



City of Rochester, New Hampshire
Department of Building, Zoning & Licensing Services
31 Wakefield Street * Rochester, NH 03867
(603) 332-3508 * Fax (603) 509-1912
Web Site: www.rochesternh.net

APPLICATION FOR SPECIAL EXCEPTION

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



DO NOT WRITE IN THIS SPACE

CASE NO. 2017-05

DATE FILED 7/19/17

Julia Libby
ZONING BOARD CLERK

Phone No. 603-219-5920

Name of applicant Joshua Guptel

Address 42 North Main Street, #4 Rochester NH 03867 "Same"
(if same as applicant, write "same")

Owner of Property Concerned Kam Chu Cheng
(if same as applicant, write "same")

Address P.O. Box 1443 Rochester NH 03866
(if same as applicant, write "same")

Location of property 12 Union Street. Rochester NH

Map No. 121 Lot No. 393 Zone Downtown Comm.

The undersigned hereby requests a special exception as provided in

Article: 42.2 Section: table 18-C of the Zoning Ordinance
to permit a comedy club (nightclub) in the DTC zone.

Description of Property _____
(give length of the lot lines) Frontage Sides Rear

Proposed use or existing use affected Nightclub (Full-time comedy club)

Signed [Signature] Date 7/19/17
(Applicant)

42.22 Special Exceptions

(a) General Provisions

- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance to additional standards is required, may be permitted in their respective districts, subject to the satisfaction of the requirements and standards set forth in this Section 42.23, in addition to all other requirements of this ordinance. All such uses are hereby declared to possess such special characteristics that each shall be considered as an individual case.
- (2) The Board of Adjustment may require that a site plan for development for a proposed Special exception be submitted showing the location of all buildings, parking areas, traffic access, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed special exception is in harmony with the intent of this ordinance.

(b) Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

- (1) The specific site is an appropriate location for the proposed use or structure
☒ YES Reasoning: LOCATED IN A PREDOMINANTLY COMMERCIAL AREA.
- (2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood
☒ NO Reasoning: SHOPS RUN DURING WHAT WOULD BE CONSIDERED "REGULAR" BUSINESS HOURS FOR DOWNTOWN
- (3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking
☒ NO Reasoning: FACILITY HAS IT'S OWN PARKING
- (4) Adequate and appropriate facilities and utilities will be provided to insure the proper operation of the proposed use or structure
☒ YES Reasoning: BUSINESS WILL FOLLOW ALL CITY CODES AND GUIDELINES
- (5) The proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan
☒ YES Reasoning: BUSINESS WILL BRING RESURUS TO DOWNTOWN

Please check Section 42.22 of the Rochester Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.

Good Morning. I am requesting a special exemption from the City of Rochester to operate a "nightclub", Curlies Comedy Club, at 12 Union Street in Rochester.

Below, you'll find an overview of what I see this facility looking like, as well and a brief synopsis of my experience in the industry.

1. Short Summary

- a. We will be the ONLY full time comedy club in New Hampshire.

2. The Business

- a. I will provide a unique entertainment opportunity for southeastern NH... live, professional comedy!
- b. With over 20 years of experience in the comedy and hospitality business, our ownership group has assessed the need for affordable entertainment in the rapidly-growing Rochester downtown area, and addressed it with something unavailable anywhere else in the state of New Hampshire... FULL-TIME comedy!
- c. Customers will benefit from a unique entertainment offering, free parking, and synergy with other "Main Street" restaurants, bars, and shops; all resulting in a "park once" full night out.

3. The Market

- a. Our target market consists of individuals between the ages of 35-45 within 20 miles of Rochester NH who enjoy going out and trying new things. Median age within a 20 mile radius of the club is 35.9 years old, with a median household income of \$48,300. The club would provide that option.

4. Progress/ Proof

- a. I have been booking comedy shows at other venues in Rochester for the past four years. These shows average between 60-80 people. So this is an established product. I have purchased domains for the new club. We currently have about 15,000 followers on Facebook, and also utilize Twitter and Instagram.

5. Objectives/ Future

- a. We want to capture our audience with a great product, and then retain them through community involvement and our youth classes. The ability to generate and keep food and beverage revenue, takes the emphasis off of having to live and die by ticket sales, and will allow us to generate a wider fan base through giveaways and complimentary tickets for local groups.
- b. Over the course of the next five years, our goal is to stay in front of the eventual blend into the fabric of the community by the introduction of new acts, more corporate seminars, and trying to achieve 100% saturation as far as market awareness.

Respectfully,

Joshua Guptel
Owner. Curlies Comedy Club.
President. NAVEAU, LLC.

