



PLANNING & DEVELOPMENT DEPARTMENT

City Hall - Second Floor

31 Wakefield Street

Rochester, New Hampshire 03867-1917

(603) 335-1338 - Fax (603) 335-7585

Web Site: www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission
Arts & Culture Commission

OK 2324
239.26

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No 401-728-5533

DO NOT WRITE IN THIS SPACE

CASE NO. 2015-10

DATE FILED 04-21-15

R. G. G. G.
ZONING BOARD CLERK

Name of applicant Ayoub Engineering, Inc.

Address 414 Benefit St., Pawtucket, RI 02861

Owner of property concerned GTU MA/NH Leasing Inc.

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

Address 125 Jericho Tpk., Suite 103, Jericho, NY 11753

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

Location 130 Washington Street

Map No. 123

Lot No. 0068

Zone HC

Description of property Fuel Service/ Convenience Store

Proposed use or existing use affected Same

The undersigned hereby requests a variance to the terms of Article 42.29,
Section c.) 3 & 5 and asked that said terms be waived to permit Replace existing ID sign
and add canopy pectins.

N/A 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 *[Signature]*

(Applicant)

04-21-15A10:17 RCVD

Ayoub Engineering, Inc.

Continue on Page 2

CRITERIA FOR VARIANCE

Case # 2015-10

Date: 4/21/15

A Variance is requested by Ayoub Engineering, Inc.

from Section 42.29 Subsection c.) (3) and (5) and (f) (e)

of the Zoning Ordinance to permit: ID Sign in excess of 150 s.f. of surface area,
canopy signage in excess of allowed number of wall signs.

at 130 Washington St. Map 123 Lot 0068 Zone HC

Facts supporting this request:

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

The proposed ID sign and canopy structures would provide an updated aesthetic
, therefore improving the overall appearance of the existing business.

2) Granting the variance is not contrary to the public interest because: Provides a safe
notification of property services to the motoring public.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: The unique location of the

site without the additional signage area would cause a hardship of a

business not being able to adequately and safely post available services, cost
and brand.

4.) Granting the variance would do substantial justice because: Will allow better
visibility for the public which should increase safety of the site traffic/public.

5.) The use is not contrary to the spirit of the ordinance because: Proposed signage is
in line with surrounding businesses and would provide some uniformity in
the commercial area.

Name

[Signature]

Date:

4/15/15

AYOUB ENGINEERING, INC.

ENGINEERING AND ARCHITECTURAL CONSULTANTS

WWW.AYOUBENGINEERING.COM

CORPORATE OFFICE:

414 BENEFIT STREET
PAWTUCKET, RHODE ISLAND 02861
401-728-5533/FAX 401-724-1110

NEW HAMPSHIRE OFFICE:

P.O. BOX 514
EXETER, NEW HAMPSHIRE 03833
603-765-1001

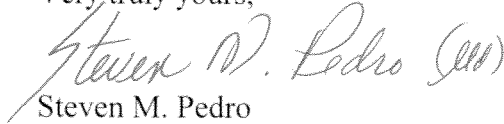
April 15, 2015

City of Rochester
Zoning Board of Adjustments
31 Wakefield Street
Rochester, NH 03867

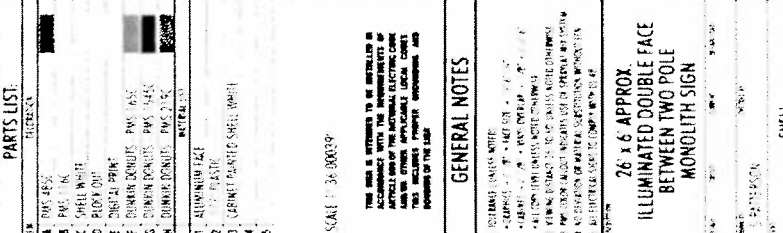
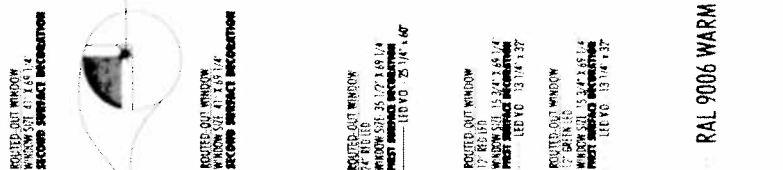
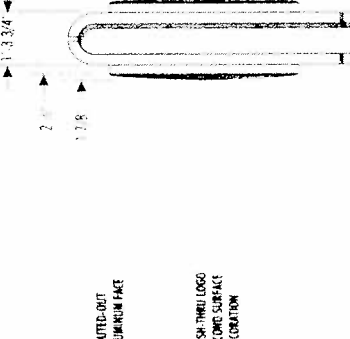
RE: Shell/Nouria Energy
130 Washington Street
AEI Project No. 2768.114

