



City of Rochester, New Hampshire

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

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2015-06

DATE FILED 2/12/15

ZONING BOARD CLERK [Signature]

Phone No 603 475 5702

Name of applicant Richard Rigazio

Address 40 NATHANIEL DR Portsmouth, NH 03801

Owner of property concerned SAME

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

Address SAME

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

Location 5 SIGNAL ST. Rochester, NH

Map No. 120

Lot No. 43

Zone D.T.C.

Description of property Retail Store

Proposed use or existing use affected SIGN FOR advertisement +
MARKETING purposes

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 to add additional
wall sign, where only one is allowed.

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)

Karen Grenier

2015-06

From: dennisbeerman@att.blackberry.net
Sent: Thursday, February 12, 2015 11:23 AM
To: Karen Grenier
Subject: Narrative for Variance Permit

To whom it may concern,

By approving this variance to add an additional wall sign on the Signal Street side of the newly approved retail business at 5 Signal Street where only one sign is allowed. You would be affording this newly approved business the opportunity to increase its visibility to customers while not detracting from the general welfare of the community/district in which it is located. Having owned another business at 17 Signal Street for many years, we believe the addition of this second wall sign at our newly approved retail store at 5 Signal street will in fact add to the functionality and aesthetics of this community/district.

Sent via BlackBerry by AT&T

CRITERIA FOR VARIANCE

Case # 2016-06

Date: 2-12-15

A Variance is requested by Richard RIGAZIO

from Section 424(c)(3) Subsection _____

of the Zoning Ordinance to permit: to ADD AN ADDITIONAL WALL SIGN
where only one is allowed

at 5 SIGNAL ST. Map 120 Lot 43 Zone _____

Facts supporting this request:

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

THIS IS A COMMERCIAL DISTRICT WHERE NUMEROUS
SIGNS EXIST.

2) Granting the variance is not contrary to the public interest because: IT WILL NOT
CHANGE THE CHARACTER OF THE DISTRICT.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: THIS IS A NEWLY APPROVED
BUSINESS, WHICH NEEDS THE SIGN ON STREET SIDE WALL
TO INCREASE VISIBILITY, CUSTOMER AWARENESS, AND PROFITABILITY

4.) Granting the variance would do substantial justice because: ADDING THIS SIGN
TO INCREASE VISIBILITY OF THIS NEWLY APPROVED BUSINESS
WOULD NOT DETRACT FROM THE GENERAL WELFARE OF THE SURROUNDING
COMMUNITY.

5.) The use is not contrary to the spirit of the ordinance because: ADDING THIS SIGN TO
INCREASE VISIBILITY OF THIS NEWLY APPROVED BUSINESS WILL NOT
DETRACT FROM THE GENERAL WELFARE OF THE SURROUNDING COMMUNITY.

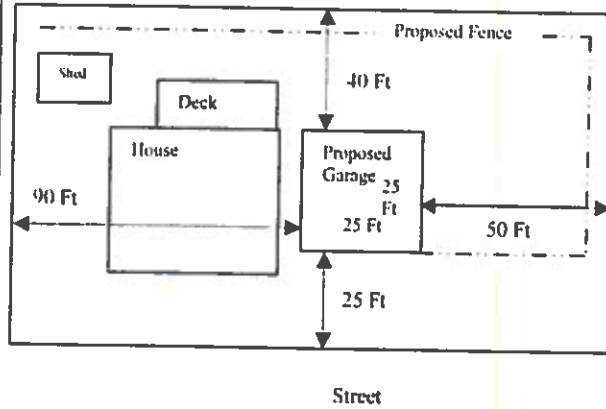
Name Richard RIGAZIO Date: 2-11-15

Sketch Plan

Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) If installing a fence – show the location.

Sample Plan:



See Technical Drawing - Attached.

Signature

[Handwritten Signature]

Date

2-12-15



68A Route 125
Kingston, NH 03848
Tel. 603-347-3005 * Fax 603-642-9291

DATE: 2/10/15 REP:
CODE: Reorder
-FOR OFFICE USE ONLY

PURCHASER'S INFORMATION

BILL TO:

SHIP TO:

COMPANY NAME: The Smoke Show

COMPANY NAME: The Smoke Show

YOUR NAME: Dennis Stoddard

YOUR NAME: Dennis Stoddard

ADDRESS: 5 Signal St

ADDRESS: Client will pick up.

