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

Pd 175.00 Pd 03/04

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

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE
CASE NO. 2015-8
DATE FILED 3-9-15
ZONING BOARD CLERK

Phone No 603-231-3602

Name of applicant Cat 9 Signs LLC (Chris Stone)

Address 5A Christine Drive Hudson, NH 03051

Owner of property concerned The Wilder Companies (Paige Quigley) 603-524-19
(If the same as applicant, write "same") 617-247-920

Address 800 Boylston Ave Suite 1300 Boston, Ma 02199
(If the same as applicant, write "same")

Location 160 Washington, Rochester NH 03839

Map No. 130 Lot No. 38 Zone HC

Description of property Restaurant / Retail Commercial Space

Proposed use or existing use affected Restaurant

The undersigned hereby requests a variance to the terms of ~~Article~~ Section 42.29 Section (C)(3)(5) and asked that said terms be waived to permit an additional 5 signs.

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)

Continue on Page 2

03-09-15P02:16 RCVD

CRITERIA FOR VARIANCE

Case # 2015-08

Date: 3-9-2015

A Variance is requested by Christopher A. Stone

from Section 42.29 Subsection C)(3)(5)

of the Zoning Ordinance to permit: 5 additional signs where only one wall and one pole sign are allowed.

at 160 Washington St Map 130 Lot 38 Zone HC

Facts supporting this request:

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

There currently are No Surrounding Properties that will See ADDinal Signs

2) Granting the variance is not contrary to the public interest because: These Signs will Not Create any Saftey Hazards, It is Actually Helpfull to the Public to let them Know that the Location Exist

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: Passing Motorist will not Know that there is a Restaurant there.

4.) Granting the variance would do substantial justice because: Customers + Potential Customers will See + Find Location easier

5.) The use is not contrary to the spirit of the ordinance because: this Site has other business with multiple Sign on Multiple Elevations

Name [signature] Date: 03/9/2015

03-09-15P02:16 RCVD

March 13 2015

To Whom This Concerns,

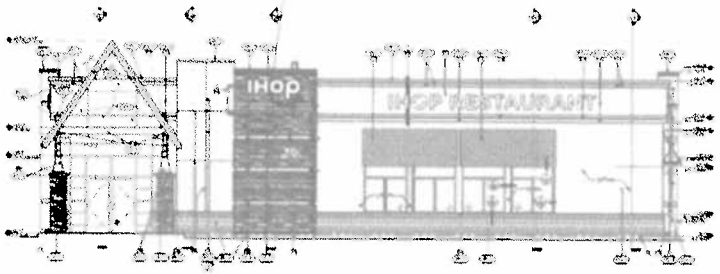
We propose to have signs installed on 3 elevations of the building so that the public can identify and locate the business. The code allows 1 sign which would be over the main entrance to identify the business, this elevation faces the inside of the plaza and has no exposure to the general public traveling on Washington street or the entrance road into the plaza.
There are other businesses in this plaza that have multiple signs on multiple elevations of their buildings.

Thanks,

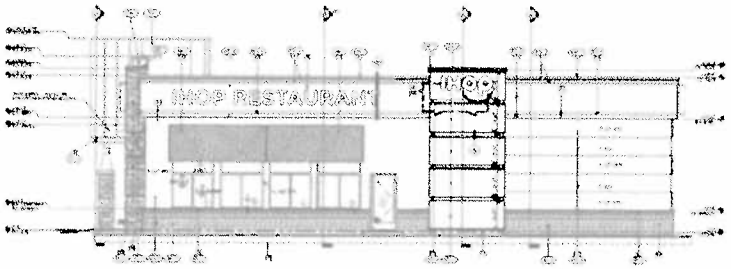
Chris Stone
C & S Signs LLC
5 A Christine Drive, Hudson, NH 03053
Office# (603) 402-1095, Fax# (603) 402-1098, Cell# (603) 231-3602
Email: chris@cssigns.net / Website: CSSignsUSA.com

