic and musical performances and other entertainment before a live audience.



72 Lafayette Street

City of Rochester, NH

1 inch = 340 Feet



www.cai-tech.com

March 26, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CURRENT OWNER		UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT				VISION										
ROCHESTER AGRICULTURAL & MEC ASSN		0 CITY WATER C	0 LEVEL	NEIGHBORHOOD		OF OFFICE		Description		LUC Co	Prior Assessed	Current Assesse	ROCHESTER, NH									
72 LAFAYETTE ST		0 CITY SEWER	3400	COMMERCIAL & INDU				BLDG		905	280,700	218,600										
		UTL/ST / TRAF		EXEMPTIONS				LAND		905	617,400	617,400										
		0 CITY WTR PBO	Year	Code	Description		OB		905	15,900	15,900											
ROCHESTER NH 03867-2624		0 PAVED																				
		0 LIGHT																				
		LEGAL DESCRIPTION																				
RELEASE OF UTIL EASEMENT FROM CITY DATED 12-13-1913 BK-4																						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	SALE PRICE	SALE CODE		PREVIOUS ASSESSMENTS (HISTORY)															
ROCHESTER AGRICULTURAL & MECH		0 0	01-01-1900	0	99		Year	Descri	Prior Assesse	Year	Descri	Prior Assesse										
							2020	BLDG	280,000	2021	BLDG	280,700	2022	BLDG								
								LAND	617,400		LAND	617,400		LAND								
								OB	13,000		OB	15,900		OB								
		Total		Total		Total		914,000		Total		914,000		Total								
		APPRAISED VALUE SUMMARY																				
SEE PARCEL 0124-0067-000B FOR BEANO BUILDING		Appraised Building Value (Card)																				
		Appraised Extra Feature Value (Bldg)																				
		Appraised Outbuilding Value (Bldg)																				
		Appraised Land Value (Bldg)																				
		Total Appraised Parcel Value																				
		Valuation Method																				
		851,900																				
		C																				
BUILDING PERMIT RECORD																						
Issue Date		Permit Id	Description	Price	Insp Date	% C	Stat	Notes														
09-11-2023		P-23-194	PLUMBING	500		0	O	REPLACE EXISTING DRAIN PIPE														
08-15-2023		M-23-350	STG TANK	100		0	O	PROPANE FOR M-23-350 THROUGH M-23-372														
08-15-2023		M-23-325	STG TANK	100		0	O	PROPANE FOR M-23-325 THROUGH M-23-333														
08-25-2022		M-22-437	STG TANK	500	10-13-2023	100	CE	Propane M-22-437 through M-22-439														
08-17-2022		M-22-320	STG TANK	100	10-13-2023	100	CE	Propane Tanks M-22-320 thru M-22-332														
09-15-2021		M-21-463	STG TANK	900		100	C	JR's Steak and Seafood														
09-15-2021		M-21-458	STG TANK	100		100	C	JR's Steak and Seafood														
09-15-2021		M-21-443	STG TANK	500		100	C	FM-21-270 - Fried Sweets (25)														
09-15-2021		M-21-441	STG TANK	100		100	C	FM-21-265														
09-15-2021		M-21-440	STG TANK	100		100	C	FM-21-264 - Fried Pickles (19)														
09-15-2021		M-21-439	STG TANK	100		100	C	FM-21-263 - French Fries (18)														
09-15-2021		M-21-438	STG TANK	100		100	C	FM-21-218 - BBQ (17)														
LAND LINE VALUATION SECTION																						
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPr	Size Adj	Cond	Nbhd	Inf1	Inf1 Adj	Inf2	Inf2 Adj	Inf3	Adj UnitPrice	Assessed Value	Notes					
1	9050	CHARITABL	7.500	PRIMARY	P	65,000.	1.000000	1.00	3400	1.000					65,000	487,500						
1	9050	CHARITABL	40.500	EXCESS A	E	4,000.0	0.80208	1.00	3400	1.000					3,208.4	129,900						
Total Card Land Units																48.00	AC	Parcel Total Land Area	48.00	AC	Total Land Value	617,400