CITY, STATE & ZIP: Rochester NH 03847

CITY, STATE & ZIP:

PHONE: 207-671-0702 FAX:

PHONE: FAX:

EMAIL ADDRESS: (REQUIRED) dennisbeeman@att.blackberry.net

QTY	DESCRIPTION	UNIT PRICE
2	eBoard eB-0816-RGB-0407 Outdoor LED Advertising Boards	\$ 10,773.40
1	Two Sided Configuration Kit	\$ 0.00
1	Wireless Kit	\$ 325.00
1	Light Sensor Kit	\$ 122.00
1	Temperature Sensor Kit	\$ 0.00
	Shipping is waived as client will be picking up.	
	Crating is waived.	\$ 0.00

SPECIAL INSTRUCTIONS

Credit card payments are subject to a 3% service surcharge.
Each of these signs are: 34.65" x 113.39", 25 mm.

The manufacturer's suggested retail price for one panel is \$19,588.00.

Your price for two panels and add-ons is \$21,993.80. The price without the discounts is \$24,031.80.

CRATING
FREIGHT
3% Service Fee
TOTAL
DEPOSIT
BALANCE DUE

CREDIT CARD INFORMATION

- - - Exp. -

CCV# -

The issuer of the card identified on this order form is authorized to pay the amount shown as Total upon proper presentation. I agree (together with any other charges due thereon) subject to and in accordance with Agreement governing the use of such card. All Sales deposits are non-refundable.

SIGNATURE _____

DATE _____

CREDIT CARD BILLING ADDRESS: _____

WHITE - Office Copy

YELLOW - Sales Copy

PINK - Customer Copy

02-12-15A11:56 RCVD



NEW

FRONT VIEW

DESIGN CONFORMS TO IBC 2006, ASCE 7-05 CASE 'A' EXPOSURE 'C' (3-SEC GUST), 95 MPH WIND LOADING, MAX 40-FT ELEVATION, WHEN ALL CONNECTION POINTS ARE USED, FEMING MOUNTING STRUCTURE (BY OTHERS) IS ALSO IN CONFORMANCE.

