



City of Rochester, New Hampshire

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

CK 172-18.95
CK 172-175.00

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No 610-560-1080

DO NOT WRITE IN THIS SPACE

CASE NO. 2014-15

DATE FILED 7/23/14

KG
ZONING BOARD CLERK

Name of applicant Abacus Restaurant Corp.

Stacey Mordisouni, Agent

Address 61 N. Main St. Rochester NH

Owner of property concerned 59-63 N. Main St. LLC (Kurt Jackson)
(If the same as applicant, write "same")

Address 761 Washington St., Rye NH 03870
(If the same as applicant, write "same")

Location 61 N. Main St. Rochester NH 0386

Map No. 121 Lot No. 371 Zone Historic Downtown

Description of property 2 Story Mixed Use

Proposed use or existing use affected restaurant/bar

The undersigned hereby requests a variance to the terms of Article 42.29
Section (C) (3) and asked that said terms be waived to permit a sign be painted
on the smokerack on rear of building.

If applicable in this case, the undersigned also requests a waiver from the requirement to
provide a certified plot plan, (see attached request sheet) Yes ☒ No ☐

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 Stacey Mordisouni
(Applicant)

rec'd
7/23/14 4:14
KG
Continue on Page 2

(Page 2)
CRITERIA FOR VARIANCE

Case # 2014-15

Date: 7/23/14

A Variance is requested by Apacus Restaurant Corp DBA Revolution
TapRoom + Grill
from Section 42.8 Subsection (c)(3)

of the Zoning Ordinance to permit: A sign be painted on the
smokestack @ rear of building, facing Union Street
at 61 N. Main Street Map 121 Lot 371 Zone Historic
Downtown

Facts supporting this request:

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

It will be fitting with the history of the building
(factory) and will enhance the space

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

be historically appropriate and visually appealing,
and will help the public locate our business.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: This sign would allow

visibility of our business from Union Street; because of
the one way traffic pattern in town. AND our 2
entrances / "street frontage", we need signs visible on
both N. Main and Union St.

4.) Granting the variance would do substantial justice because: it will help us

improve our visibility and bring people downtown,
helping the downtown to thrive, and counter the negative
effect on Main St businesses of a one way traffic pattern.

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

substantial road frontage and are only using a FRACTION of
the allowed signage on facade - we need a sign facing Union
Name John M. Archin, Agent Date: 7/19/14
Street and over the rear entrance.

rec'd 7/23/14 @ 4:14
HA

**ABACUS RESTAURANT CORP. DBA REVOLUTION TAPROOM & GRILL
61 N MAIN STREET, ROCHESTER NH**

APPLICATION FOR A VARIANCE FOR SIGNAGE – NARRATIVE

42.29(c)(3)

We respectfully request a variance from Section 42.29(c)(3) of the Zoning Regulations, which limits our location to 2 signs: one wall sign and one projecting sign. We will be locating a wall sign and a projecting sign on the N Main Street (south facing) façade of the building.

We hereby request to install one additional wall sign on the northwest side of the building. We are requesting this variance because we have 2 entrances to the building – one on N Main Street and one on Factory Court, facing Union Street. This 3rd sign would be over the side entrance.

In addition, we are requesting this variance for visibility to traffic headed west through town. Due to the one way traffic pattern through town, traffic headed west is routed behind and to the side of our building, down Wakefield Street and up Union Street. Our side entrance is visible to Union Street.

We propose painting the name of the restaurant on the smokestack facing Union Street and over our side entrance, in a manner befitting historic mill and factory buildings.