Land Use 9050
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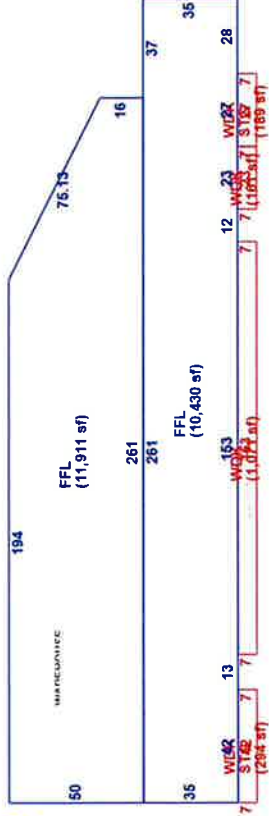
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Model	94	Commercial	Half Bath Rating	A	SAME							
Style	C51	OFFICE	Extra Fixture(s)	0								
Grade	E	Very Poor	Extra Fix Rating									
Stories	1											
Units												
Residential Unit	0											
Comm Units	1.00											
Wall Height	8.00											
Exterior Wall 1	21											
Exterior Wall 2												
2nd Ext Wall %												
Roof Structure	0											
Roof Cover	01											
Interior Wall 1	06											
Interior Wall 2												
Interior Floor 1	08											
Interior Floor 2												
Basement Floor												
% Heated	100.00											
Heat Fuel	02											
Heat Type	01											
2nd Heat Type												
2nd % Heated	0.00											
# Heat Systems	1.00											
AC Percent	0.00											
Bedrooms												
Full Bath(s)	0											
Bath Rating	A											
3/4 Bath(s)	0											
3/4 Bath Rating												
Half Bath(s)	2											
Half Bath Rating	A											
Extra Fixture(s)	0											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
01	SHED FRAME	L	1	14	28	D	AV	1960	1	28.15	0.87	100
01	SHED FRAME	L	1	12	10	D	AV	1950	1	28.15	0.87	0
01	SHED FRAME	L	1	6	8	D	FR	1940	1	28.15	0.87	0
01	SHED FRAME	L	1	10	20	D	AV	1940	1	28.15	0.87	0
01	SHED FRAME	L	1	10	6	D	FR	1940	1	28.15	0.87	0
01	SHED FRAME	L	1	1	3900	E	FR	1930	1	28.15	0.75	800
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Est Area	Unit Cost	Undeprc Value						
FFL	1ST FLOOR	960	960	960	127.84	122,722						
SLB	CONCRETE SLAB	0	960	0	3.34	3,206						
TOTAL Gross Liv/ Lease Area				960	1,920	960						

Land Use 9050
Print Date 11/1/2023 1:42:04 PM

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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Model	94	Commercial	Half Bath Ratin				
Style	N14	UTILITY	Extra Fixture(s)	0			
Grade	D-	Poor	Extra Fix Rating				
Stories	1						
Units	0						
Residential Unit	1.00						
Comm Units	9.00						
Wall Height	21						
Exterior Wall 1	0						
Exterior Wall 2	07						
2nd Ext Wall %	10						
Roof Structure	06						
Interior Wall 1	12						
Interior Wall 2							
Interior Floor 1							
Interior Floor 2							
Basement Floor							
% Heated	0.00						
Heat Fuel	05						
Heat Type							
2nd Heat Type	0.00						
2nd % Heated	0.00						
# Heat Systems	0.00						
AC Percent	0.00						
Bedrooms	0						
Full Bath(s)	A						
Bath Rating	0						
3/4 Bath(s)							
3/4 Bath Rating							
Half Bath(s)	0						
Half Bath Ratin	0						
Extra Fixture(s)	0						



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd
OD	DOOR WD/MT	B	1	12	11	C	AV	1990	20
OD	DOOR WD/MT	B	1	10	10	C	AV	1980	20
OD	DOOR WD/MT	B	1	12	10	D	AV	1980	20
OD	DOOR WD/MT	B	1	12	12	C	AV	1980	20
01	SHED FRAME	L	1	30	55	D	VP	1950	10
50	POLE BARN	L	1	25	103	D	VP	1940	10
01	SHED FRAME	L	1	8	30	D	VP	1940	10
45	LEAN TO	L	2	12	103	D	VP	1940	20