POWER-12A MAX/6A TYPICAL AT 110V



MEAL MYSTERY

eBoard eB-0816-RGB-0407 Electronic Message Center

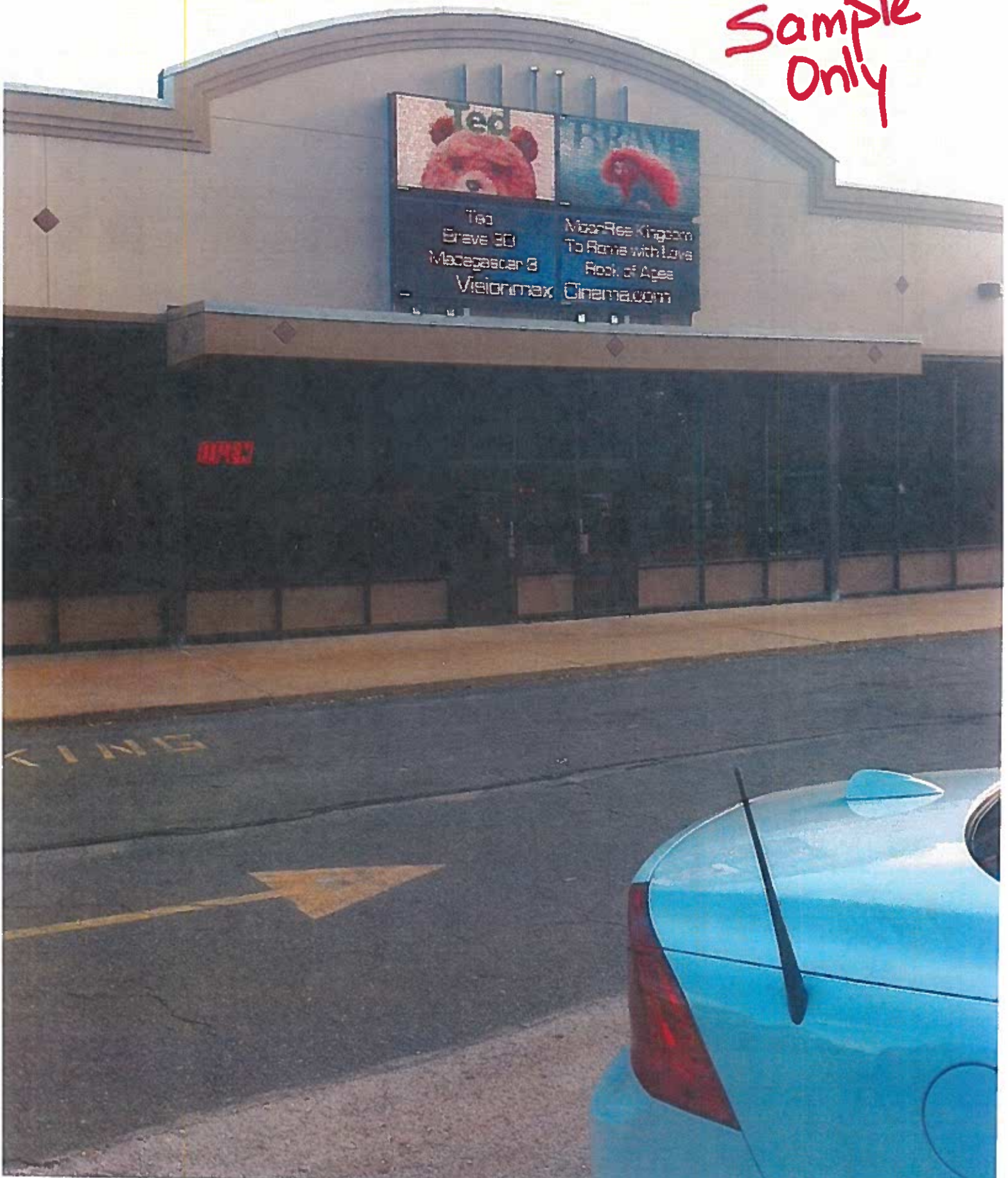
ITEM REV A	Standard Build 25mm 32 x 112	WEIGHT	DWG EDITION 1
		346.1 LBS	
		SHEET NO. 1 OF 1	05/07/2014
UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE INDICATED SCALE 1" = 2'-0" MATERIAL & LUG COUPLER & PIPES			