TABLE 18-C FOOD-LODGING-PUBLIC RECREATION USES 8/7/2014

FOOD-LODGING-PUBLIC RECREATION USES	Residential Districts				Commercial Districts				Industrial Districts			Special		Criteria/Conditions
	R1	R2	NMU	AG	DC	OC	GR	HC	GI	RI	HS	AS		
Café	-	-	P	C	P	P	P	P	-	-	-	P	Section 42.21	
Campground	-	-	-	E	-	-	-	-	-	E	-	-	Section 42.22	
Caterer	-	-	P	-	P	P	-	P	P	P	-	-		
Club	-	-	C	-	P	P	-	P	-	-	-	-	Section 42.21	
Community Center	-	-	P	-	P	P	P	P	-	-	-	-		
Conference Center	-	-	C	-	P	P	P	P	-	-	P	P	Section 42.21	
Country Club	-	-	-	C	-	-	P	E	-	C	-	-	Section 42.21	
Foodstand	-	-	E	-	E	E	P	E	E	E	E	E	Section 42.22	
Function hall	-	-	-	-	P	P	P	P	-	-	-	-		
Golf Course	-	-	-	P	-	-	P	-	-	P	-	-	Section 42.22	
Health Club	-	-	C	C	P	P	P	P	-	-	-	-	Section 42.21	
Lodging, Bed and Breakfast	-	C	P	-	P	P	-	P	-	-	-	-	Section 42.21	
Lodging, Hotel	-	-	C	-	P	C	P	P	-	-	C	C	Section 42.21	
Lodging, Motel	-	-	-	-	-	-	P	P	-	-	-	C	Sections 42.20 & 42.21	
Nightclub	-	-	-	-	E	-	P	P	-	-	-	-		
Recreation, Indoor	-	-	C	-	C	C	P	P	-	C	-	-	Section 42.21	
Recreation, Outdoor	-	-	-	C	-	C	P	P	-	C	-	-	Section 42.21	
Recreation, Park	P	P	P	P	P	P	-	P	-	C	-	-	Section 42.21	
Restaurant	-	-	P	-	P	C	P	P	-	-	-	P	Section 42.21	
Restaurant, Drive-through	-	-	-	-	P	-	P	P	-	-	-	-		
Tavern	-	-	C	-	P	-	P	P	-	-	-	P	Section 42.21	
Theater/Cinema (5,000 s.f. or less)	-	-	P	-	P	P	P	P	-	-	-	-	Section 42.21	
Theater/Cinema (over 5,000 s.f.)	-	-	-	-	C	-	P	P	-	-	-	-	Section 42.21	

*LEGEND. P = Permitted Use, C = Conditional Use, E = Use Allowed by Special Exception

Julia Libby

From: michellezh75@gmail.com
Sent: Friday, July 21, 2017 11:14 AM
To: Julia Libby
Subject: Comedy Club at 12 union street Rochester NH 03867

Good Morning Julia

This is Kam Chu Cheng ,property owner of 12 union street.

I have rented the 12 union street to Mr.Joshua Guptel opening a comedy club on the first floor of the building.

Thank You Very Much Julia.

Sent from my iPhone



0 Abutters List Report

Rochester, NH

July 19, 2017

Subject Property:

Parcel Number: 0121-0393-0000
CAMA Number: 0121-0393-0000
Property Address: 12 UNION ST

Mailing Address: CHENG KAM CHU
P O BOX 1443
ROCHESTER, NH 03866-1443

\$ 22.84

Abutters:

Parcel Number: 0121-0367-0000
CAMA Number: 0121-0367-0000
Property Address: 95 NO MAIN ST

Mailing Address: BERNIER GERMAINE J REV LIVING
TRUST % BERNIER GERMAINE J &
95 NO MAIN ST
ROCHESTER, NH 03867-1924

Parcel Number: 0121-0368-0000
CAMA Number: 0121-0368-0000
Property Address: 6 UNION ST

Mailing Address: M K REALTY TRUST
P O BOX 1443
ROCHESTER, NH 03866-1443

Parcel Number: 0121-0391-0000
CAMA Number: 0121-0391-0000
Property Address: 16 UNION ST

Mailing Address: HERVEY JANE F REVOCABLE TRUST %
JANE F HERVEY TRUSTEE
22 UNION ST
ROCHESTER, NH 03867

Parcel Number: 0121-0392-0000
CAMA Number: 0121-0392-0000
Property Address: 14 UNION ST

Mailing Address: REDMOND CHRISTOPHER
14 UNION ST
ROCHESTER, NH 03867-3009

Parcel Number: 0121-0399-0000
CAMA Number: 0121-0399-0000
Property Address: 6 BARKER CT

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

Parcel Number: 0121-0399-0000
CAMA Number: 0121-0399-000A
Property Address: 0 FACTORY CT

Mailing Address: ABACUS RESTAURANT CORP DBA
REVOLUTION
61 NORTH MAIN ST
ROCHESTER, NH 03867



www.cai-tech.com

7/19/2017

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