Historic District Commission
Michelle Mears
Staff Planner
Planning Department
City Hall – Second Floor
31 Wakefield Street
Rochester, NH 03867-1917
(603) 335-1338 Phone
(603) 335-7585 Fax
Michelle.mears@rochesternh.net



City of Rochester
Historic District Commission
CERTIFICATE OF APPROVAL

July 14, 2014

Mark Marchionni
Revolution Taproom and Grill
61 North Main Street
Rochester, NH 03867

Re: Façade Improvements, banner sign, wall sign, painted chimney sign, projecting sign, and (2) light fixtures. Case # 121-371-DC-14

Dear Mr. Marchionni,

I am pleased to inform you that the Historic District Commission (HDC) approved your application for the above referenced project at its meeting on July 9, 2014. The application modify the façade and side at the public parking, (2) lights to exterior of entrance, affixed letter wall sign with three gooseneck lights, projecting sign, banner sign, and painted chimney sign were approved as submitted.

Please note that this approval is valid for two years from the date of the HDC meeting. A building permit must be obtained and substantial work on the project must commence by July 9, 2016 or this approval will become null and void. Contact the City of Rochester Building, Zoning, Licensing and Licensing Services Department at 332-3508 for any permits you may need. You will need a variance for the painted on chimney sign. You should also contact the Fire Department at 335-7545 to discuss anything they may require.

Thank you for you cooperation with the review process. Please feel free to contact me with any questions or concerns. I wish you much success here in Rochester.

Sincerely,

Michelle Mears
Staff Planner

cc: Historic District Commission
Jim Grant, Director of Building Zoning and Licensing Services
Michael Provost, Main Street





Revolution Taproom & Grill / 61 N. MAIN ST - VIEW FROM UNION STREET

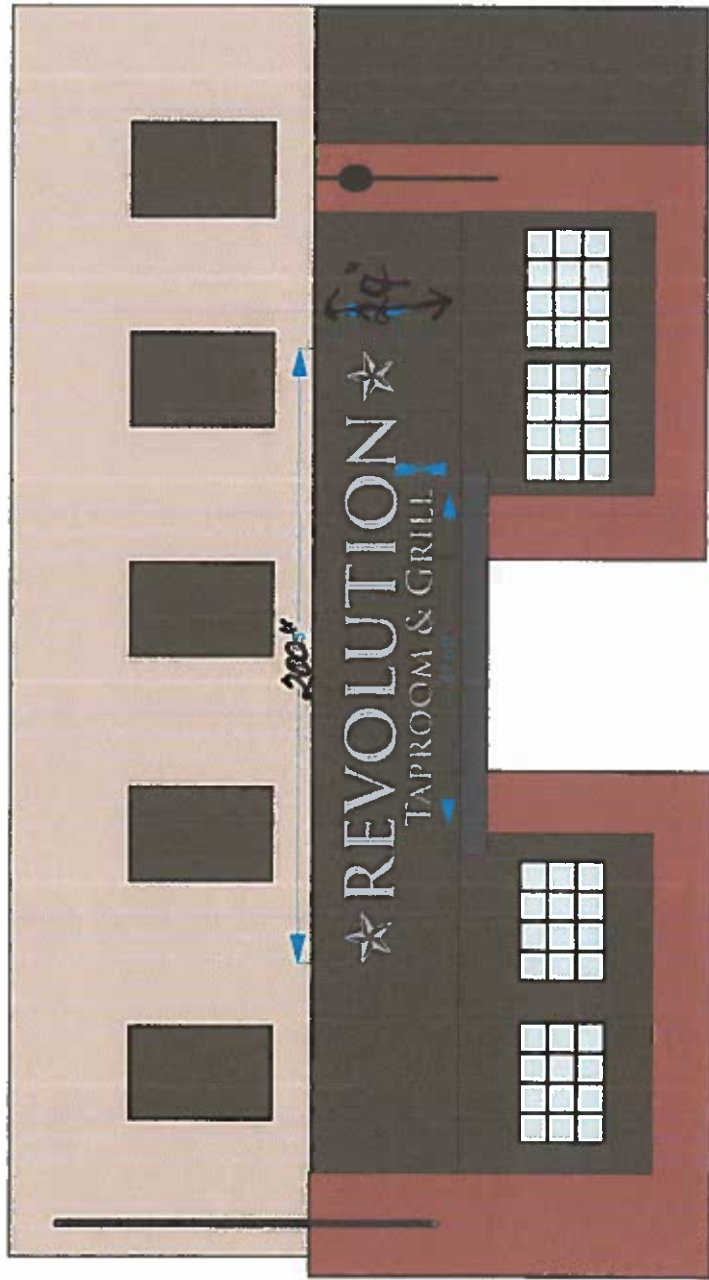
ABACUS RESTAURANT CORP.



