



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



APPLICATION FOR A VARIANCE

TO: **BOARD OF ADJUSTMENT
CITY OF ROCHESTER**

DO NOT WRITE IN THIS SPACE

CASE NO. 2017-04

DATE FILED July 17th, 2017

Julia Libbey
ZONING BOARD CLERK

Phone No 603-332-2848

Name of applicant Monarch School of
New England

Address 61 Eastern Ave Rochester, NH 03867

Owner of property concerned Same

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

Address Same

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

Location _____

Map No. 0112

Lot No. 0020

Zone R1

Description of property Monarch School Elementary

Proposed use or existing use affected Sign needs to be appropriate

size for school directional use to avoid traffic confusion

The undersigned hereby requests a variance to the terms of Article 42,
Section 25 and asked that said terms be waived to permit sign to be changed

to appropriate size

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 03
(Applicant)

EMAIL: dbassey@monarchschoolne.org

CRITERIA FOR VARIANCE

Case # 2017-04

Date: 7/17/17

A Variance is requested by Monarch School of New England
from Section H2.29 Subsection n.l.A.
of the Zoning Ordinance to permit: change in size of sign

at 61 Eastern Avenue Map 0112 Lot 0020 Zone R1

Facts supporting this request:

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

Property is zoned for school use and there are signs
existing already on the street of similar size

2) Granting the variance is not contrary to the public interest because: it will provide
appropriate directional instructions to avoid confusion
to motorists

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: property is zoned for a school
and we need appropriate sized signs to differentiate
the Elementary School from the High School

4.) Granting the variance would do substantial justice because: provide appropriate
size sign for a school building

5.) The use is not contrary to the spirit of the ordinance because: property is already
designated for a school. Signs need to be appropriate
for traffic flow

Name Diane Berrey Date: 7-1-17

Narrative to Variance Request
Monarch School of New England
61 Eastern Avenue & 13 Monarch Way

The Monarch School of New England (MSNE) is requesting a variance for the size of the school signs on both its site locations located at 61 Eastern Avenue and its new high school/vocational center located just off Eastern Avenue between 105 and 107 Eastern Avenue. Eastern Avenue is a busy road as it's used as a means for East Rochester residents to cross into midtown. Delivery vehicles are common on this road due to the many businesses already established on that road. Safety of students and residents are the priority for this request.

Whereas the high school and the elementary site are located with ½ mile of each other, it will be confusing for individuals to differentiate which entrance to enter and therefore could cause confusion as to which school to approach. MSNE intent is to have an appropriately sized sign to correctly identify its high school/vocational center and elementary school. Whereas there are other buildings such as the Emanuel Church/Day Care Center, the Legion Hall and the Baptist Church with appropriate sized signage, the MSNE signs will be similar in size.

MSNE believes the variance is not contrary to public interest as the sign will not alter the character of the neighborhood, threaten public health, safety or welfare or otherwise injure "public right". In fact, the sign will assist motorists in finding the appropriate school and entrance to the two locations while ensuring safety to motorists.

MSNE believes the spirit of the ordinance is observed and will not be outweighed by harm to the general public or to other individuals. In fact, as noted above, having two schools with differentiating and appropriate sized signage will eliminate confusion for motorists and delivery vehicles. The signs will be simple in nature, with natural granite and wood.

MSNE believes substantial justice is done and will benefit the school will not be outweighed by harm to the general public or to other individuals as it will provide appropriate visibility and directional substance. The road is a busy road and appropriate sized signage will assist motorists in finding the appropriate building.

MSNE believes the values of the surrounding properties are not diminished as the signs will be natural in nature and similar to the current signs located on Eastern Avenue. Care will be taken to ensure the signs are not obtrusive.

MSNE believes that literal enforcement of the ordinance would result in unnecessary hardship whereas the land is zoned for a school and the current requirement for size of sign will not allow the school to provide appropriate signage for safety and directional use.

distraction to traffic, and comply with Requirements by Zoning District.

- n. **Requirements by Zoning District.** The following special requirements shall apply in each respective zoning district.

