

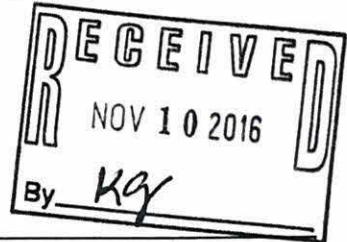


City of Rochester, New Hampshire

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. 2014-31

DATE FILED 11-10-16

K. G. Miller
ZONING BOARD CLERK

Phone No 603-335-6636

Name of applicant Leo Yelle, mgr.

Address 250 Columbus Ave. Rochester NH 03867

Owner of property concerned Columbus Ave Freight House, Inc
(If the same as applicant, write "same")

Address Same

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

Location 25 Columbus Ave

Map No. 120 Lot No. 319 Zone DTC

Description of property Hall

Proposed use or existing use affected Install Digital Sign and
remove existing mechanical sign.

The undersigned hereby requests a variance to the terms of Article 42.29 and K. Table on pg 205
Section 6 and asked that said terms be waived to permit Scrolling

electronic sign when one is not 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 Leo Yelle
(Applicant)

EMAIL: LEO.YELLE@RETROCAST.NET
LEO.

CRITERIA FOR VARIANCE

Case # 2016 31

Date: 11-10-16

A Variance is requested by Leo Yelle, mgr CAFH, Inc
from Section H2.29 Signage Subsection K. Table on pg 205
of the Zoning Ordinance to permit: Free Standing scrolling
sign when not allowed in the DC Zone.
at 250 Columbus Ave Map 120 Lot 319 Zone DC

Facts supporting this request:

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

THERE ARE A NUMBER OF DIGITAL SIGNS
IN THE AREA

2) Granting the variance is not contrary to the public interest because: ITS USE IS TO

PROMOTE BINGO & TO ANNOUNCE CURRENT PRIZES
AVAILABLE TO PLAYERS ALSO TO ANNOUNCE EVENTS AT
THE LOCAL CHURCHES.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: THE EXISTING MECHANICAL

SIGN IS REQUIRED TO BE REMOVED PRIOR TO PERFORM-
ANCE OF A PROJECTED ELECTRICAL PROJECT IN THE FUTURE.

4.) Granting the variance would do substantial justice because: PERSONNEL DO NOT

HAVE MAKE CHANGES TO THE MECHANICAL SIGN IN
A CAUTION AREA AND INCLEMENT WEATHER.

5.) The use is not contrary to the spirit of the ordinance because: THERE ARE EXISTING
DIGITAL SIGNS IN THE IMMEDIATE AREA.

Name LEO YELLE, MGR CAFH Date: 10/31/16

freight house distance 14.1'