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
FFL	1ST FLOOR	22,341	22,341	22,341	9.64	215,285			
STG	FRAME SHED BULKHEAD/FRAME UTILIT	0	483	0	22.44	10,839			
WDK	WOOD DECK	0	1,715	0	17.97	30,819			
TOTAL Gross Liv/ Lease Area		22,341	24,539	22,341		256,943			

Owner1	Owner2	BillingAddress	City State Zip
THOMPSON ROBERT	THOMPSON FRANCINE	77 CHESTNUT ST	ROCHESTER, NH 03867
SPAULDING CLYDE R &	WHARMBY MARJORIE E	56 OLD STAGE RD	MADBURY, NH 03820
KALMBACH NICHOLAS		60 CHESTNUT ST	ROCHESTER, NH 03867-2613
SPURLING MICHAEL		19 HOOVER ST	ROCHESTER, NH 03867-2534
GIANOTTI TODD M &	MEOMARTINO AMY M	1 BROCHU CT	ROCHESTER, NH 03867-2607
SMITH JOHN B & CARLA		73 CHESTNUT ST	ROCHESTER, NH 03867
LAROCHELLE JERRINE R REV	LIVING TRUST % TRUSTEE	1 LAGASSE ST	ROCHESTER, NH 03867-2508
HERSEY LAURIE		1324 CANAL RD	SANBORNVILLE, NH 03872-4100
READEL BENJAMIN S &	BEAN JENNIFER A	400 SECOND CROWN POINT RD	STRAFFORD, NH 03884
CITY OF ROCHESTER		31 WAKEFIELD ST	ROCHESTER, NH 00000
WALKER MARYBETH G & DAVID E	WALKER PATRICK D	34 BROCK ST	ROCHESTER, NH 03867
ROULEAU EMILE A &	JOHNSON SHEILA M	65 CHESTNUT ST	ROCHESTER, NH 03867
ROCHESTER AGRICULTURAL & MECH	ASSN	72 LAFAYETTE ST	ROCHESTER, NH 03867-2624
JOHNSTONE JILL L REV TRUST %		17 LAGASSE ST	ROCHESTER, NH 03867-2508
VENO BERNARD & MARION		108 MAPLE ST	ROCHESTER, NH 03867-2509
ROCHESTER AGRICULTURAL & MECH	ASSN	72 LAFAYETTE ST	ROCHESTER, NH 03867-2624
FOURNIER MATTHEW & TAMMY		11 LAGASSE ST	ROCHESTER, NH 03867-2508
NATIONAL GUARD ARMORY	% BA OFFICE	4 PEMBROKE RD	CONCORD, NH 03301
GARLAND JEFFREY C		5 LAGASSE ST	ROCHESTER, NH 03867-2508
PETERSON YAMICA		75 CHESTNUT ST	ROCHESTER, NH 03867-2614
BURLEY CHAD		9 LAGASSE ST	ROCHESTER, NH 03867-2508
DRAKE DANIEL M		3 BROCHU CT	ROCHESTER, NH 03867
VACHON KEVIN J & PAMELA J		82 SAMPSON RD	ROCHESTER, NH 03867
MCNALLY JOHN C & JOANNE B		79 CHESTNUT ST	ROCHESTER, NH 03867-2614
CICCOTELLI PAULA L		63 CHESTNUT ST	ROCHESTER, NH 03867
BRADY CRAIG & CATHERINE		68 BROCK ST	ROCHESTER, NH 03867-4415
BASSO SUZANNE & JOSEPH H		71 CHESTNUT ST	ROCHESTER, NH 03867
FISHER JANE A REVOCABLE TRUST	% RONALD C FISHER TRUSTEE	1162 PROVINCE RD	STRAFFORD, NH 03884-6561
MAYO MICHAEL RAY		28 LAFAYETTE ST	ROCHESTER, NH 03867-2618
YOUNG RICHARD P & RUTH L		19 HAIG ST	ROCHESTER, NH 03867-2531
WINTERS ADA MARY		61 CHESTNUT ST	ROCHESTER, NH 03867-2614
EJARQUE HERMAN		7-9 BROCHU CT	ROCHESTER, NH 03867

HUSSEY GEORGE A & LINDA M

15 LAGASSE ST

ROCHESTER, NH 03867-2508