1. Residential Zoning Districts.

- A. For permitted nonresidential uses one freestanding sign with a maximum area of 6 square feet per side plus one attached sign not to exceed 12 square feet is permitted. Height: Signs shall have a maximum height of six (6) ft.
- B. Internally illuminated signs (including neon signs and signage placed in a window) are not permitted.
- C. No sign may be illuminated between the hours of 9:00 p.m. and 7:00 a.m. with the exception of signage: a) showing property addresses; b) for residential communities; and c) for businesses and organizations during any specific hours in that time period that the businesses are open.

2. Nonresidential Zoning Districts

- A. **Baseline.** The following advertising signage is permitted for one nonresidential use occupying a single building in commercial and industrial zoning districts (except as otherwise indicated in this article). Additional allowances beyond these limitations or other restrictions for various situations are shown in the subsequent subsections.
- B. **Freestanding signs.** Only one free standing sign shall be permitted on a lot even if there is more than one building or use on that lot. No part of any free standing sign shall be located within 5 feet of any property line.

Dimensional standards can be found on the following page.

SURVEYORS

ENGINEERS

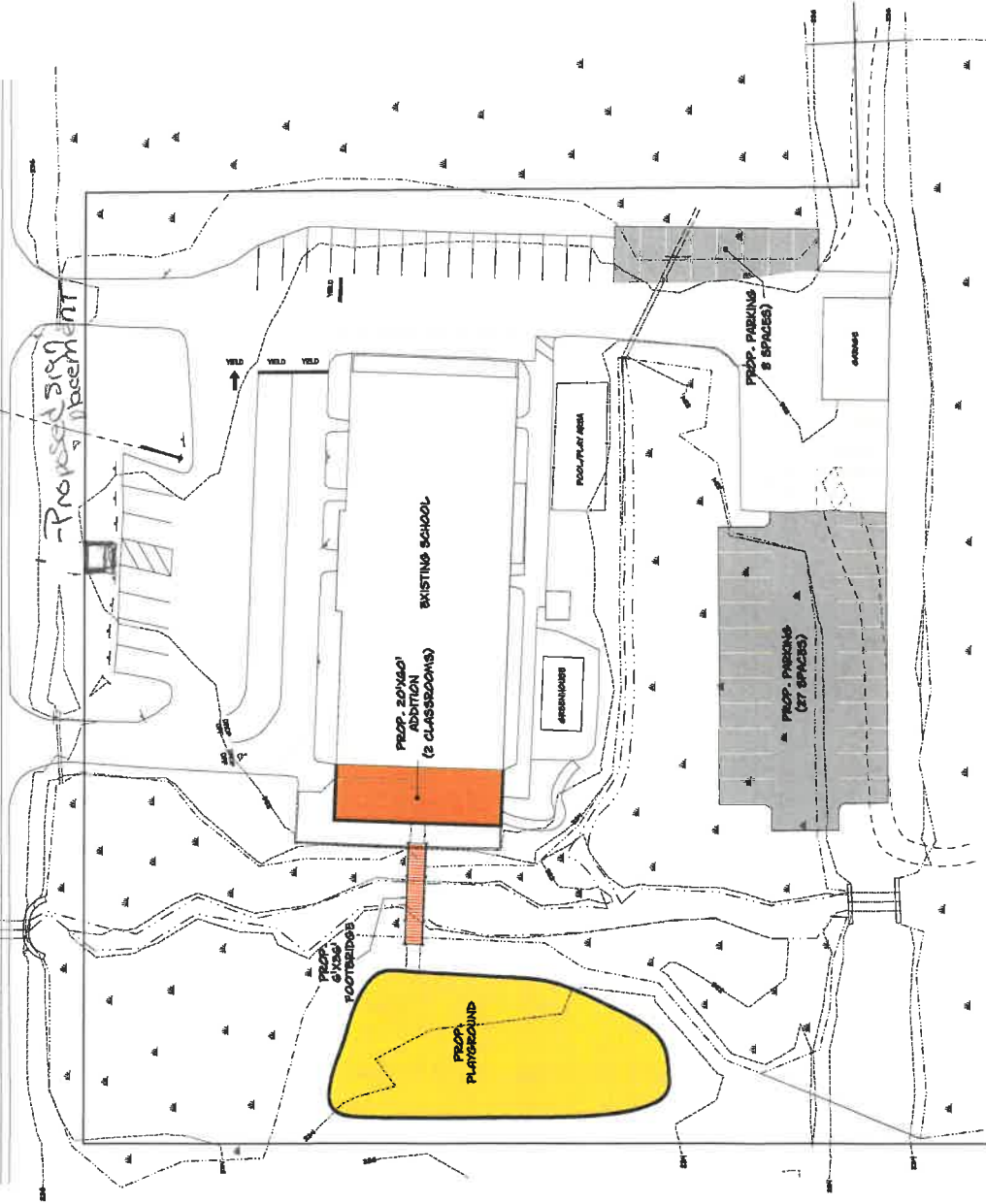
TRANSPORTATION PLANNERS

P.O. Box 249, Rochester, N.H. 03866-0249



Frontage 370'
Depth from Rd 40'

EASTERN AVENUE



PARKING DATA:

EXISTING TOTAL SPACES: 51
PROPOSED TOTAL SPACES: 57

TAX MAP 112, LOT 20
OWNER OF RECORD:
CHILD DEVELOPMENT CENTER
OF STRAFFORD COUNTY
61 EASTERN AVENUE
ROCHESTER, NH 03867
BK. 1156, PG. 453

EXISTING FEATURES PLAN
61 EASTERN AVENUE
TAX MAP 112, LOT 20
STRAFFORD COUNTY
ROCHESTER, NH
PREPARED FOR
THE MONARCH SCHOOL
OF NEW ENGLAND

1"= 20'

GRAPHIC SCALE



DATE: JUNE 2011
BY: [signature]
L.S. [signature]
REVISION DATE

NORWAY PLAINS ASSOCIATES, INC.

FILE NO. 148
PLAN NO. 1407/1P-0001
P.B. NO.

20.8.21

Company:
Monarch School
61 Eastern Avenue

Type: Freestanding
Quantity: 1
Overall Size: 60" w X 50" h
Sides: Double
Style: Flat or V-Carved w/ Reader
