



City of Rochester, New Hampshire

Department of Building, Zoning and Licensing Services
31 Wakefield Street * Rochester, NH 03867
(603) 332-3508 * Fax (603) 509-1912

pd CK 1875-30.24
CK 1874-175.00

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2015-12

DATE FILED 4-20-15

K. M. M. M.
ZONING BOARD CLERK

Phone No 603 312 0429

Name of applicant Dave Pat

Address 24 Samuel Houson Ave

Owner of property concerned Same
(If the same as applicant, write "same")

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

Location 248 N. Main St Rochester NH

Map No. 115 Lot No. 19 Zone R-1

Description of property Land

Proposed use or existing use affected commercial professional medical

The undersigned hereby requests a variance to the terms of Article 42.18 uses
Section 18-B and asked that said terms be waived to permit a dental/medical
OFFICE IN AN RESIDENTIAL 1 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 D. Pat

(Applicant)

CRITERIA FOR VARIANCE

Case # 2015-13

Date: 4/17/15

A Variance is requested by Dave Pak DMD, MD

from Section 42 Subsection Table 18-B

of the Zoning Ordinance to permit: an office, medical/dental building in an R1 Zoning district.

at 248 No Main St. Map 115 Lot 19 Zone R1

Facts supporting this request:

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

It will not affect adjacent properties. It may increase property values by stimulating the community's economy and access to services

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

it would serve to provide a necessary medical and dental services needed in the community. It would be favorable to public interests.

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 the

establishment of the medical/dental business all together, thereby negating the purpose of the intended purchase of land and livelihood of the owner.

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

the establishment of a medical/dental business servicing the needs of the immediate Rochester and surrounding communities

As a business, it serves to stimulate and promote the local and surrounding

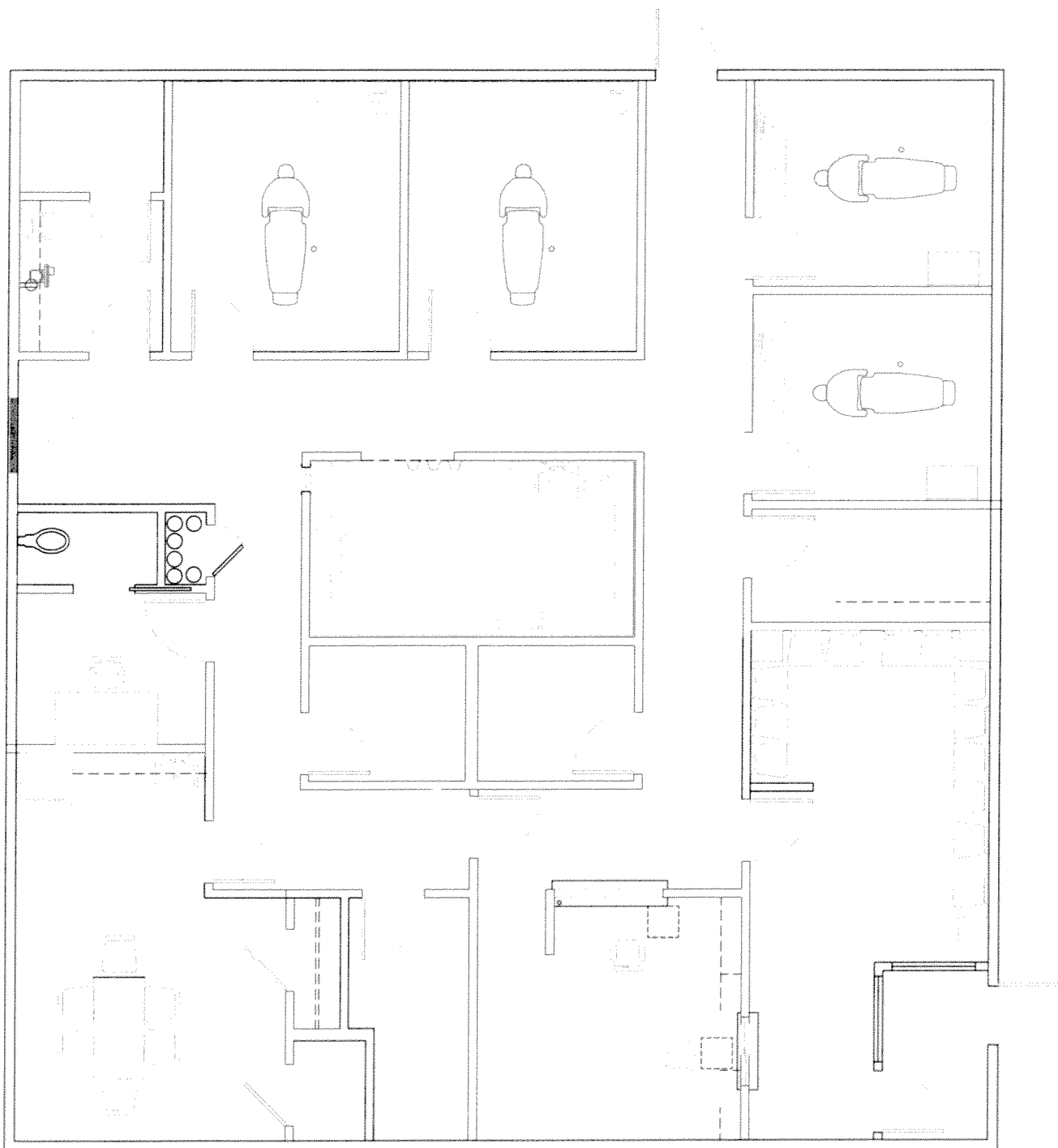
5.) The use is not contrary to the spirit of the ordinance because: economics.

