

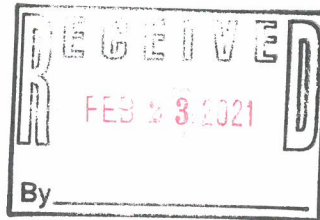


City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER



DO NOT WRITE IN THIS SPACE	
CASE NO.	_____
DATE FILED	_____
ZONING BOARD CLERK	

Applicant: EFI Express, LLC (c/o Marc Swanson)

E-mail: support@efiexpress.com Phone: 603-732-9077

Applicant Address: 61 Thompson Mill Road, Lee NH 03861

Property Owner: Same

Property Owner Address: Same

Variance Address: Tebbetts Road

Map Lot and Block No: TM 257 Lot 66 -

Description of Property: Vacant property

Proposed use or existing use affected: Proposed to be developed into an into a high end automotive facility, specializing in custom aftermarket upgrades.

The undersigned hereby requests a variance to the terms of the Rochester Zoning Ordinance, Ch. 275, Section 257-23.2.A(1)(k) and asks that said terms be waived to permit 1300sf accessory/security apartment where 800 is allowed by zoning

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: Marc Swanson Date: 2021-02-18
Marc Swanson for EFI Express



City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Criteria

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

The building footprint and use proposed is allowed, allowing for larger than 800sf will provide adequate space for property security to occur on the proposed property.

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

The building footprint is not proposing to be altered, the security apartment area is completely internal, and will provide the owner to better serve his business and the surrounding properties with added security

3) Granting the variance would do substantial justice because:

The larger security apartment will allow the owner to provide a more adequate amount of security for the property. From the public's view, this will be unnoticeable.

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

The addition of a security to the area will provide additional value to the lot and abutters.

5.) Unnecessary Hardship:

a. Owning 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 security office is internal, the public will not be able to notice the difference between 1300sf and 800sf from the exterior of the building.

And:

ii. The proposed use is a reasonable one because:

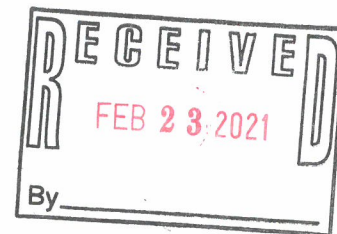
The 1300sf will allow the property owner to better serve his business with additional security to the area

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.



February 23, 2021

Building, Zoning, and Licensing Services
City of Rochester Planning & Development
33 Wakefield Street
Rochester, NH 03867



RE: Tax Map 257 / Lot 66
Tebbetts Road
ZBA Variance Request Letter
F&O Reference No. 20200646.A10

Dear Staff,

On behalf of our client EFI Express, LLC please find an enclosed submittal to the Zoning Board of Adjustment for a variance from the Zoning Ordinance of the City of Rochester. The parcel is identified as Tax Map 257 Lot 66, located on Tebbetts Road.

This project is proposing the development of the existing 28.6± undeveloped lot into a high performance/specialty mechanic/ automotive facility; specializing in custom aftermarket upgrades. The use is allowed in the General Industrial (GI) zone. A 625 +/- driveway will be constructed off of the north side of Tebbetts Road, accessing two buildings, paved parking, with associated grading, stormwater management, and utilities. The driveway will access two buildings, a 5,775sf service and office building, as well as a 6,000sf vehicle and parts storage building.

As shown on the variance exhibit, Building #1 is proposed to be a 5,775sf footprint (165'x35'), consisting of service and office space. Above the office, the project is proposing a 1,300sf security/accessory apartment. A variance for the proposed Building#1 is being requested from the following ordinances:

- ***257-23.2.A(1)(k); Standards for Specific Accessory Uses, Security Apartment - If it is a security apartment, it shall not exceed 800 square feet and it shall be attached to or located with an allowed commercial, office or industrial use. Such unit may be occupied by the business owner, family member or employee whose purpose is to provide security and/or protection of the business premises. This use shall require site plan review.***