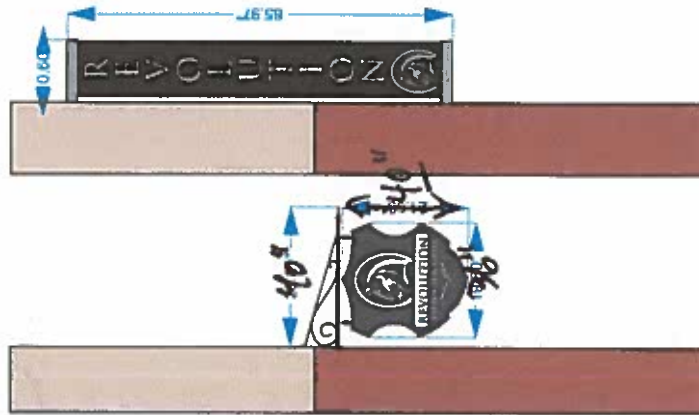
601 N. MAIN ST - REAR ENTRANCE / FACING UNION ST.

REVOLUTION BARROOM + GRILL / ARCADES RESTAURANT CORP.

Front of Building



Side View of Signs on Front of Building



ADVANTAGE
Signs
120 Hill St., Ste. C, Concord, NH 03301
603-224-7446 • 603-224-5888 f
www.advantagesigns.net

Job Name:
Revolution
Taproom &
Grill

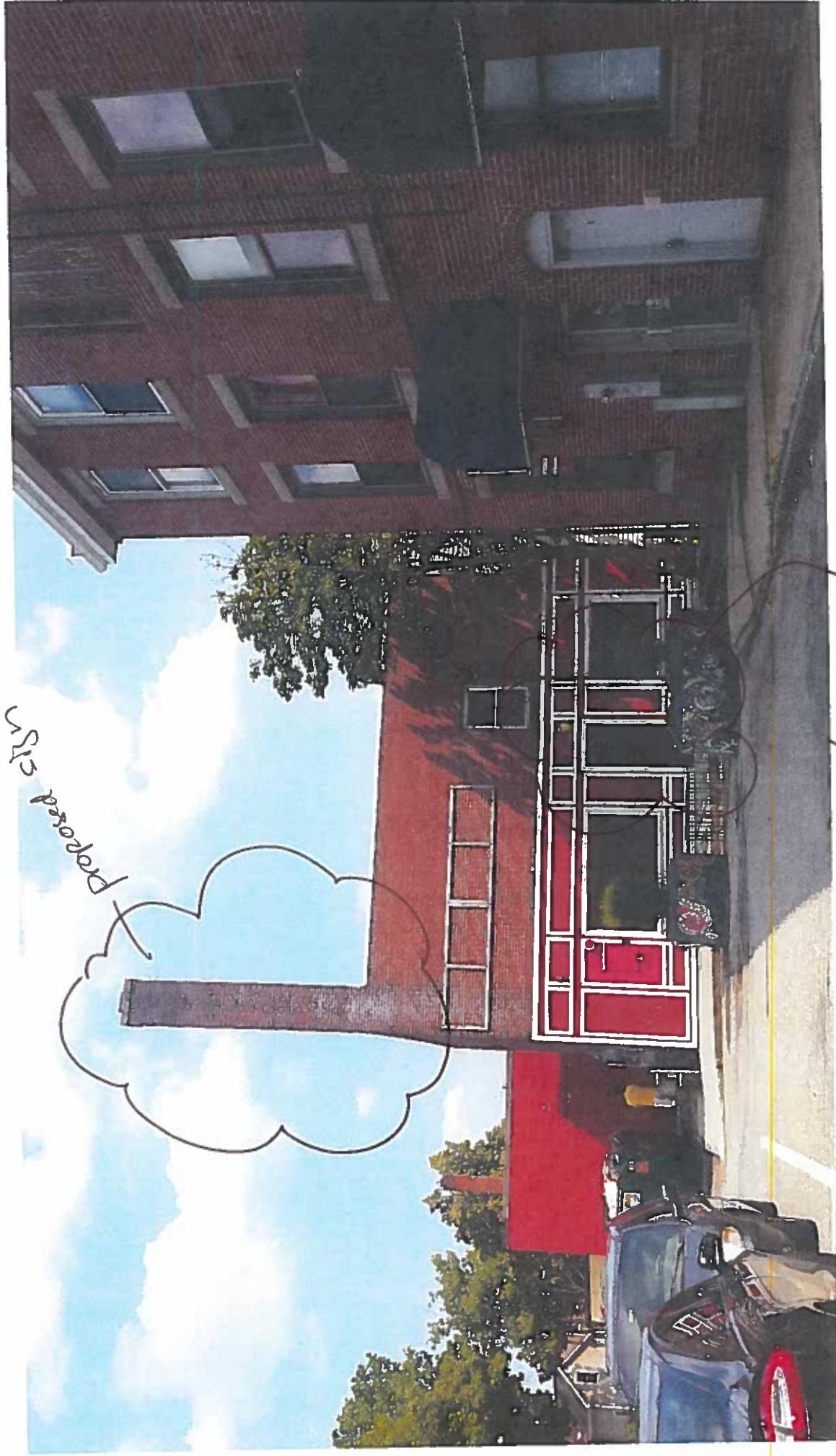
Sales Rep:
Abbey D.
Drawn By:
Abbey D.
Date:
7/7/14
Revision #:
Original