The use would be within the discussed parameters.

Name Dave Pak DMD, MD Date: 4/17/15

Purpose of the Variance Request

The purpose of this variance request is to allow the establishment of a commercial, professional, medical and dental office and business. The office will likely be 2400-2800 square feet with parking space. Plans for the office are attached. Being an oral and maxillofacial surgery office, the business will be medical and dental in nature and operate from 8-5 pm from Mondays-Thursdays and 8-12pm on Fridays. All procedures are ambulatory, same-day surgeries. Procedures include, but not limited to, extractions, intravenous sedation, dental implants, bone grafts, treatment of traumatic injuries to the jaws and face, and pathologies. All biologic and pharmacologic waste is disposed according to Occupational Safety and Health Administration (OSHA) standards under continuous monitoring and recommendations from Stericycle, a company that regulates such wastes in compliance to OSHA and other regulatory standards.



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HENRY SCHEIN
DENTAL

SCALE: N.T.S.

PRELIMINARY DESIGN

David Park
04/28/2015
Issued by email
2425 INTERIOR (SQ. FT.)

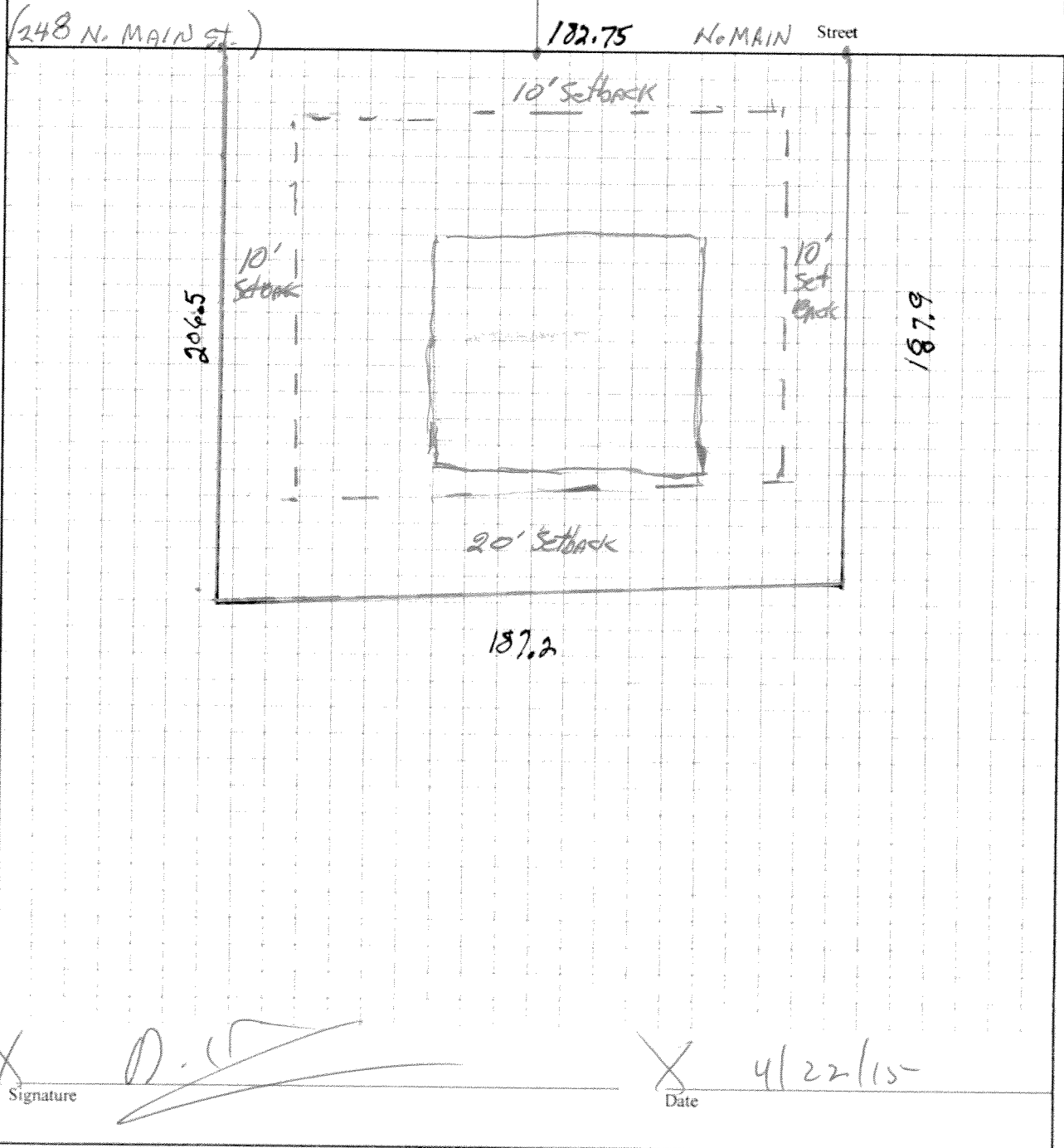
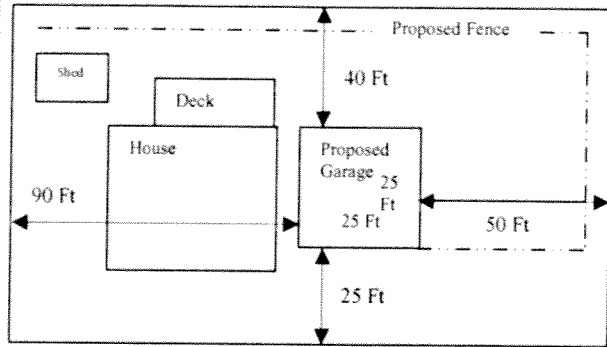
04-20-15P03:20 RCVD

