



Planning & Zoning
Community Development
Conservation Commission
Historic District Commission
Arts & Culture Commission

PLANNING & DEVELOPMENT DEPARTMENT

City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: www.rochesternh.net

175.00
56.70
231.70

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No 802-472-5083

DO NOT WRITE IN THIS SPACE

CASE NO. 2015-07

DATE FILED 2-19-15

ZONING BOARD CLERK Klg

Name of applicant Mary Jane Fradette

Address PO Box 23, Hardwick, VT 05843

Owner of property concerned The Sidney Robbins Family Trust
(If the same as applicant, write "same")

Address PO Box 1535 Dover NH 03820
(If the same as applicant, write "same")

Location 38 Hanson Street

Map No. 0120 Lot No. 395 Zone DC Historic

Description of property vacant brick building - formerly an auto parts store

Proposed use or existing use affected Auto Parts store

The undersigned hereby requests a variance to the terms of Article 47.29,
Section (1) (3) and asked that said terms be waived to permit a second wall
sign

If applicable in this case, the undersigned also requests a waiver from the requirement to
provide a certified plot plan, (see attached request sheet) Yes No ✓

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 Mary Jane Fradette
(Applicant)

Continue on Page 2

(Page 2)

CRITERIA FOR VARIANCE

Case # 2015-07

Date: 2/18/15

A Variance is requested by Mary Jane Fradette

from Section (1) Subsection (3)

of the Zoning Ordinance to permit: Bond Auto Parts (the tentative purchaser of the property)

to place a sign at both ends of the building

at 38 Hanson Street Map 0120 Lot 395 Zone DC historic

Facts supporting this request:

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

The signs are not excessive in size, not internally lit and will be mounted on the ends
building.

2) Granting the variance is not contrary to the public interest because: The area is mostly
commercial, the sign on the end of the building on the left as you are facing the building
from Hanson Street is where the public parking lot is.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the
following special circumstances of the property: The property is in the middle of two
one way streets. From Museum way there is no chance of customers seeing the signage
or knowing that the store is located there.

4.) Granting the variance would do substantial justice because: customers would be able
to easily locate the business. As it is now there is no place for a stand alone or pole
sign.

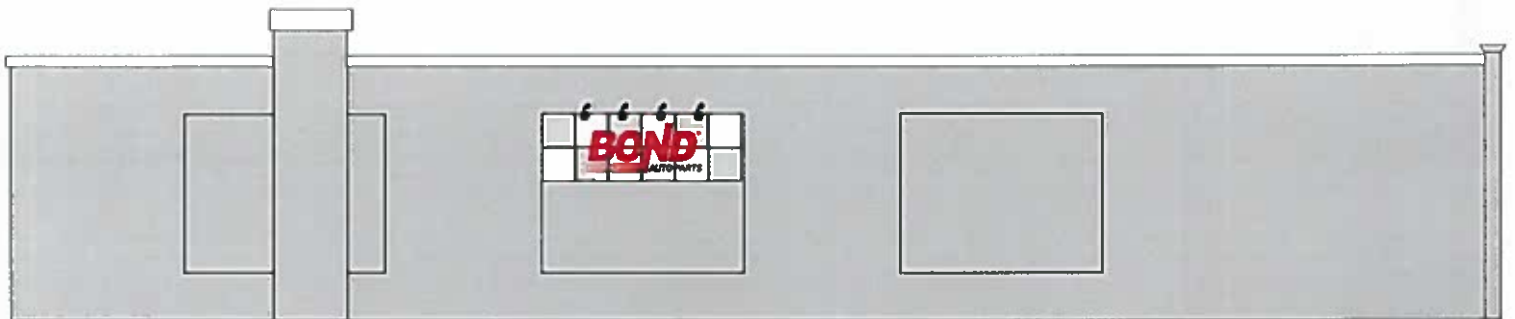
5.) The use is not contrary to the spirit of the ordinance because: _____
It will not be detrimental to other properties surrounding it and will be a good addition.

Name Mary Jane Fradette Date: 2/18/15



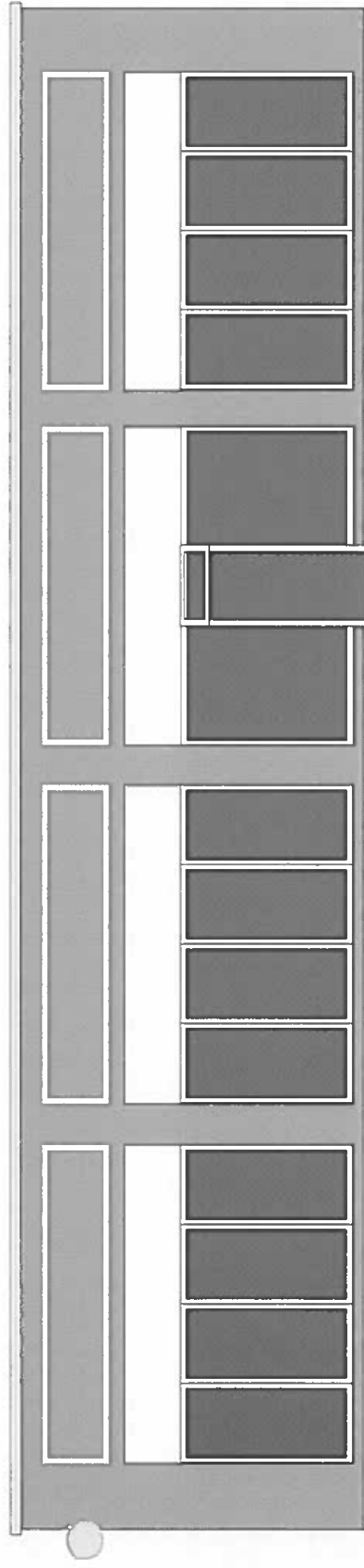
Bond Rochester, NH - Viewed from Hanson Street