Design © Advantage Signs, Inc. 2014

Sign Type:
Exterior Signage

FOR REVIEW AND APPROVAL ONLY
NOT FOR CONSTRUCTION
APPROVED FOR PRODUCTION
APPROVED AS NOTED
REVISED & RESUBMIT
DATE

2 Signs & 1 Banner



REAR/SIDE ENTRANCE

Abacus Restaurant Corp
DBA Revolution Taproom & Grill



Aracis Restaurant Corp.
DBA Revolution Taproom & Grill

SIDE / REAR ENTRANCE
VIEW FROM UNION STREET

SIDE FACING UNION STREET / PARKING LOT /
FACTORY COURT

1-30'-1
↑
180'
→

REVOLUTION

TAPROOM
& GRILL

8.5" TAPROOM
& GRILL

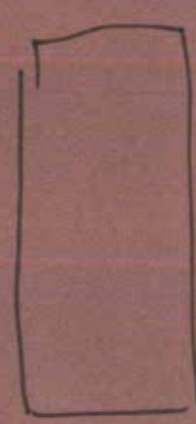
27"

77"

REVOLUTION



Save the Old on the Front



entrance



ADVANTAGE
Signs
131 Main St., Ste. C, Concord, NH 03301
603-224-7446 v. • 603-224-5888 f.
www.advantagesigns.net

Job Name:
Revolution
Taproom &
Grill

Sales Rep:
Abbey D.
Drawn By:
Abbey D.
Date:
7/7/14
Revision #:
Original

Design © Advantage Signs, Inc. 2014

Sign Types:
Pentelvered Banner
Double-Sided



PROPERTY LOCATION

No	Alt No	Direction/Street/City
59 63		NO MAIN ST, ROCHESTER

OWNERSHIP

Owner 1:	59 63 NORTH MAIN ST LLC
Owner 2:	
Owner 3:	
Street 1:	761 WASHINGTON RD
Street 2:	

PREVIOUS OWNER

Owner 1:	WANG LEI & LI XIAO ZHU
Owner 2:	
Street 1:	9 ORCHARD HILL RD
Street 2:	STRATHAM