250 COLUMBUS AVE
ROCHESTER



EXISTING MECHANICAL SIGN



N
↑
W — E P/L FOLLOWS EAST EDGE OF SIDEWALK
↓
S



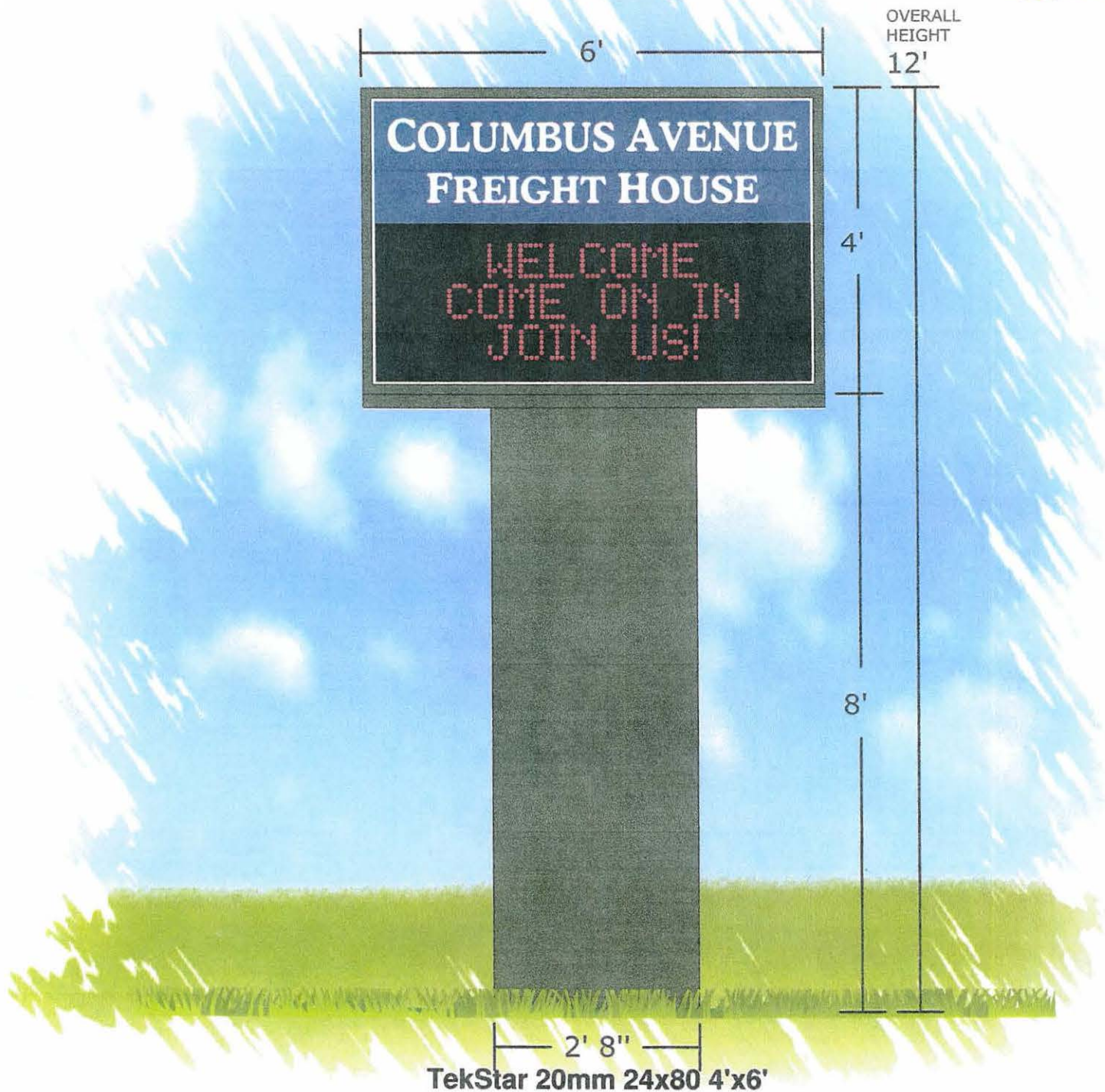
PROPOSED SITE OF SIGN LOOKING NORTH



EDGE OF SIDEWALK IS P/L.



PROPOSED SITE OF SIGN LOOKING South



Cabinet: 4' x 6'
Mount: Pedestal Custom (8' x 2' 8")

Cabinet Color: Spartan Bronze
Face Color: Royal Blue
Line Color: White

Font: Cooper(b)



stewart signs

America's Premier Sign Company

1-800-237-3928 WWW.STEWARTSIGNS.COM

ORIGINAL DESIGN DO NOT DUPLICATE

DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK-BASED PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH BETWEEN INK, VINYL, PAINT, OR LED COLOR. ARTIST'S RENDERING OF BRICKWORK, MASONRY AND LANDSCAPING IS NOT INCLUDED IN THE PROPOSAL. ANY MEASUREMENTS SHOWN ARE APPROXIMATIONS; DIMENSIONS OF FINAL PRODUCT MAY VARY. LED IMAGES SHOWN ARE SIMULATED TO REPLICATE RESOLUTION FROM OPTIMUM VIEWING DISTANCE. A STEWART SIGN IS DESIGNED TO BE ILLUMINATED AT ALL TIMES, AS IT INCREASES THE LIFE OF THE SIGN'S LIGHTING COMPONENTS. SKETCHES ARE BASED OFF OF THIS PREMISE.

APPROVED AS SHOWN.

X _____ DATE _____ 1. _____

APPROVED WITH LISTED CHANGES.