Sketch Plan

Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing a fence – show the location.

Sample Plan:



Signature

Date

4/22/15





0' Abutters List Report

Rochester, NH

April 20, 2015

Subject Property:

Parcel Number: 0115-0019-0000
CAMA Number: 0115-0019-0000
Property Address: 248 NO MAIN ST

Mailing Address: FEDERAL SAVINGS BANK % JIM
BRANNEN
633 CENTRAL AVE
DOVER, NH 03820

Abutters:

Parcel Number: 0115-0017-0000
CAMA Number: 0115-0017-0000
Property Address: 1 MARGARET ST

Mailing Address: HATCH ZACHARY T
1 MARGARET ST
ROCHESTER, NH 03867-1011

Parcel Number: 0115-0018-0000
CAMA Number: 0115-0018-0000
Property Address: 236 NO MAIN ST

Mailing Address: WARBURTON CECIL & EDWINA C
202 MILTON RD
ROCHESTER, NH 03868-8712

Parcel Number: 0115-0020-0000
CAMA Number: 0115-0020-0000
Property Address: 14 CUSHING BLVD

Mailing Address: CLOUGH ARLENE S
14 CUSHING BLVD
ROCHESTER, NH 03867-1012

Parcel Number: 0115-0027-0000
CAMA Number: 0115-0027-0000
Property Address: 250 NO MAIN ST

Mailing Address: BURGER KING CORPORATION % RYAN
P O BOX 460189
HOUSTON, TX 77056-8189

Parcel Number: 0115-0094-0000
CAMA Number: 0115-0094-0000
Property Address: 255 NO MAIN ST

Mailing Address: ROY PETER J
255 NO MAIN ST APT A
ROCHESTER, NH 03867-1132

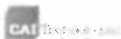
Parcel Number: 0115-0114-0000
CAMA Number: 0115-0114-0000
Property Address: 253 NO MAIN ST

Mailing Address: LAVERDIERE BEATRICE
253 NO MAIN ST
ROCHESTER, NH 03867-1110

Parcel Number: 0115-0115-0000
CAMA Number: 0115-0115-0000
Property Address: 251 NO MAIN ST

Mailing Address: POISSON EDDIE P & PATRICIA A
251 NO MAIN ST
ROCHESTER, NH 03867-1110

04-20-15P03:20 RCVD



www.cai-tech.com

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4/20/2015

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