NARRATIVE DESCRIPTION

This Parcel contains .16 AC of land mainly classified as MIX RES/COMM with a(n) MIX BLDG Building Built about 1920, Having Primarily BRICK Exterior and MEMBRANE Roof Cover, with 7 Units, 6 Baths, 2 HalfBaths, 0 3/4 Baths, 10 Rooms Total, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Description	No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
114	172,200		0.080	36,000	208,200
326	172,200		0.080	36,000	208,200

Total Card	344,400	0.160	72,000	416,400
Total Parcel	344,400	0.160	72,000	416,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 46.72	/Parcel: 46.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	013	FV	350,800	0	.16	72,000	422,800	422,800	Year End Roll	9/4/2013
2012	031	FV	350,800	0	.16	72,000	422,800	422,800	Year End Roll	9/20/2012
2011	031	FV	350,800	0	.16	72,000	422,800	422,800	Year End Roll	9/27/2011
2010	031	FV	376,700	0	.16	72,000	448,700	448,700	roll	8/26/2010
2009	031	FV	376,700	0	.16	80,000	456,700	456,700	Year End Roll	9/24/2009
2008	031	FV	465,800	0	.16	80,000	545,800	545,800		8/25/2008
2007	031	FV	438,000	0	.16	80,000	518,000	518,000	Year End Roll	9/26/2007
2006	031	FV	421,800	0	.16	80,000	501,800	501,800	Year End Roll	9/14/2006

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WANG LEI & LI X	3490-708	1	2/5/2007	P/P Included	570,000	No	4			KITCHEN & DINING ROOM EQUIPMENT
RIVERS MARLENE	2292-567		4/5/2001	Val Lnd&Bldg	285,000	No	5			
CUEVA CORPORATI	1781-203		12/1/1994		132,600	No	4			
59-63 NO MAIN S	1528-239	6	10/16/1990		300,000	No	4			
ELLIS NORMA L	1453-401		6/5/1989		325,000	No	4			
ELLIS RICHARD F	1151-728		11/20/1984		60,000	No	4			
PARSONS M H & S	1059-35		12/10/1980							

BUILDING PERMITS

Date	Number	Descrp	Amount	CJO	Last Visit	Fed Code	F. Descrp	Comment
1/31/2014	7089	PLUMBING	500 C	3/19/2014				
2/4/2013	4425	PLUMBING	900 C	3/15/2013				
12/23/2011	1654	HEATING	400 C	3/15/2012				
7/2/2010	10-671	ELECTRIC	550 C	12/14/2010				
11/25/2008	08-1540	INT RENO	100 C	1/9/2009				
5/30/2008	08-560	ELECTRIC	800 C	1/9/2009				
8/31/2007	07-1171	HEATING	1,500 CE	1/28/2008				
8/3/2007	07-1007	PLUMBING	1,200 CE	1/28/2008				
7/21/2007	07-972	FIRE PRO	2,000 CE	1/28/2008				
7/20/2007	07-927	ELECTRIC	2,500 CE	1/28/2008				

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth / Price/Units
326 RESTAURAN		0.16	PRIMARY ASITE

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
1	B1	BUSINESS	100	2	U	CITY SEWER
2	HIS	HISTORICAL	100	3	9	CITY WATER
3	SD	SP DOWNTOWN	100	4	5	GAS
Census:						
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2011	CORRECTION	TM	TOM
2/16/2007	DEED CHANGE	VW	VIRGINIA
1/20/2005	ZONE CHANGE	TM	TOM
12/19/2002	OWN ADD CHG	VW	VIRGINIA
10/16/2001	EXT ONLY	TM	TOM
5/8/2001	NO INSP	GN	GAYE
10/10/2000	MEAS-INSPCTD	TM	TOM

Sign:	VERIFICATION OF VISIT NOT DATA
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Alt	%	Spec	J	Fact	Use Value	Notes
72,000	114	50			72,000	

Total:	72,000	Total:	72,000
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