The Gateway Building
50 Commercial Street
Manchester, NH
03101
t 603.668.8223
800.286.2469

www.fando.com

California
Connecticut
Maine

Massachusetts
New Hampshire

Rhode Island

Vermont

February 23, 2021

Tax Map 257 / Lot 66 – ZBA Variance Application

Fuss & O'Neill Reference No. 20200646.A10

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257-23.2.A(1)(k); Standards for Specific Accessory Uses, Security Apartment

The Property is located within the General Industrial (GI) Zone, and the proposed commercial use of high end mechanic is an allowed use. Zoning allows up to an 800sf accessory/security office. The 5,775sf footprint building is proposing to include a 1,300 accessory/security apartment, above the office space of the building. Due to the proposed use security is a high priority of the applicant, to ensure his client's vehicles and the onsite stored materials are protected. The proposed building is proposed to be constructed within an internal 1,300sf accessory/security apartment in a mezzanine fashion, where 800sf is permitted by zoning, therefore we are requesting a variance for this proposed buffer impact.

As shown on the variance exhibit, Building #1 is proposed to be a 5,775sf footprint (165'x35'), consisting of service and office space. Above the office, the project is proposing a 1,300sf security/accessory apartment. A variance for the proposed Building#1 is being requested from the following ordinances:

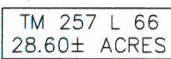
Enclosed are the following application materials:

- This Summary Submittal Letter
- One (1) Copy of the Variance Application Form
- Application Fee of **\$228.43**, payable to "The City of Rochester"
- \$175.00 ZBA Application Base Fee
- \$4.11 per abutter x 13 abutters = \$53.43
- One (1) Copy of the Abutters List
- Three (3) Sets of Mailing Labels
- One (1) Copy of the Property Deed
- One (1) Copy of the Tax Card
- One (1) Copy of the GIS/Tax Map
- One (1) Full Size Copy of the Variance Exhibit Plans
 - Existing Conditions Plan
 - Proposed Site Plan
 - Architectural Plans of the Proposed Building
- One (1) Half Size Copy of all the Variance Exhibit Plans
- 10 Copies of the ZBA Packet for the Board, containing the following
 - Copy of this Letter of Explanation
 - Copy of the GIS/Tax Map
 - Copy of the Plans (11"x17")
- An electronic version has been emailed

Please review the enclosed applications and let us know if you have any questions or concerns.

A. Cory DuBois
Project Engineer





1. REFER TO SHEETS GI-101 AND GI-102 FOR RELATED PLAN NOTES.

PLANS UNDER DESIGN
DEVELOPMENT. ISSUED
FOR INTERIM REVIEW
ONLY. NOT FOR
CONSTRUCTION

SCALE:

HORIZ.: 1"=40'

VERT.:

DATUM:

HORIZ.: NAD83 - NH83

VERT.: NAVD88

40 20 0 40

GRAPHIC SCALE

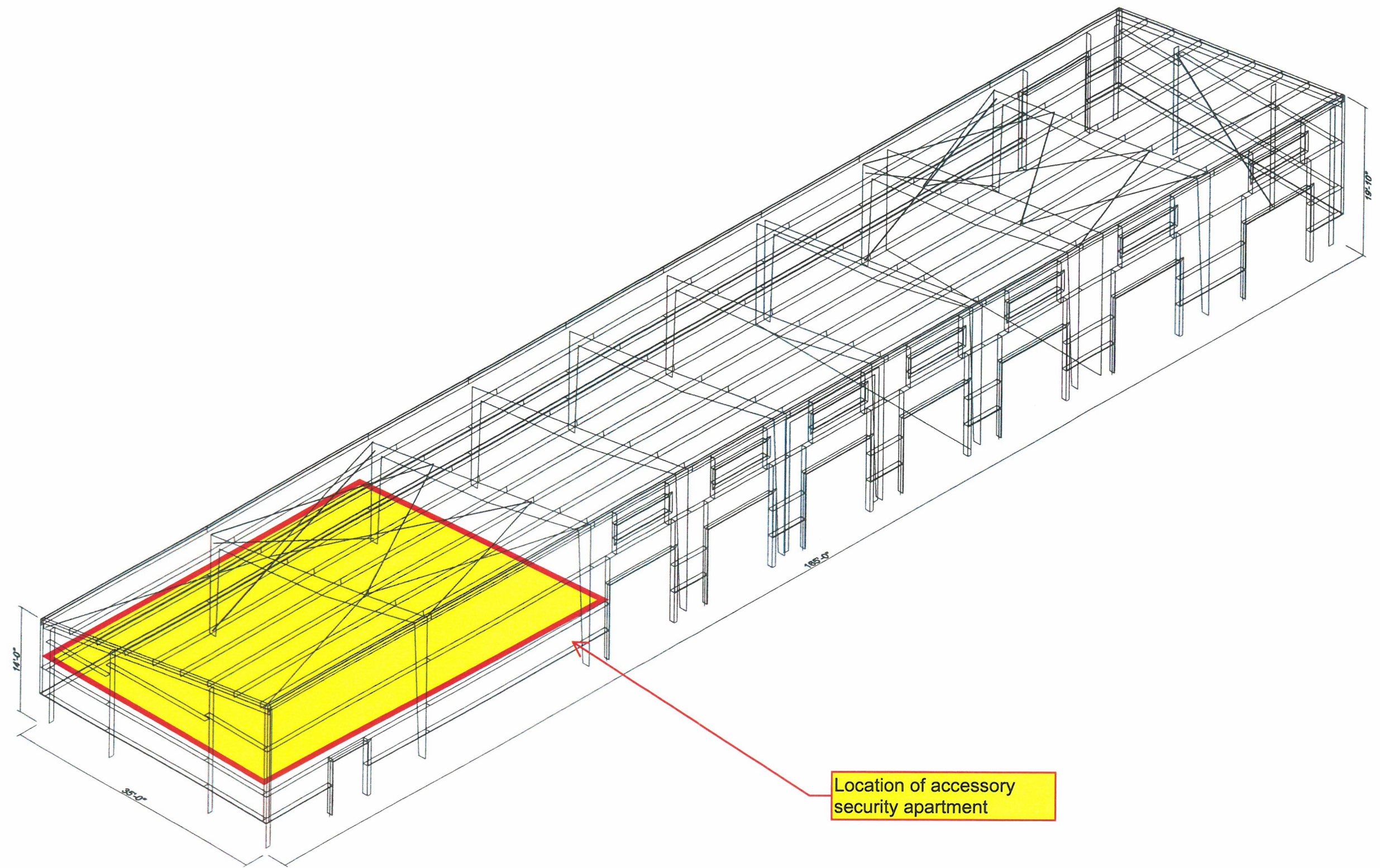


FUSS & O'NEILL
50 COMMERCIAL STREET
MANCHESTER, NEW HAMPSHIRE 03101
603.668.8223
www.fussdo.com

