



TOWN OF ALLENSTOWN
ZONING BOARD OF ADJUSTMENTS
16 SCHOOL STREET
ALLENSTOWN, NH 03275
603-485-9202
DPENDERGAST@ALLENSTOWNNH.GOV

Zoning Board of Adjustments Meeting Agenda

Allenstown Town Hall
Tuesday, December 8, 2015 @ 6:30 PM

Case# 2015-0007
A Grossman Suncook, LLC
15 Chester Turnpike
Lot# 109-028
Business (B4)Zone
Variance
Article VIII Section 801

For further information go to: <http://www.allenstownnh.gov/zoning-board-of-adjustment>

NOTICES REGARDING THE CONDUCT OF THE MEETING

Meetings may be electronically recorded in any manor for the purpose of preparing written minutes. A record of the meeting is available for the public inspection no later than five (5) business days after the meeting, as required by RSA 91-A:2, II. Minutes are ordinarily approved at the next regular meeting of the board.

If you require accommodations under the Americans with Disabilities act of 1990 (as amended), please contact the Town Administrator by telephone (603-485-4276 ext. 112) or email smulholland@allenstownnh.gov



November 5, 2015

Town of Allenstown
Eric Feustel, Chairman
Zoning Board of Adjustment
16 School Street
Allenstown, NH 03275

RE: A&M Project #2047-01
15 Chester Turnpike

Dear Mr. Chairman:

Allen & Major Associates, Inc., on behalf of our client, 201 Highland, LLC, is submitting this Application for Variance of Use for the property located at 15 Chester Turnpike (Map 109, Lot 028). Our client is proposing to construct a stand-alone car wash with 35,000 ± S.F. of self-storage to be located to the rear. The subject parcel is located within the Town's Business District (B4). Under Article VIII-Business Zone, Section 801, Uses, a car wash is an approved use, while self-storage is not. We are requesting a variance from the terms of the zoning ordinance to allow the self-storage component of the project. Enclosed with this letter are the following:

1. Letter of authorization from the record land owner (A Grossman Suncook, LLC).
2. Application for Variance of Use.
3. Conceptual layout Plan showing car wash and self-storage.
4. \$40.00 application fee.

We request to be placed on the next available meeting of the Zoning Board of Adjustment. We thank you in advance for your consideration. If you have any questions, please contact me at [REDACTED] (ext. 9622), or by e-mail at [REDACTED].

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Brian D. Jones', is written over the typed name and company name.

ALLEN & MAJOR ASSOCIATES, INC.

Brian D. Jones, PE
Senior Project Manager

Enclosure

The Grossman Companies, Inc.

Innovations in Real Estate



11/3/15

One Adams Place
859 Willard Street, Suite 501
Quincy, MA 02169

Town of Allenstown
16 School Street
Allenstown, NH

Dear Town Officials,
Please be advised that I am authorizing 201 Highland, LLC, and its agents, Allen & Major Associates, Inc. ("A&M") to contact and otherwise make an application to the Town of Allenstown New Hampshire relative to the proposed undeveloped property located at 15 Chester Turnpike in Allenstown, NH. The subject property is further identified as Allenstown Tax Map 109, Lot 028. If you have any questions please contact me ([REDACTED])

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jacob M. Grossman', with a long, sweeping flourish at the end.

Jacob M. Grossman
President

A Grossman Suncook, LLC
Grossman, Louis/G Land RE

One Adams Place
859 Willard Street
Suite 501
Quincy, Massachusetts 02169
617 472-2000 FAX: 617 472-4600
www.grossmanco.com



Zoning Board of Adjustment

Town of Allenstown

16 School Street

Allenstown, NH 03275

Tel: (603)-485-4276

Fax: (603) 485-8669

APPLICATION FOR VARIANCE OF USE OR AREA

I hereby apply for a hearing requesting a VARIANCE to the terms of Article VIII Section 801 of the Town of Allenstown Zoning Ordinance

Case #: _____

Applicant 201 Highland, LLC Telephone: [REDACTED]

Address: 217 Knox Marsh Road, Dover NH 03820

Email: murphm7@gmail.com

Owner: A Grossman Suncook, LLC Telephone: [REDACTED]

Address: 859 Willard Street, Suite 501 Quincy, MA 02169

Email: _____

Property Address or Location: 15 Chester Turnpike

Tax Map 109 Lot # 028 Zone: _____

Property Description (Length of Frontage, Side and Rear Lines, Etc.): _____

The subject parcel is a 2.57 acre parcel that fronts on Chester Turnpike. The parcel frontage is 205.79' +/- . The side line abutting lot 26, is 479.51' +/-, the rear line abutting the Pizza Market is 194.92' +/- and the sideline abutting the Pembroke Yacht Corp is 247.42' +/- . The side yard abutting Conte is 161.98" +/- and there is a ROW (Plan #12489) along side the Dunkin Donuts drive-thru window totaling 171.84' +/-.