Attached please find our ZBA variance package for new signage, at the subject location. We are proposing a replacement of the existing ID sign with an ID sign in excess of the allowed 150 s.f. surface area. We believe this change will enhance the overall appearance of the site, allowing for greater visibility and safe notification of available services. We are also proposing the addition of canopy signage which the site previously lacked. This addition of signage will provide a uniform and simplified site signage appearance which the motoring public is accustomed to at "Shell" locations.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Steven M. Pedro" followed by a stylized flourish or initials in parentheses.

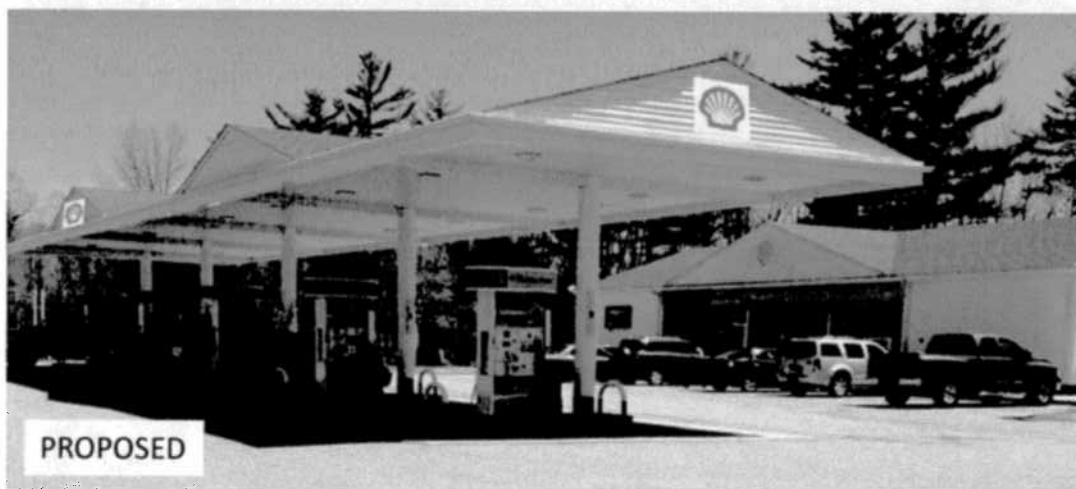
Steven M. Pedro
Project Manager/Architect



SIDE VIEW

APPROVAL SIGNATURE

130 WASHINGTON ST, ROCHESTER, NH



130 WASHINGTON ST, ROCHESTER, NH



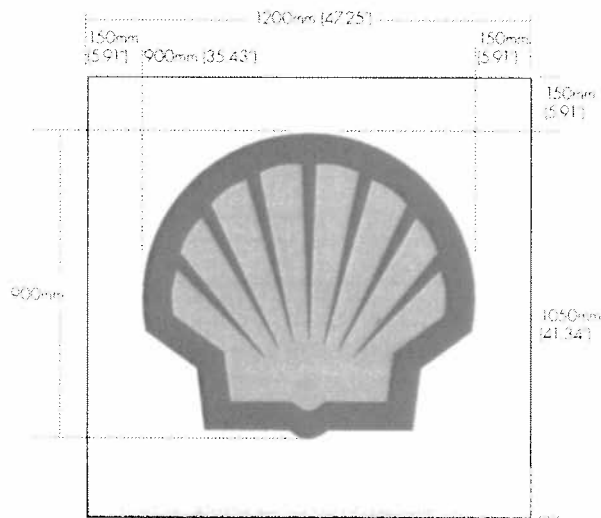
2.2.2 PECTEN PANEL

THE SHELL PECTEN PANEL

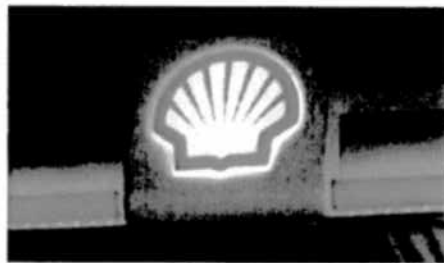
Iconic recognition

The internally illuminated canopy edge Pecten panel provides iconic brand recognition. Constructed from a one-piece moulding with a gentle curve to its face the Pecten projects slightly from the white backing panel so that at night a gentle halo glow is achieved. Note that the white panel itself is not illuminated.