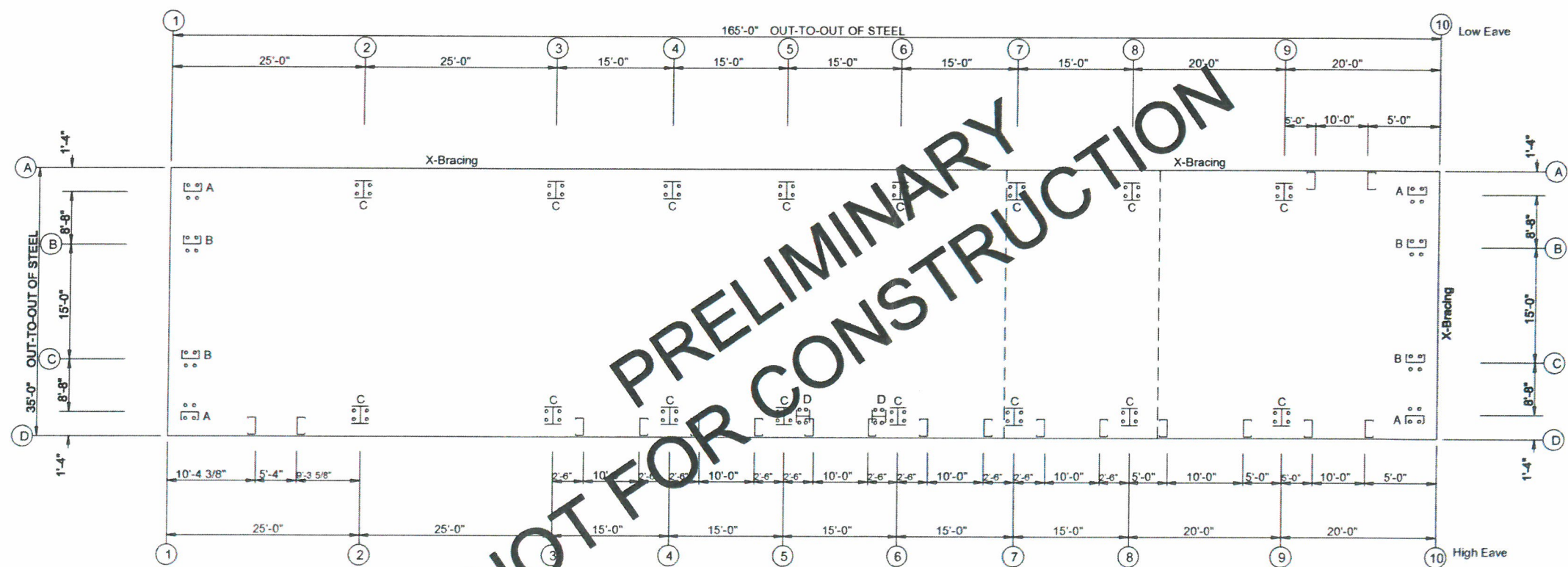
EFX EXPRESS
 SITE PAD
 SITE PLAN
 TAX MAP 257 LOT 66
 TEBBETTS ROAD
 NEW HAMPSHIRE
 ROCHESTER