NEW 24" WHITE "IHOP RESTAURANT" CHANNEL LETTERS
QTY. 2

EXISTING PERMITTED SIGN

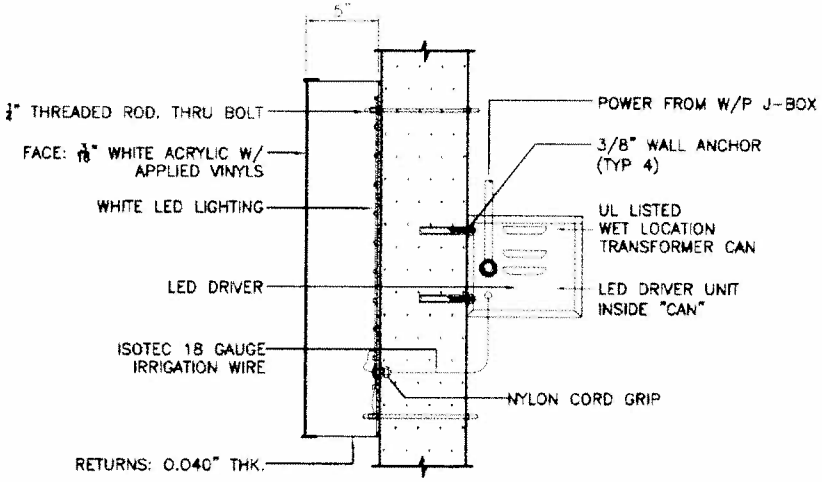


FRONT ELEVATION



RIGHT ELEVATION

24" IHOP RESTAURANT RACEWAY CHANNEL LETTERS	
GENERAL DESCRIPTION:	LIGHTED LETTERS FABRICATED OF STAPLED ALUMINUM (.040 RETURNS) (.063 BACKS) (5" DEEP)
IHOP COLORS:	CHANNEL INTERIOR PREFINISHED WHITE EXTERIOR RETURNS PREFINISHED WHITE BACKS PRE-FINISHED WHITE .063" ALUM. FACES 3/16" WHITE ACRYLIC #7328 TRIMCAP: 1" WHITE
MOUNTING:	FLUSH TO FASCIA WITH SST THREADED STUDS
ILLUMINATION:	ALL LETTERS - WHITE AGILIGHT CORE-ASW-G2 (194 TOTAL)
WIRING:	UL APPROVED
POWER SUPPLY(S):	(3) #PS12-60W-100-277V 60W POWER SUPPLY (0.6 AMPS/EA)
AMP(S):	2.40A
CIRCUIT(S):	(1) 20AMP CIRCUIT REQUIRED, 120V



03-09-15P02:16 RCVD

HILTONDISPLAYS

14-26404	
JOB NAME:	IHOP
LOCATION:	160 Washington St. Rochester NH 03839
CUSTOMER CONTACT:	
SALESMAN / PM	Ray Garron
DESIGNER:	Chad Wike
DWG. DATE:	11-18-14
REV. DATES:	1-20-15 BS/CL Spec Change 1-23-15 BS/CL Spec Change 2-25-15 / To Remote
SCALE:	Not to Scale
FILE:	2014/IHOP/ Rochester NH/14-26404/ IHOP Rochester NH

DESIGN SPECIFICATIONS ACCEPTED BY:

DATE: CLIENT:

DATE: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

Underwriters Laboratories Inc.