Substrate:

Production Notes:
7"x7" Granite Posts

Installed:



Job Description: Freestanding Sign

Date: 7.10.17

Proof #: 02

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Variance Application Checklist

- ☒ Complete the application form.
- ☒ You must complete the "Criteria for a Variance" sheet, addressing the 5 items set forth by the NH Supreme Court governing the granting of Variances.
- ☒ A narrative explaining what you are requesting the variance for.
- ☐ *owner*
if the applicant is not the property owner, he/she must supply a note signed by the property owner stating his/her knowledge of the application being submitted to the Zoning Board of Adjustment. The property owner will receive a copy of the public hearing notice by certified mail along with the abutters.
- ☒ A sketch (see attached example) including the following.
 - ☐ Measurements of the distances from any existing structure to the lot lines.
If the proposed structure is not attached to the building you will need the distance between buildings.
 - ☐ Dimensions of the lot. *(If the variance is requesting relief from a setback regulation – The Zoning Board of Adjustment requires a certified plot plan of the property, if that is not available, you can ask for a waiver – see the secretary for details)*
- ☒ Photographs, if you have them.
- ☐ Abutter's list. **This information must be obtained from the Zoning Clerk in the Building, Zoning and Licensing Office from their computer.** The applicant must pay the cost of the certified fee for each abutter, applicant and any other applicable person on the abutter list, including applicant (at this time the fee is \$_____ each)(See Zoning Secretary for Current Fee)
- ☐ If there are wetlands on the parcel, refer to the City's Ordinance Chapter 42.12 (c) for wetland buffers of 50' and 75'
- ☐ Prior to applying for a variance regarding wetlands, the applicant must receive all necessary State permits.
- ☐ Application fee \$175.00 (make check payable to City of Rochester). A check for the certified mail amount is also due when the application is submitted. One check is sufficient for both fees.
One Electronic (PDF) and ten (10) copies are required.