Proposed Use or Existing Use Affected: _____

A car wash with 35,000 +/- SF of self storage is being proposed for this site. The parcel is currently vacant.

Why Does Your Proposed Use Require An Appeal To The Zoning Board Of Adjustment? _____

The Zoning district that the subject parcel is located in (Business, B4) does not allow self-storage as a use.

All information must be filled out completely and required documentation submitted with application in order to be accepted.

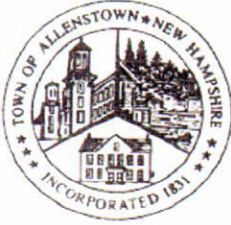
Applicant:  Date: 11/04/15
(Signature)

Owner: Please see attached letter of Authorization Date: _____
(Signature- If not same as applicant)

FOR DEPARTMENT USE ONLY

Case No _____

Date filed: _____ Received By: _____ Fees: _____



Zoning Board of Adjustment

Town of Allenstown

16 School Street

Allenstown, NH 03275

Tel: (603)-485-4276

Fax: (603) 485-8669

APPLICATION FOR VARIANCE OF USE OR AREA

Before you undertake completing this application we strongly encourage you to read the entire application first. Upon reading the entire application go back and answer the questions 1 through 5 with as much specific factual detail as required. The obligation of demonstrating facts sufficient to support your appeal is your responsibility.

The undersigned hereby requests a variance to the terms of Article VIII Section 801 and asks that said terms be waived to permit: Self Storage in the B4 Zone

You are required by law to demonstrate:

1. That there will not be a diminution of value of the surrounding properties as a result of the granting of this variance because: _____

The lot is currently vacant and overgrown. The surrounding properties include several vacant tracts of land that currently store old cars and empty dumpsters.

2. That the granting of the variance will not be contrary to the public interest because: _____

Because the lot is currently vacant it does not provide any value to the community. By allowing the use in this district the proposed project will bring local and convenient services to the community as well as additional tax revenue to the Town. The project will also bring enhanced security and be more aesthetically pleasing than its current state.

3. That the literal enforcement of the zoning ordinance will create an unnecessary hardship because:

A. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area because::

a. 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 for the following reasons: _____

We are requesting a variance from the terms of the zoning ordinance to allow the self storage component of the project. While self storage is an allowed use only in the commercial/light industrial zone (across the street from the subject parcel), the operational characteristics of self-storage differ significantly from those within that zone and include:

Self-storage generates low traffic and low crime.

Facilities are closed at night with limited access.

Self-storage projects often bring enhanced security

Facilities frequently have noise-reducing qualities, such as acoustical buffering from major highways, roadways.

b. And, the proposed use is a reasonable one for the following reasons: _____

It is similar in nature to the surrounding businesses in terms of offering services to the general public and complimentary to the allowed uses within this district.

If the criteria in subparagraph (A) above are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it

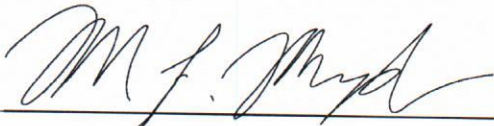
from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it. The definition of "unnecessary hardship" set forth in subparagraph (3) shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