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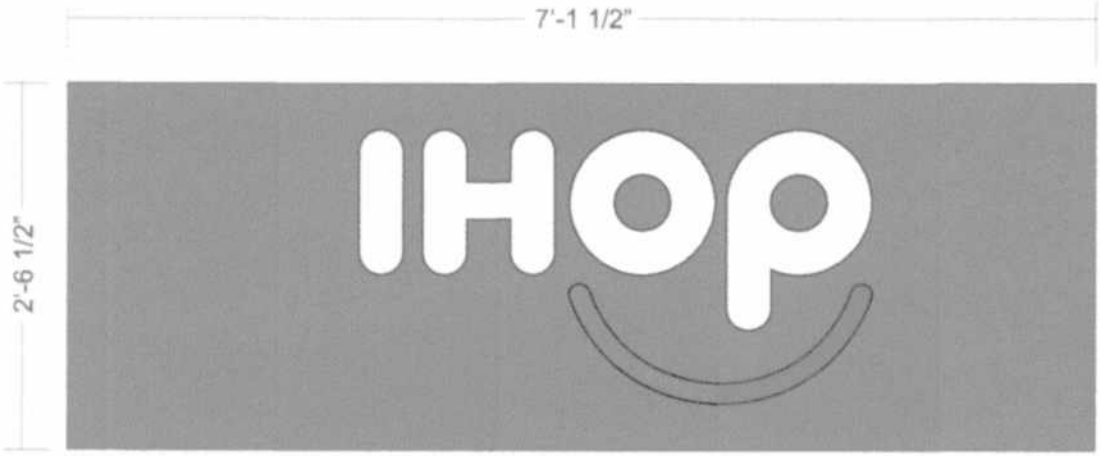
TENANT PANELS
QTY. 2



3/16" White acrylic w/ first surface vinyl 3M 3630-167 Bright Blue and 3630-143 Poppy Red
(2" retainer and 2" divider bar)

03-09-15P02:16 RCVD

HILTONDISPLAYS

14-26404	
JOB NAME:	IHOP
LOCATION:	160 Washington St. Rochester NH 03839
CUSTOMER CONTACT:	
SALESMAN / PM	Ray Garron
DESIGNER:	Chad Wike
DWG. DATE:	11-18-14
REV. DATES:	1-20-15 BS/CL Spec Change 1-23-15 BS/CL Spec Change 2-25-15 / To Remote
SCALE:	3/4" = 1'
FILE:	2014/IHOP/ Rochester NH/14-26404/ IHOP Rochester NH

DESIGN SPECIFICATIONS ACCEPTED BY:

DATE: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

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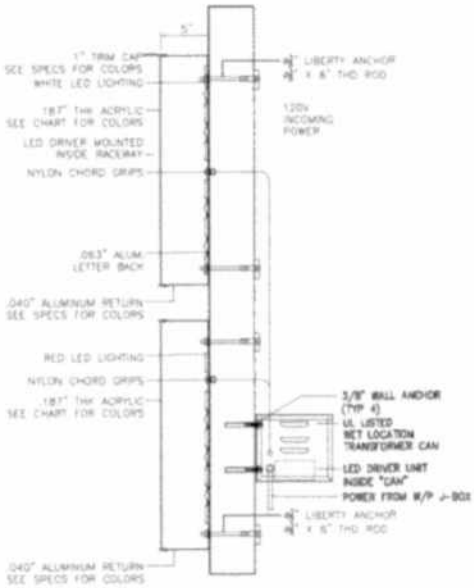
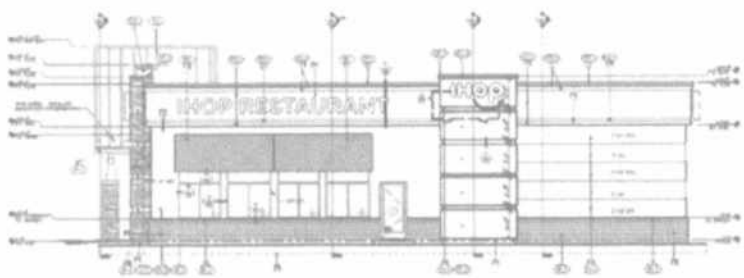
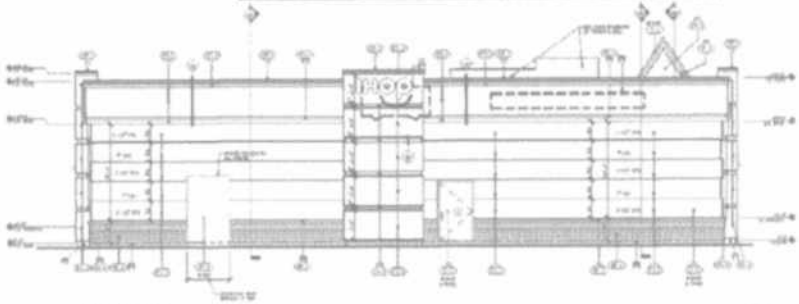
NEW LOGO - 30" IHOP CHANNEL LETTERS
QTY. 2