All of the above information must be completed and submitted to the Building, Zoning Department on or before the deadline date, or the application will be considered incomplete and will be postponed until the next scheduled meeting, or until all the requirements have been met.

NOTE: All applications will be allowed one (1) postponement of the hearing on their application, and shall notify the Building & Zoning Office in writing of their intent to postpone such hearing at least two (2) days prior to the meeting at which their application is to be considered. If the applicant requests a second (2nd) postponement of the hearing, the application will be considered to have been withdrawn and the applicant must file a new application with the Board in order to receive a hearing. The provisions of this paragraph shall not apply to any postponement requested by an applicant as a result of the inability of the Zoning Board of Adjustment to provide the applicant with a five-member board for the hearing on the application.

The applicant or their representative MUST attend the Zoning Board of Adjustment meeting to present their case, or no action will be taken.

If you have any questions with any of these requirements, please call Karen Grenier
603-332-3976 or e-mail at karen.grenier@rochesternh.net


Applicant Signature & Date

7-11-17

EMAIL:

dbessy@monarchschoolne.org



0 Abutters List Report

Rochester, NH

July 17, 2017

Subject Property:

Parcel Number: 0112-0020-0000
CAMA Number: 0112-0020-0000
Property Address: 61 EASTERN AVE

Mailing Address: MONARCH SCHOOL OF NEW ENGLAND
INC % GAIL HANNIGAN
P O BOX 1921
ROCHESTER, NH 03866-1921

\$34.29

Abutters:

Parcel Number: 0111-0047-0000
CAMA Number: 0111-0047-0000
Property Address: 514 PORTLAND ST

Mailing Address: LIBERSKY KAREN
514 PORTLAND ST
ROCHESTER, NH 03867-2447

Parcel Number: 0112-0008-0000
CAMA Number: 0112-0008-0000
Property Address: 58 EASTERN AVE

Mailing Address: MARSH TODD R & CHRISOLENE M
58 EASTERN AVE
ROCHESTER, NH 03867-2006

Parcel Number: 0112-0009-0000
CAMA Number: 0112-0009-0000
Property Address: 60 EASTERN AVE

Mailing Address: PLANTE ERIC P
60 EASTERN AVE
ROCHESTER, NH 03867-2006

Parcel Number: 0112-0010-0000
CAMA Number: 0112-0010-0000
Property Address: 62 EASTERN AVE

Mailing Address: CITY OF ROCHESTER
31 WAKEFIELD ST
ROCHESTER, NH

Parcel Number: 0112-0011-0000
CAMA Number: 0112-0011-0000
Property Address: 72 EASTERN AVE

Mailing Address: STUART SHARYN L & NORMAN E
53 OLDE FARM LN
ROCHESTER, NH 03867

Parcel Number: 0112-0019-0000
CAMA Number: 0112-0019-0000
Property Address: 0 EASTERN AVE

Mailing Address: SPREEMAN CATHRYN C & JOTHAM C
60 LEONARD ST
ROCHESTER, NH 03867-2323

Parcel Number: 0112-0021-0000
CAMA Number: 0112-0021-0000
Property Address: 55 EASTERN AVE

Mailing Address: DOWNEY SALLY A REV TRUST %
DOWNEY SALLY A TRUSTEE
P O BOX 1596
ROCHESTER, NH 03866-1596

Parcel Number: 0117-0049-0000
CAMA Number: 0117-0049-0000
Property Address: 51 EASTERN AVE

Mailing Address: WOTTON R BRUCE
51 EASTERN AVE
ROCHESTER, NH 03867-2005

Parcel Number: 0117-0148-0000
CAMA Number: 0117-0148-0000
Property Address: 0 MCKINLEY ST

Mailing Address: CORNISH BEATRICE NUTTER &
SPREEMAN CATHRYN C &
60 LEONARD ST
ROCHESTER, NH 03867-2323



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7/17/2017

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