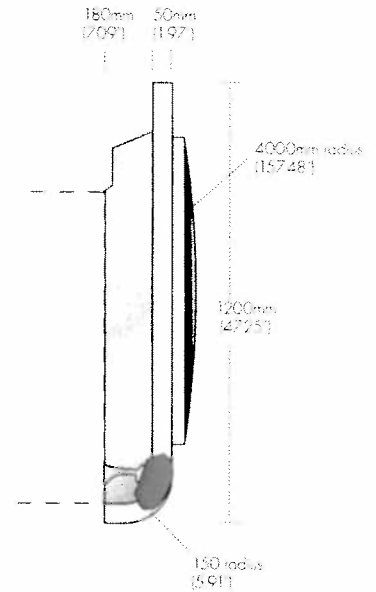
As with other forecourt elements, the Pecten panel has a curved edge that links with the adjacent canopy fascia. Finished in Shell White the slim profile panel fixes back to the canopy's edge.



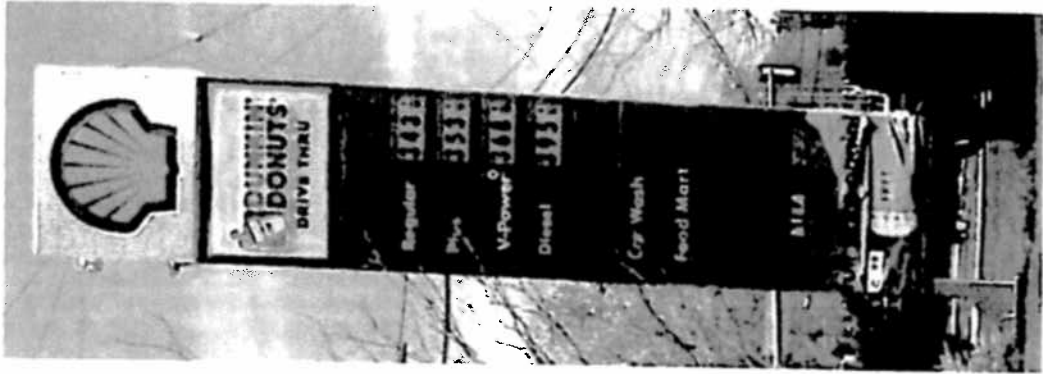
FRONT/SIDE ELEVATIONS OF PECTEN PANEL



NIGHT TIME ILLUMINATION



130 WASHINGTON ST, ROCHESTER, NH (SHIP TO: 10014062)



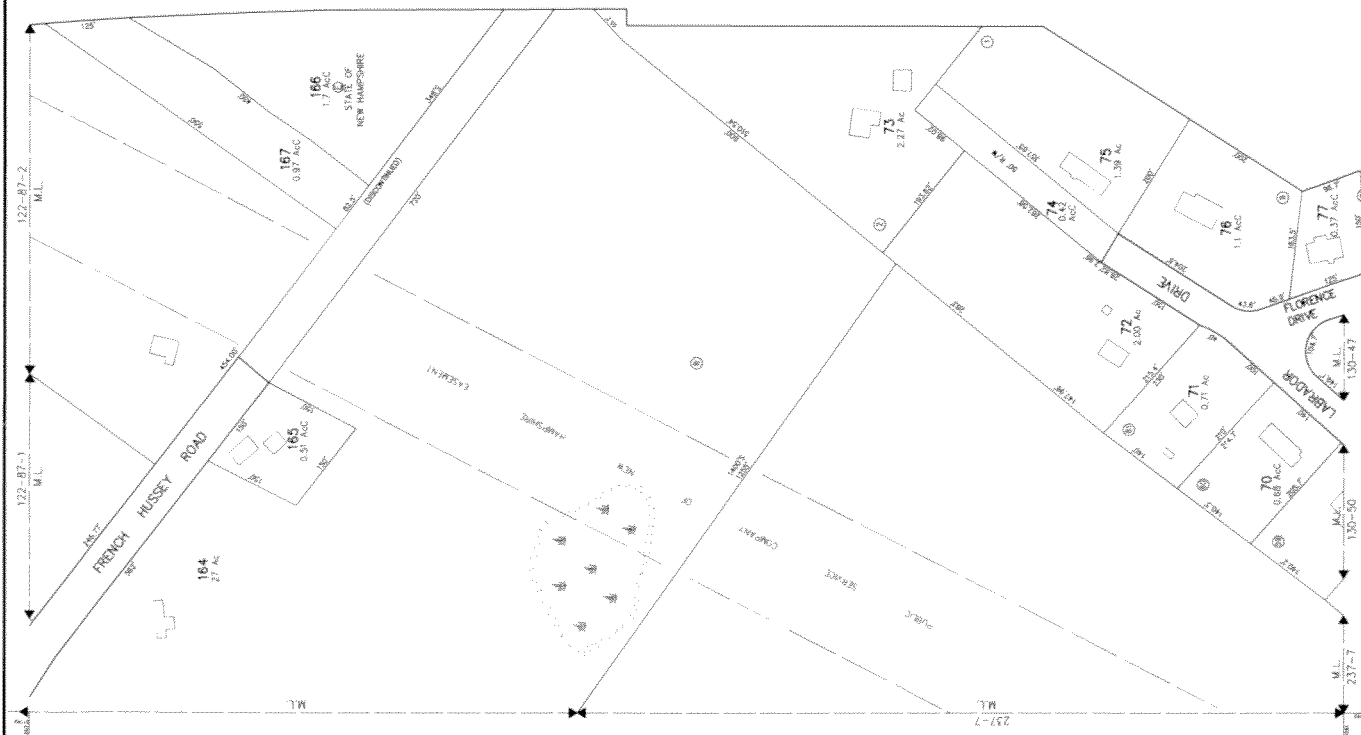
EXISTING AREA = 90.0 SF





SPAULDING

TURNPIKE



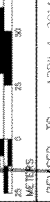
INDEX DIAGRAM

MAP NO. 123

ROCHESTER

NEW HAMPSHIRE

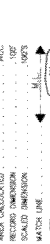
SCALE 1" = 100'



LEGEND



PRODUCED BY



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

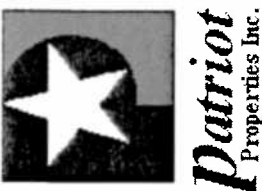
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM

PHOTOGRAPHY DATE

APRIL 28, 1990

COMPLETION DATE

JUNE 30, 1992



IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
325	145,800	2,600	0.000	148,400			26154
Total Card							GIS Ref
Total Parcel							GIS Ref
Source: Market Adj Cost							Insp Date
Total Value per SQ unit (Card): 131.79 / Parcel: 235.10							

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		WASHINGTON ST, ROCHESTER

OWNERSHIP

Owner 1	GTJ MAIN LEASING INC	Unit #	
Owner 2			
Owner 3			
Street 1	125 JERICHO TPK SUITE 103		
Street 2			
Twn/City	Jericho		
St/Prov	NY	Cntry	Own Occ: N
Postal	11753	Type	

PREVIOUS OWNER

Owner 1			
Owner 2			
Street 1			
Twn/City			
St/Prov		Cntry	