30" IHOP / RIBBON RACEWAY CHANNEL LETTERS	
GENERAL DESCRIPTION:	LIGHTED LETTERS FABRICATED OF STAPLED ALUMINUM (.040 RETURNS) (.063 BACKS) (5" DEEP)
IHOP COLORS:	CHANNEL INTERIOR PRE-FINISHED WHITE EXTERIOR RETURNS PRE-FINISHED WHITE BACKS PRE-FINISHED WHITE .063" ALUM. FACES 3/16" WHITE ACRYLIC #7328
RIBBON COLORS:	CHANNEL INTERIOR PRETINISHED WHITE RIBBON EXTERIOR RETURNS PAINTED PMS 1795C BACKS PRE-FINISHED WHITE .063" ALUM. FACES 3/16" WHITE ACRYLIC #/3M 3630-142 RED VINYL 1ST SURF.
IHOP TRIMCAP:	1" WHITE
RIBBON TRIMCAP:	1" RED PAINT PMS 1795C
MOUNTING:	FLUSH TO FASCIA WITH SST THREADED STUDS & RIVNUTS
ILLUMINATION:	ALL LETTERS - WHITE ADLIGHT CORE-40W-02 (34 TOTAL) RIBBON - RED ADLIGHT COLOR-78-02 (14 TOTAL)
WIRING:	UL APPROVED
POWER SUPPLY(S):	(1) #PS12-60W-100-277V-ENC 60W POWER SUPPLY (0.6 AMPS/5A)
AMP(S):	0.6A
CIRCUIT(S):	(1) 20AMP CIRCUIT REQUIRED, 120V



RIGHT ELEVATION ②



REAR ELEVATION ①

03-09-15P02:16 RCVD

HILTONDISPLAYS

14-26404

JOB NAME:
IHOP

LOCATION:
160 Washington St.
Rochester NH 03839

CUSTOMER CONTACT:

SALESMAN / PM
Ray Garron

DESIGNER:
Chad Wike

DWG. DATE:
11-18-14

REV. DATES:
1-20-15 BS/CL Spec Change
1-23-15 BS/CL Spec Change
2-25-15 / To Remote

SCALE:
3/8" = 1' - 0"