4. That through the granting of relief by a variance substantial justice will be done because:

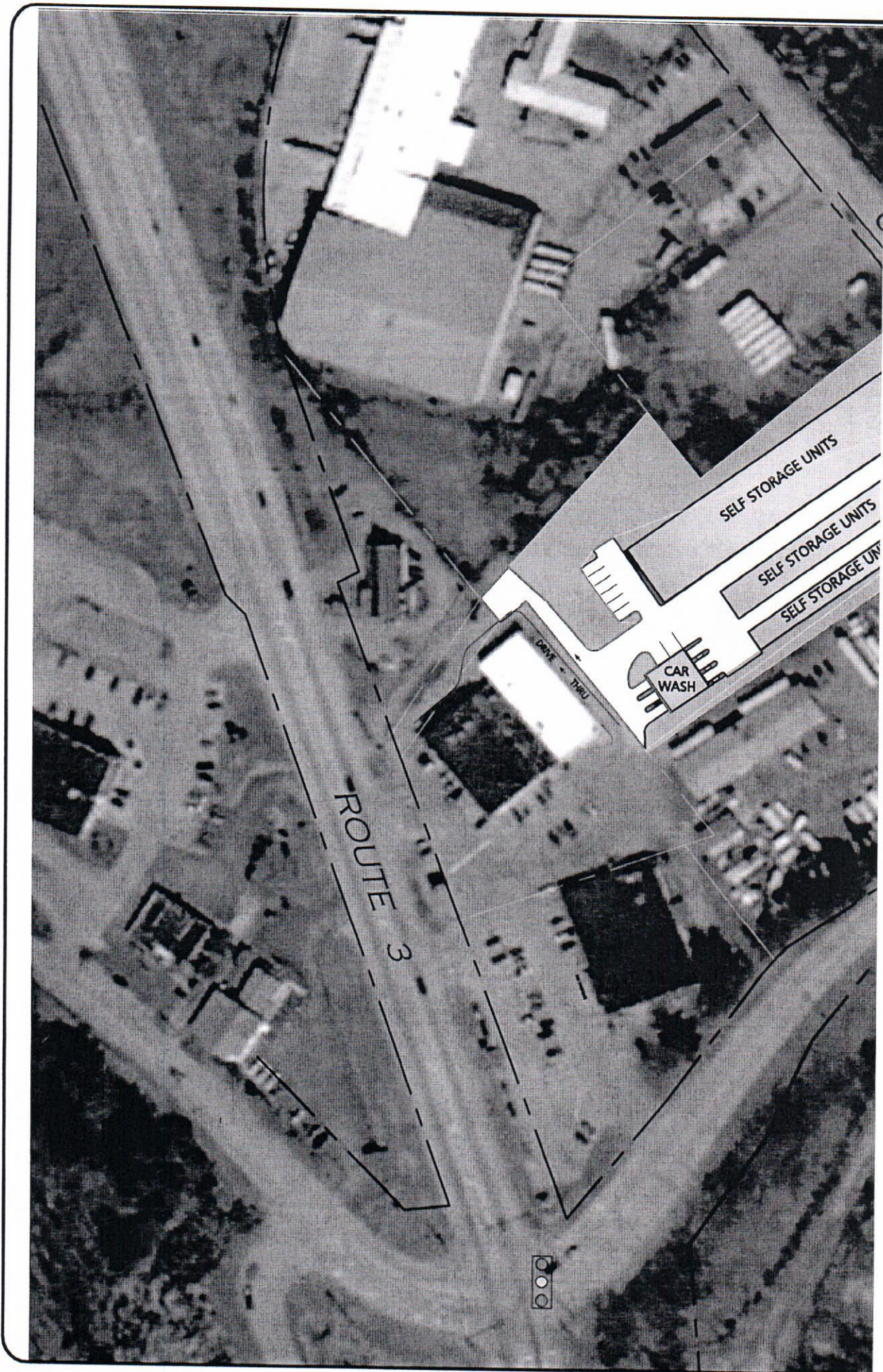
The existing vacant parcel of land is not being utilized; therefore the proposed project will bring convenient services to the residents as well as additional tax revenue to the Town.

5. The use, for which the variance is requested, t the spirit of the ordinance will be observed because:

The proposed building will meet the land usage set-backs, frontage and building height requirements. The surrounding businesses including the Dunkin Donuts, Rite Aid, Sully's, Family Dollar and the Irving Station provide residents the convenience of staying local to attain their goods and services. The proposed use will do the same.

Signature: 

Date: 11/05/15



ROUTE 3

SELF STORAGE UNITS

SELF STORAGE UNITS

SELF STORAGE UNITS




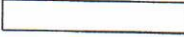

CAR WASH

DRIVE THRU





COLOR CHART:

BUILDING	
CONCRETE	
GRASS	
PAVEMENT	
SHRUBS	

LAND USAGE TABLE
 ZONE DISTRICT: BUSINESS (B4)

	REQUIRED	PROVIDED
MAX. LOT COVERAGE BY BUILDING	70%	<70%
MIN. LOT FRONTAGE	75 FT	75+ FT
MIN. SIDE YARD SETBACK	15 FT	15+ FT
MIN. REAR YARD SETBACK	40 FT	T.B.D.
MAX BUILDING HEIGHT	45 FT 3 STORIES	<45 FT <3 STORIES

NOTE:
 PROVIDED SETBACKS GIVEN FOR PROPOSED BUILDINGS ONLY. EXISTING BUILDINGS MAY NOT CONFORM TO CURRENT ZONING REGULATIONS.

CONCEPT PLAN
 ROUTE 3 AND GRANITE STREET
 ALLENSTOWN, NEW HAMPSHIRE

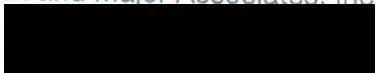
SCALE: 1"=60'

NOVEMBER 2, 2015



**ALLEN & MAJOR
 ASSOCIATES, INC.**

civil & structural engineering • land surveying
 environmental consulting • landscape architecture



DATE 11-5-15

54-153-114

PAY TO THE ORDER OF Town of Allenstown NH

\$ 40.00

Forty dollars and 00/100

DOLLARS Security Features Inside of Paper

Citizens Bank®

FOR ZBA Application Fee #2047-04

Anne Crocker



MP