Postal			

NARRATIVE DESCRIPTION

This Parcel contains 6.98 AC. of land mainly classified as FUEL SERVICE with a(n) T/CAR WASH Building Built about 2002. Having Primarily VINYL Exterior and ASPH SHINGLE Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms Total, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrpt/No	Amount	Com Int
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PROPERTY FACTORS

Item Code	Descrpt	%	Item Code	Descrpt
Z HC	HIGHWAY	100	U 2	CITY SEWER
0			t 3	CITY WTR PB
n			l 4	NONE
Census:				
Flood Haz:				
D RO	ROCHESTER		Topo 1	LEVEL
s			Street 1	PAVED
1			Traffic 5	HEAVY

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Pct/Units
325	RETAIL/SVC		0	PRIMARY A SITE

USER DEFINED

Prior Id # 1	
Prior Id # 2	
Prior Id # 3	
Prior Id # 1	
Prior Id # 2	
Prior Id # 3	
Prior Id # 1	
Prior Id # 2	
Prior Id # 3	
ASR Map	
Fact Dist	
Reval Dist	
Year	
Land Reason	
Bid Reason	

PRINT

Date	Time
04/22/15	15:05:47
Date	Time
04/22/11	15:12:42

LAST REV

verna	
318	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descrpt	Amount	C/O	Last Visit	Fed Code	F. Descrpt	Comment
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ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2006	CORRECTION	TM	TOM

Sign: / /



0' Abutters List Report

Rochester, NH
April 14, 2015

Variance application 175.00
Abutters / PH N-17x3.78- 64.24
Total 239.26

Subject Property:

Parcel Number: 0123-0068-0000
CAMA Number: 0123-0068-0000
Property Address: 130 WASHINGTON ST