FILE:
2014/IHOP/
Rochester NH/14-26404/
IHOP Rochester NH

DESIGN SPECIFICATIONS ACCEPTED BY:
SIGN: CLIENT:
SIGN: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

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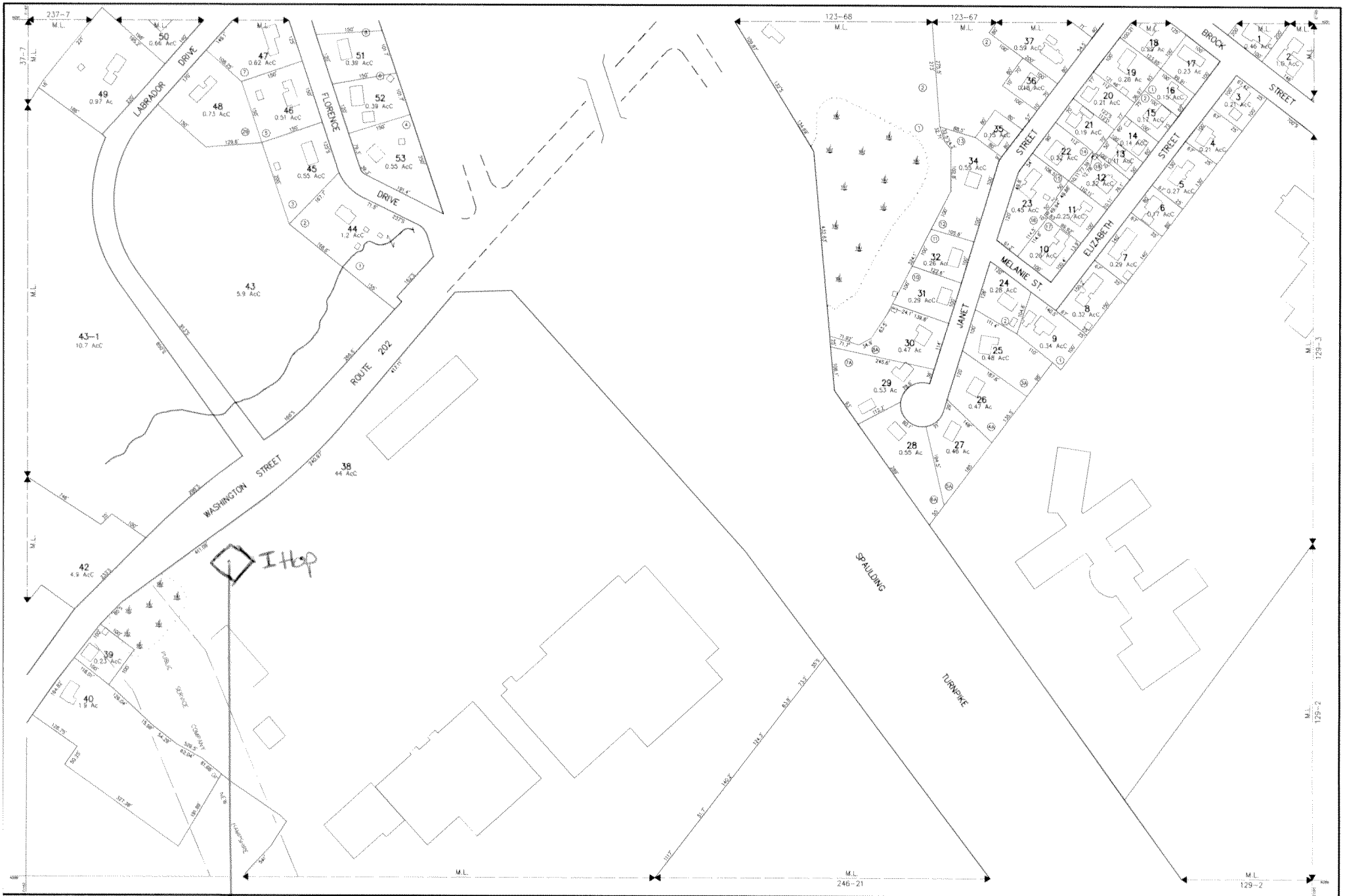


THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 28, 1990

COMPLETION DATE: JUNE 30, 1992

PRODUCED IN 1992 BY

CAI Technologies

11 PLEASANT STREET, LITTLETON, NH 03561
800.322.6592 · WWW.CAI-TECH.COM

LEGEND

AREA SURVEYED	Ac	EXEMPT PROPERTY	Ⓔ
AREA CALCULATED	AcC	SUBDIVISION LOT NO.	②
RECORD DIMENSION	100'	BUILDING	
SCALED DIMENSION	100'S	RIGHT OF WAY	R/W
MATCH LINE	M.L.	COMMON OWNERSHIP	
WATER	W	WETLANDS	