16'H x 90'W building facade
 Approx. 32'H x 12'W sign above door and window
 Approx. 1' x 12'W stucco checkerboard treatment above signing (non-reflective paint)
 Sign painted (non-reflective paint) High Density Urethane dimensional letters approx. 33'H x 68'W (22 sq ft)
 Sign to be lit from above with goose neck lamps



Bond Rochester, NH - Viewed from Museum Way

16'H x 90'W building facade
 Approx. 1' x 12'W stucco checkerboard treatment (non-reflective paint)
 Sign of painted (non-reflective paint) High Density Urethane dimensional letters approx. 33'H x 68'W (22 sq ft)
 Sign to be lit from above with goose neck lamps



Seventy foot wide front facade at 38 Hanson Street

Proposed changes - Replace damaged/missing glazing, paint building gray



38 HANSON ST

Print Date: 02/24/2015

Image Date: 11/30/2012

Level: Neighborhood



PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		HANSON ST, ROCHESTER

OWNERSHIP

Owner 1:	ROBBINS SIDNEY FAMILY TRUST
Owner 2:	% SIDNEY ROBBINS TRUSTEE
Owner 3:	
Street 1:	P O BOX 1535
Street 2:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Street 2:	

NARRATIVE DESCRIPTION

This Parcel contains .26 AC of land mainly classified as HARDWR-BLDG with a(n) RETAIL STORE Building Built about 1927, Having Primarily BRICK Exterior and MEMBRANE Roof Cover, with 1 Units, 0 Baths, 2 Hall/Baths, 0 3/4 Baths, 0 Rooms Total, and 0 Bedrooms.

OTHER ASSESSMENTS

Code	Description	No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descr	%	Item	Code	Descr
Z	DTC	DOWNTOW	100	U	2	CITY SEWER
				t	9	CITY WATER
				i	4	NONE
						Exempt
						Topo 1
						Street 1
						Traffic 4

LAND SECTION (First 7 lines only)

Use Code	LUC	Description	Fact	No of Units	Depth / Price/Units
321	HARDWR-BU			0.26	PRIMARY A SITE

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
321	192,300	4,600	0.260	86,000	282,900
Total Card	192,300	4,600	0.260	86,000	282,900
Total Parcel	192,300	4,600	0.260	86,000	282,900
Source:	Market Adj Cost	Total Value per SQ unit (Card)	44.90	(Parcel)	44.90

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2014	321	FV	192,300	4600	.26	86,000	282,900	282,900	Year End Roll
2013	321	FV	202,400	4600	.26	86,000	293,000	293,000	Year End Roll
2012	321	FV	202,400	4600	.26	86,000	293,000	293,000	Year End Roll
2011	321	FV	202,400	4600	.26	86,000	293,000	293,000	Year End Roll
2010	321	FV	202,400	4600	.26	86,000	293,000	293,000	roll
2009	321	FV	202,400	4600	.26	95,600	302,600	302,600	Year End Roll
2008	321	FV	202,100	4600	.26	95,600	302,300	302,300	Year End Roll
2007	321	FV	202,100	4600	.26	95,600	302,300	302,300	Year End Roll

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBBINS SIDNEY	1515-224		5/25/1990		No	No			
ROBBINS REALTY	1121-7		1/2/1984		No	No			
WYMAN FRANK E E	878-460		11/24/1970		No	No			
WYMAN FRANK INC	825-189		3/27/1967		No	No			

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
6/5/2008	08-621	SIGN	1,500	CE	12/15/2008			
2/3/2006	102	HEATING	1,000	C	3/27/2006			
11/19/2004	1572	HEATING	1,000	C	3/17/2005			

Sign: VERIFICATION OF VISIT NOT DATA

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2012	OWN ADD CHG	VK	VERNA
8/15/2011	OWN ADD CHG	GN	GAYE
3/27/2006	MEAS-INSPECTO	TM	TOM
1/20/2005	ZONE CHANGE	TM	TOM

PARCEL ID 0120-0395-0000

Tax Yr	Use	Cat	Blg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2014	321	FV	192,300	4600	.26	86,000	282,900	282,900	Year End Roll
2013	321	FV	202,400	4600	.26	86,000	293,000	293,000	Year End Roll
2012	321	FV	202,400	4600	.26	86,000	293,000	293,000	Year End Roll
2011	321	FV	202,400	4600	.26	86,000	293,000	293,000	Year End Roll
2010	321	FV	202,400	4600	.26	86,000	293,000	293,000	roll
2009	321	FV	202,400	4600	.26	95,600	302,600	302,600	Year End Roll
2008	321	FV	202,100	4600	.26	95,600	302,300	302,300	Year End Roll
2007	321	FV	202,100	4600	.26	95,600	302,300	302,300	Year End Roll

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBBINS SIDNEY	1515-224		5/25/1990		No	No			
ROBBINS REALTY	1121-7		1/2/1984		No	No			
WYMAN FRANK E E	878-460		11/24/1970		No	No			
WYMAN FRANK INC	825-189		3/27/1967		No	No			