PROJ. No.: 20200646.A10
DATE: JANUARY 2021

CS-101

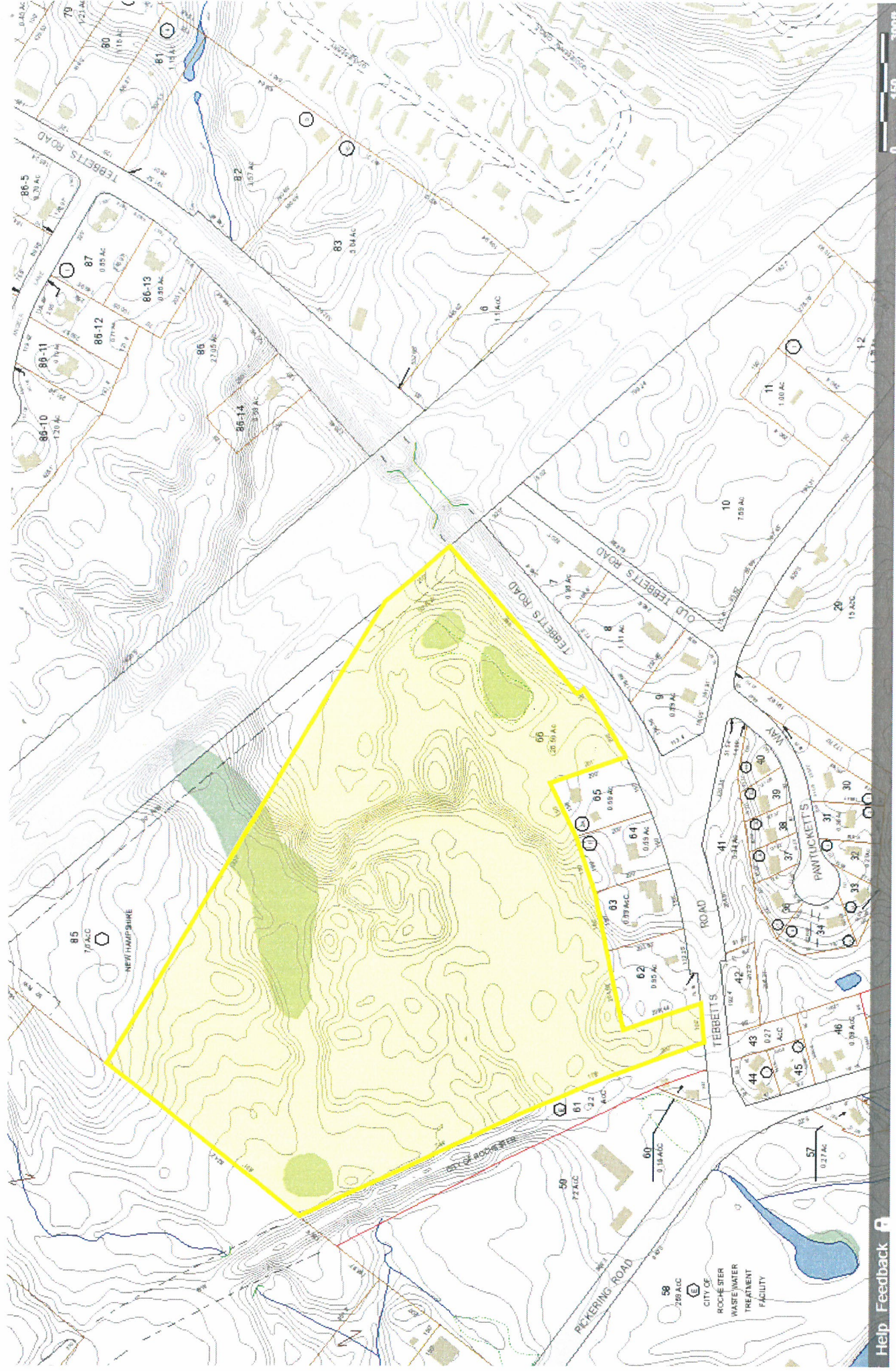


o Dia= 3/4"



Rhino Steel Building Systems
06292005B-4

Swanson 35
03866



Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0257-0066-0000

Prior Parcel ID

Property Owner SOUTHEAST LAND TRUST OF NEW HAMPSHIRE

Mailing Address 6 CENTER ST PO BOX 675

City EXETER

Mailing State NH

ParcelZoning IND

Account Number 803

Property Location 0 TEBBETTS RD

Property Use IND DEV LAND

Most Recent Sale Date 12/20/2018

Legal Reference 4626-521

Grantor MBC TRL LLC

Sale Price 0

Land Area 28.600 acres

Zip 03833-2419

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 146,000	Total Value 146,000
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Building Description

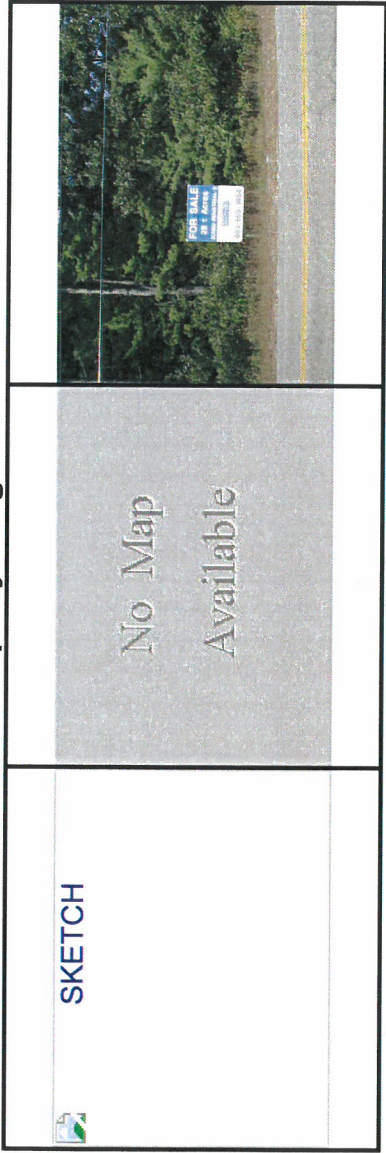
Building Style N/A	Foundation Type N/A	Flooring Type N/A
# of Living Units 0	Frame Type N/A	Basement Floor N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition Average	Siding N/A	Air Conditioning 0%
Finished Area (SF) 0	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

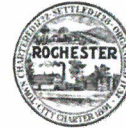
Narrative Description of Property

This property contains 28.600 acres of land mainly classified as IND DEV LAND with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Town of Rochester, NH



www.cai-tech.com

Data shown on this report 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 report.

7/15/2020

Property Information - Rochester, NH

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