SCALE 1" = 100'

FEET: 50 0 100 200 300

METERS: 25 0 25 50 75

REVISED TO: APRIL 1, 2014

PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE

INDEX DIAGRAM

237	123	124
		129
246		131

N

MAP NO. 130

Zoning Summary Chart

Zoning District(s):	Business 2 (B2), Residence 1 (R1) *
Overlay District(s):	Wetland Conservation District Regulatory Floodway Zone

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA	NONE	10.38 ACRES
FRONTAGE	NONE	> 40 FT
FRONT YARD SETBACK	25 FT	> 25 FT
SIDE YARD SETBACK	0 FT	> 0 FT
REAR YARD SETBACK	25 FT	> 25 FT
BUILDING SETBACK (WATER)	50 FT	50 FT**
MAX. BUILDING HEIGHT	35 FT	≤ 35 FT
MAX. BUILDING COVERAGE	50 %	≤ 50 %
MIN. OPEN SPACE	25 %	> 25 %
PAVEMENT SETBACK (FRONT)	15 FT	≥ 15 FT
(SIDE)	10 FT	≥ 10 FT

* CHART BASED ON B2 DISTRICT REQUIREMENTS.

** INCLUDES PROPOSED RIGHT-OF-WAY AND EXCLUDES DRAINAGE EASEMENT AREA (LOT 244-21).

*** 0 FT. BUILDING SETBACK AT DETENTION BASIN OUTLET. CONDITIONAL USE PERMIT REQUIRED.

Parking Summary Chart

Description	Spaces Required	Spaces Provided
STANDARD SPACES		392
ACCESSIBLE SPACES *	16	40
TOTAL SPACES	1,502**	1,432
BICYCLE SPACES ***	75	75 PACKS
LOADING SPACES	17	19

* INCLUDES VAN ACCESSIBLE SPACES

** VARIANCE (PB-2013-01) GRANTED TO REDUCE REQUIRED PARKING REQUIREMENT (1,502). PROVIDED (1,432). PREVIOUS VAR. PLAN AMENDMENT ALSO HAS BEEN GRANTED TO ALLOW PARKING OF APPROVED USES (EXCEPT LOWE'S AND KOHL'S) PROVIDED TOTAL NUMBER OF PARKING SPACES REQUIRED FOR THE SITE DOES NOT EXCEED 1,502.