© 2014 by Sigma. All Rights Reserved

02-12-15A11:56 RCVD

02-13-15A10:51 RCVD

Sample
Only



02-13-15A10:51 RCVD

Sample Only



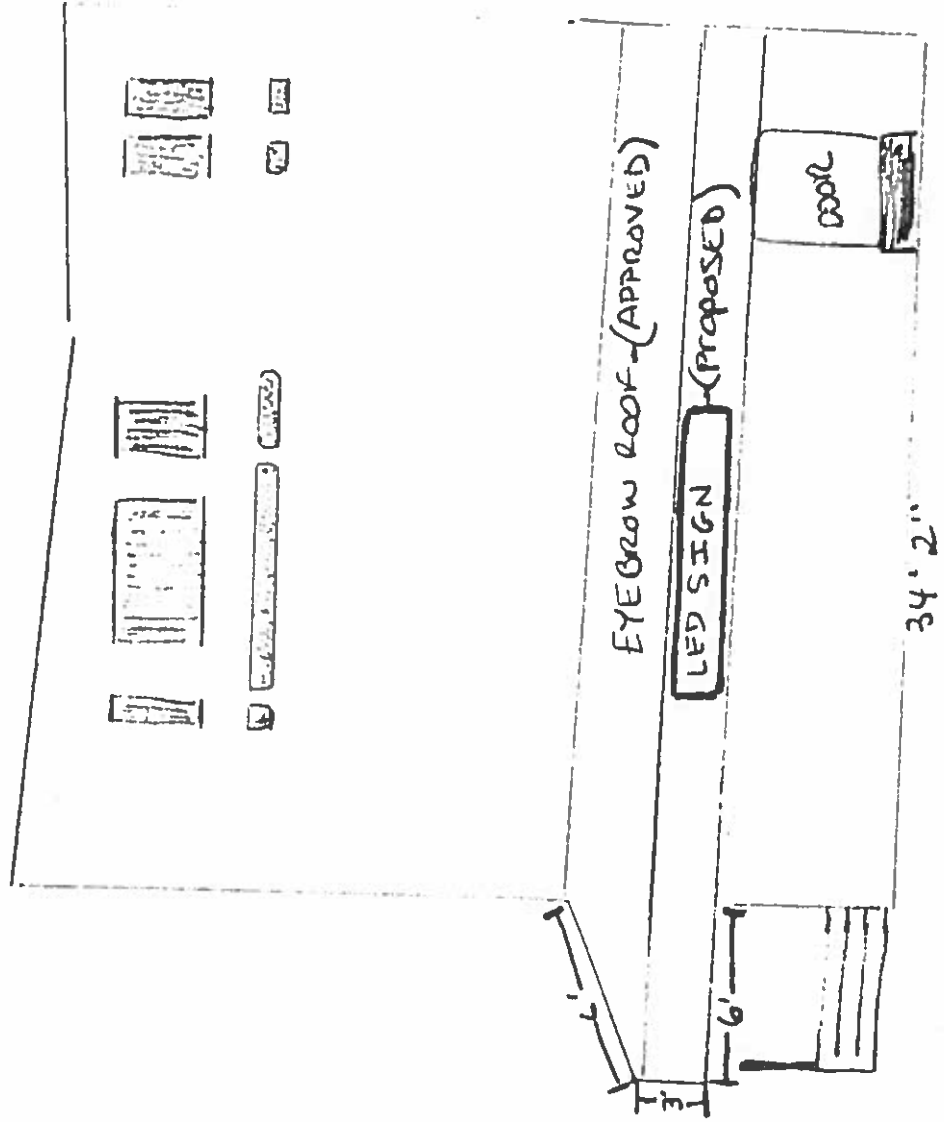


5 SIGNAL ST

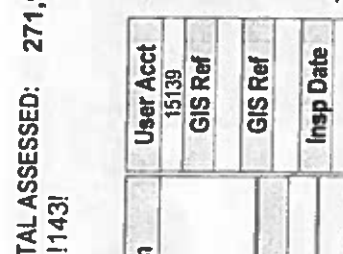
Print Date: 02/12/2015
Image Date: 11/30/2012
Level: Neighborhood

02-12-15P12:32 RCVD

SIGNAL ST VIEW



02-19-04-909339ARNV



PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		SIGNAL ST. ROCHESTER

OWNERSHIP

Owner 1:	RIGZ ENTERPRISES LLC
Owner 2:	
Owner 3:	
Street 1:	90 NATHANIEL DR
Street 2:	
Town/City:	PORTSMOUTH
State/Prov:	NH
Postal:	03801

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Town/City:	
State/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .62 AC of land mainly classified as MIX COMM/RES with a(n) MIX USE BLDG Building Built about 1900, Having Primarily STUCCO Exterior and MEMBRANE Roof Cover, with 2 Units, 1 Baths, 2 Half Baths, 0 3/4 Baths, 5 Rooms Total, and 3 Bdrms.

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
114	63,408		0.298	63,312	126,720
325	68,692	7,900	0.322	68,588	145,180
Total Card	132,100	7,900	0.620	131,900	271,900
Total Parcel	132,100	7,900	0.620	131,900	271,900