Mailing Address: GTY MA/NH LEASING INC
125 JERICO TPK SUITE 103
JERICO, NY 11753

Abutters:

Parcel Number: 0123-0066-0000
CAMA Number: 0123-0066-0000
Property Address: 120 WASHINGTON ST

Mailing Address: MCGROEN PARTNERS LLC
120 WASHINGTON ST STE 302
ROCHESTER, NH 03839-5504

Parcel Number: 0123-0067-0000
CAMA Number: 0123-0067-0000
Property Address: 5 JANET ST

Mailing Address: ICKES KELLY A & ERIK E
5 A JANET ST
ROCHESTER, NH 03867

Parcel Number: 0123-0075-0000
CAMA Number: 0123-0075-0000
Property Address: 19 FLORENCE DR

Mailing Address: BROCK RALPH A & YVETTE
P O BOX 1924
ROCHESTER, NH 03866-1924

Parcel Number: 0123-0076-0000
CAMA Number: 0123-0076-0000
Property Address: 13 FLORENCE DR

Mailing Address: BUCKINGHAM RICHARD & JUDITH
LIVING TRUST % TRUSTEES
13 FLORENCE DR
ROCHESTER, NH 03867-4222

Parcel Number: 0123-0077-0000
CAMA Number: 0123-0077-0000
Property Address: 7 FLORENCE DR

Mailing Address: KARCHER CHARLES E & MARION T
7 FLORENCE DR
ROCHESTER, NH 03867-4222

Parcel Number: 0123-0078-0000
CAMA Number: 0123-0078-0000
Property Address: 125 WASHINGTON ST

Mailing Address: IAN JOSEPH CAMPBELL LLC
60 FARMINGTON RD
ROCHESTER, NH 03867-4327

Parcel Number: 0130-0029-0000
CAMA Number: 0130-0029-0000
Property Address: 19 JANET ST

Mailing Address: TALON DAVID & PAMELA J
19 JANET ST
ROCHESTER, NH 03867-4409

Parcel Number: 0130-0030-0000
CAMA Number: 0130-0030-0000
Property Address: 17 JANET ST

Mailing Address: DOWNS SHANE R & SHEENA D
17 JANET ST
ROCHESTER, NH 03867-4409

Parcel Number: 0130-0031-0000
CAMA Number: 0130-0031-0000
Property Address: 15 JANET ST

Mailing Address: ALLEN JAMES E & RACHEL A
15 JANET ST
ROCHESTER, NH 03867-4409

Parcel Number: 0130-0032-0000
CAMA Number: 0130-0032-0000
Property Address: 13 JANET ST

Mailing Address: DIGILIO ANDREW & MARYANN REVOC
TRUST % TRUSTEES
13 JANET ST
ROCHESTER, NH 03867-4409



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4/14/2015

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0' Abutters List Report

Rochester, NH
April 14, 2015

Parcel Number: 0130-0034-0000
CAMA Number: 0130-0034-0000
Property Address: 9 JANET ST

Mailing Address: TURGEON FAMILY REV LIV TRUST %
TURGEON RR & LA TRUSTEES
9 JANET ST
ROCHESTER, NH 03867-4409

Parcel Number: 0130-0038-0000
CAMA Number: 0130-0038-0000
Property Address: 160 WASHINGTON ST

Mailing Address: OCW RETAIL ROCHESTER LLC %
WILDER CO
800 BOYLSTON ST STE 1300 PRU T
BOSTON, MA 02199

Parcel Number: 0130-0044-0000
CAMA Number: 0130-0044-0000
Property Address: 2 FLORENCE DR

Mailing Address: BARSTOW WALTER H JR & BRENDA J
2 FLORENCE DR
ROCHESTER, NH 03867-4221

Parcel Number: 0130-0051-0000
CAMA Number: 0130-0051-0000
Property Address: 5 FLORENCE DR

Mailing Address: SULLIVAN KATHERINE P
5 FLORENCE DR
ROCHESTER, NH 03867-4222

Parcel Number: 0130-0052-0000
CAMA Number: 0130-0052-0000
Property Address: 3 FLORENCE DR

Mailing Address: WARREN DEAN F & SHIRLEY M
3 FLORENCE DR
ROCHESTER, NH 03867-4222

Parcel Number: 0130-0053-0000
CAMA Number: 0130-0053-0000
Property Address: 1 FLORENCE DR

Mailing Address: SHEVENELL DAVID T & TAMMI L
1 FLORENCE DR
ROCHESTER, NH 03867-4222



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