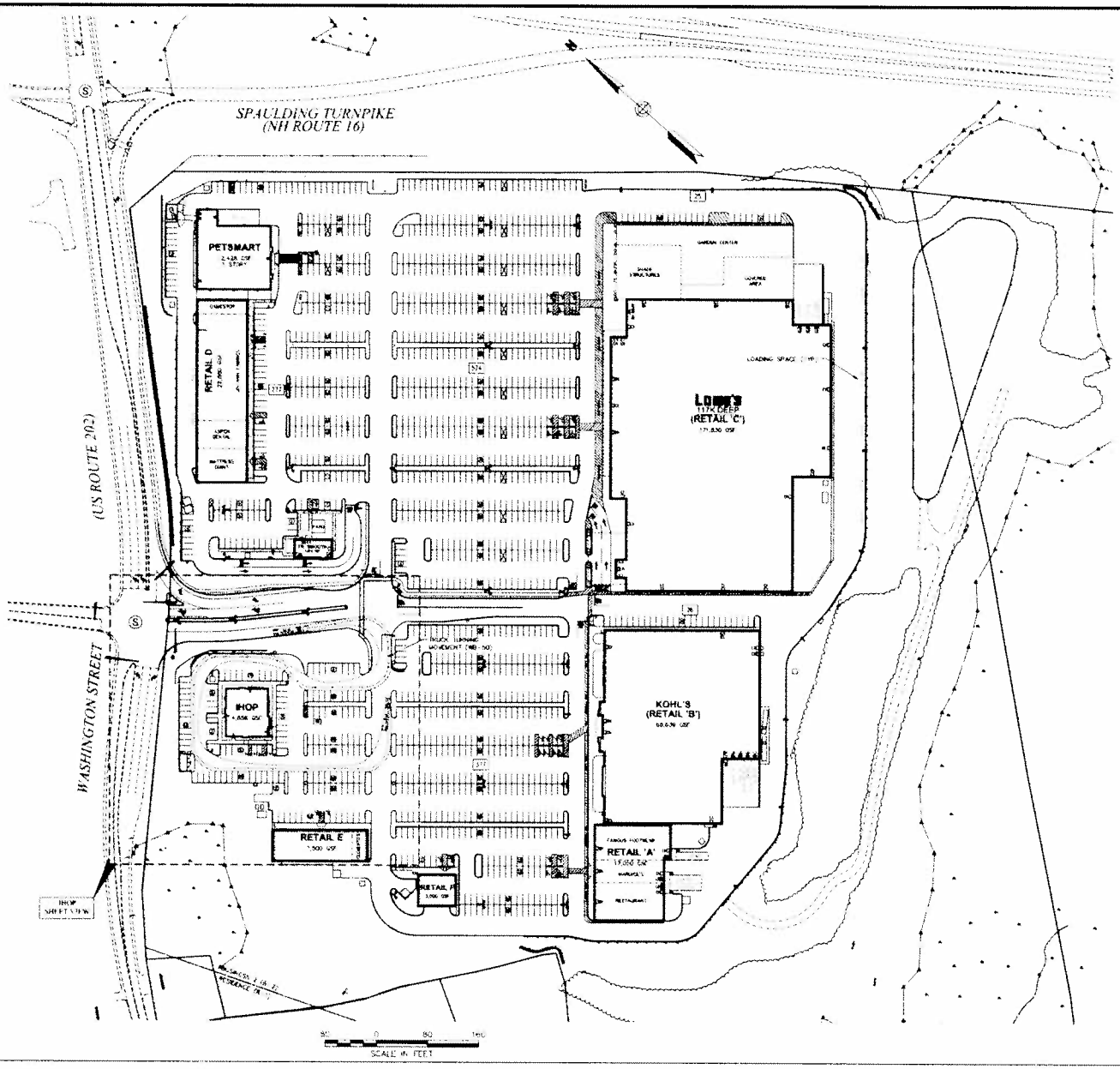
*** 5% OF REQUIRED PARKING.