PREVIOUS ASSESSMENT

Tax Yr	Use	Cal	Blg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2014	031	FV	132,100	7900	.62	131,900	271,900	271,900	Year End Roll	9/29/2014
2013	031	FV	135,200	7900	.62	131,900	275,000	275,000	Year End Roll	9/4/2013
2012	031	FV	164,300	0	.06	40,500	204,800	204,800	Year End Roll	9/20/2012
2011	031	FV	164,300	0	.06	40,500	204,800	204,800	Year End Roll	9/27/2011
2010	031	FV	141,000	0	.06	40,500	181,500	181,500	roll	8/26/2010
2009	031	FV	137,700	0	.06	45,000	182,700	182,700	Year End Roll	9/24/2009
2008	031	FV	104,600	0	.06	45,000	149,600	149,600		8/25/2008
2007	031	FV	79,900	0	.06	45,000	124,900	124,900	Year End Roll	9/25/2007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RIGZ ENTERPRISE	4061-783	1	9/28/2012	Boundary Adj		No	No	4		
CVI DEVELOPMENT	3857-556	12	8/1/2010	% Complete	275,067	No	No	4		
FARRIS HARRY &	3852-816	12	8/2/2010	Business Aff	250,000	No	No	4		65% COMPLETE
FARRIS JENNIFER	3724-774	12	3/6/2009	Fam/Friends	250,000	No	No	4		
FARRIS BENJAMIN	3691-638	2	10/8/2008	Fam/Friends		No	No	4		
FARRIS CHRISTOP	3592-29	2	11/1/2007	Fam/Friends		No	No	4		
FARRINGTON PHYL	3487-631	1	12/5/2007	Val Lnd&Bldg	95,000	No	No	4		
FARRINGTON DONA	2004-0123	PB	7/11/2005	Estate Sale		No	No	4		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F Descrp	Comment
1/9/2015	9695	RENOVATE	35,000	0				
12/22/2014	9602	SIGN	5,023	0				
11/6/2012	3861	HEATING	200	C	12/6/2012			
10/16/2012	3723	H/C RAMP	1,000	C	12/6/2012			
8/17/2012	3313	A/C	6,750	C	12/6/2012			
7/6/2012	2813	PLUMBING	4,272	C	12/6/2012			
7/3/2012	2737	INT RENO	64,700	C	12/6/2012			
7/3/2012	2793	ELECTRIC	4,200	C	12/6/2012			
3/2/2012	1968	FIN 2ND	1,600	C	12/6/2012			
1/14/2011	11-61	INT RENO	1,500	C	3/14/2011			RENEWAL 09-13

LAND SECTION (First 2 lines only)

Use	Description	LUC	No of Units	Depth / Price/Units
325	RETAIL/SVC		0.62	

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	DTC	DOWNTOWN	100	U	2	CITY SEWER
o				1	1	CITY WATER
n				1	5	GAS
						Exempt
						Flood Haz:
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2012	DEED CHANGE	GN	GAYE
11/29/2012	MAPPING CHG	TM	TOM
8/26/2010	DEED CHANGE	VB	VERNA
8/6/2010	DEED CHANGE	VB	VERNA
6/4/2010	OWN ADD CHG	VB	VERNA
4/15/2009	DEED CHANGE	VB	VERNA
11/20/2008	DEED CHANGE	VB	VERNA
11/3/2008	OWN ADD CHG	VB	VERNA
11/27/2007	DEED CHANGE	VB	VERNA

APPROPRIATION OF VISIT NOT DATA

Appraised Value	Spec	Land	Code	Use Value	Notes
131,922	114	48		131,900	

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	DTC	DOWNTOWN	100	U	2	CITY SEWER
o				1	1	CITY WATER
n				1	5	GAS
						Exempt
						Flood Haz:
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 2 lines only)

Use	Description	LUC	No of Units	Depth / Price/Units
325	RETAIL/SVC		0.62	

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	DTC	DOWNTOWN	100	U	2	CITY SEWER
o				1	1	CITY WATER
n				1	5	GAS
						Exempt
						Flood Haz:
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 2 lines only)

Use	Description	LUC	No of Units	Depth / Price/Units
325	RETAIL/SVC		0.62	

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	DTC	DOWNTOWN	100	U	2	CITY SEWER
o				1	1	CITY WATER
n				1	5	GAS
						Exempt
						Flood Haz:
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 2 lines only)

Use	Description	LUC	No of Units	Depth / Price/Units
325	RETAIL/SVC		0.62	

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	DTC	DOWNTOWN	100	U	2	CITY SEWER
o				1	1	CITY WATER
n				1	5	GAS
						Exempt
						Flood Haz:
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 2 lines only)

Use	Description	LUC	No of Units	Depth / Price/Units
325	RETAIL/SVC		0.62	

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	DTC	DOWNTOWN	100	U	2	CITY SEWER
o				1	1	CITY WATER
n				1	5	GAS
						Exempt
						Flood Haz:
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 2 lines only)

Use	Description	LUC	No of Units	Depth / Price/Units
325	RETAIL/SVC		0.62	

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	DTC	DOWNTOWN	100	U	2	CITY SEWER
o				1	1	CITY WATER
n				1	5	GAS
						Exempt
						Flood Haz:
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 2 lines only)

Use	Description	LUC	No of Units	Depth / Price/Units
325	RETAIL/SVC		0.62	