Parking Requirements

RETAIL A			TOTAL =	197
	(SALES)	10,125 SF ÷ 1 SPACE/200 SF =	51	
	(STORAGE)	1,125 SF ÷ 1 SPACE/800 SF =	2	
	(SEATS)	122 SEATS ÷ 3 SPACE/3 SEATS =	41	
	(STOCKS)	105 STOCKS ÷ 2 SPACE/2 STOCKS =	53	
	(EMPLOYEES)	20 EMP ÷ 2 SPACE/2 EMP =	10	
KOHL'S (RETAIL B)			TOTAL =	320
	(SALES)	91,875 SF ÷ 1 SPACE/200 SF =	459	
	(STORAGE)	6,000 SF ÷ 1 SPACE/800 SF =	15	
LOWE'S (RETAIL C)			TOTAL =	704
	(SALES)	125,469 SF ÷ 1 SPACE/200 SF =	627	
	(STORAGE)	46,041 SF ÷ 1 SPACE/800 SF =	57	
RETAIL D			TOTAL =	107
	(SALES)	20,600 SF ÷ 1 SPACE/200 SF =	103	
	(STORAGE)	3,200 SF ÷ 1 SPACE/800 SF =	4	
RETAIL E			TOTAL =	44
	(SALES)	5,460 SF ÷ 1 SPACE/200 SF =	27	
	(STORAGE)	600 SF ÷ 1 SPACE/800 SF =	1	
	(SEATS)	43 SEATS ÷ 3 SPACE/3 SEATS =	14	
	(STOCKS)	0 STOCKS ÷ 2 SPACE/2 STOCKS =	0	
	(EMPLOYEES)	3 EMP ÷ 2 SPACE/2 EMP =	2	
RETAIL F			TOTAL =	15
	(SALES)	2,700 SF ÷ 1 SPACE/200 SF =	14	
	(STORAGE)	300 SF ÷ 1 SPACE/800 SF =	1	
PETSMART			TOTAL =	58
	(SALES)	11,000 SF ÷ 1 SPACE/200 SF =	56	
	(STORAGE)	1,243 SF ÷ 1 SPACE/800 SF =	2	
IHOP RESTAURANT			TOTAL =	70
	(SEATS)	181 SEATS ÷ 3 SPACE/3 SEATS =	60	
	(STOCKS)	0 STOCKS ÷ 2 SPACE/2 STOCKS =	0	
	(EMPLOYEES)	20 EMP ÷ 2 SPACE/2 EMP =	10	
TROPICAL SMOOTHIE (RESTAURANT 2)			TOTAL =	27
	(SEATS)	42 SEATS ÷ 3 SPACE/3 SEATS =	21	
	(EMPLOYEES)	6 EMP ÷ 2 SPACE/2 EMP =	6	
		TOTAL PARKING REQUIRED =		1,502

Loading Requirements

RETAIL A (15,250 SF)	10,000 + (5,250/20,000) =	1
KOHL'S (RET. B) (88,875 SF)	10,000 + (78,875/20,000) =	4
LOWE'S (RET. C) (171,510 SF)	10,000 + (161,510/20,000) =	9
RETAIL D (22,800 SF)	10,000 + (12,800/20,000) =	2
RETAIL E (7,500 SF)	< 10,000 =	0
RETAIL F (3,000 SF)	< 10,000 =	0
PETSMART (RET. D) (11,000 SF)	10,000 + (1,000/20,000) =	1
IHOP (REST. A) (4,856 SF)	< 10,000 =	0
TROPICAL SMOOTHIE (REST. 2) (2,873 SF)	< 10,000 =	0
	TOTAL LOADING REQUIRED =	17



VHB

Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

2 Bedford Farms Drive, Suite 200
Bedford, New Hampshire 03110
603.391.3900 • FAX 603.516.7245

IHOP

Note

1. THE INTENT OF THIS PLAN IS TO MODIFY THE ORIGINAL SITE PLAN APPROVAL (SDR-97-8, PB-2000-02, PB-2003-01) AND VARIANCE (PB-2013-01) PLAN AMENDMENTS (PB-97-8, PB-2003-01, PB-2013-01) FOR THE ROCHESTER CROSSING DEVELOPMENT TO INCLUDE THE FOLLOWING:
   - REPLACE THE PREVIOUSLY APPROVED RESTAURANT A (6,000 SF) WITH A DRIVE-IN FAST RESTAURANT.
   - REVISE THE BUILDING'S ENTRANCE LOCATION, ADJACENT PARKING LAYOUT, AND ADD TO SERVICE LOCATIONS FOR THE RESTAURANT A BUILDING PAD.

FINAL APPROVAL BY ROCHESTER PLANNING BOARD

Certified by: _____

Date: _____

No.	Revision	Date	Approved
	ISSUE FOR CONSTRUCTION	07/08/14	

Designed by: | Drawn by: | Checked by:

CAD filename: | Approved by:

Scale: 1"=50' | Date: April 25, 2014

Project Title:

IHOP Restaurant
Rochester Crossing

190 Washington Street (U.S. Route 202)
Rochester, New Hampshire

Issued for:

Construction

Drawing Title:

Master Plan

Drawing Number:

C-2

Sheet 2 of 8

Project Number: 52780.01