X _____ DATE _____ 2. _____

_____ DATE _____ 3. _____

Sketch #212403 Customer #3110279
4/5/2016 Colin Lane -PROPOSAL-



Knights of Columbus
250 Columbus Ave
Rochester, NH 03839

Consultant:
Colin Lane, x245
clane@stewartsigns.com
Direct Fax: (888) 588-2734

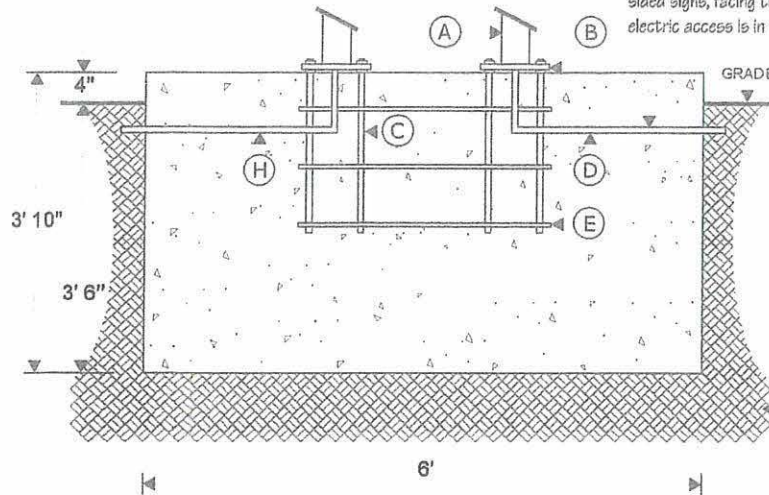
Customer ID: 3110279
Quote #: 876670 / 4
Quoted: 4/5/2016

Attn: Michael A Buccieri
603-501-8848

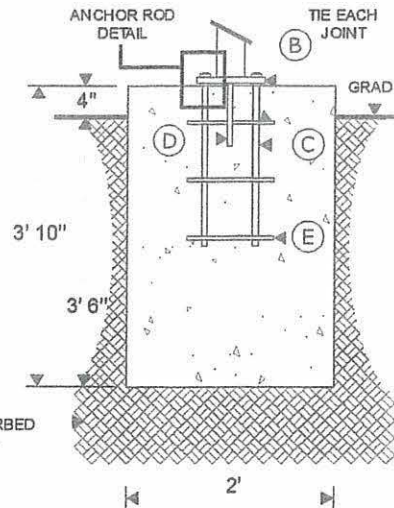
DESCRIPTION	
4'x 6' Double Sided TekStar 24x80 Monochrome Red LED Display with 12" Deep, Hinged, Extruded Aluminum Cabinet and Thermoformed Makrolon SL Faces Decorated on Inside Surface with 3M Vinyl Graphics.	
Face / Cabinet Details	
Internal TekStar Cabinet with Complete LED Display Assembly, 20mm 24x80 Red	
Electrical Information	
Horizontal Lamp Illumination with Electronic Ballast(s) LED Communication Method: Short-range Wireless; connectivity requires line-of-sight between sign antenna and wireless device antenna mounted on building by customer. Maximum distance of 1,500 feet* between antennas.	One 20 Amp Circuit, 120 Volts; Max Draw: 6.14 Amps DayStar Controller and DayStar Media Software Included
Structural Details	
Mount Style: Dual Leg Mount Customized Mount Size: Leg Width: 2 Ft 8 In Minimum Wind Load Rating: 120mph, Exposure B	Cowling (Creates Pedestal Appearance) Leg Height: 8 Ft 0 In Overall Sign Height: 12 Ft 0 In
Miscellaneous Items	
*** Review Custom Artwork for Text, Graphic and Layout Details ***	
I.D. Cabinet: Spartan Bronze Header Copy: White	Draft: White Mount: Spartan Bronze
Special Instructions: *Designed, Engineered & Assembled in the USA. *100,000 hour average LED useful Life *All aluminum cabinet construction *Matte finish, anti-glare sign face *UV Inhibitor infused sign face - Protecting graphics for life of the sign *Full graphics capabilities: video clips, animations, - Digital images, word messages & local time & temperature *Lifetime warranty on cabinet, face panels and base. - 5 year warranty of LEDs & components *Lifetime free technical support and training - No monthly service plans or fees	
Freight Included	Investment: \$13,637.00 Unless otherwise noted in Special Instructions, these prices are valid for 60 days. Freight, storage, other freight services and applicable sales tax will be added to your invoice. Organizations exempt from sales tax must include exempt certificate with order. Shipping Terms: F.O.B. Origin Payment Terms: 50% Down, Balance due 10 days after shipment
Interest free financing available	
Estimate installation cost - \$4,500	

FOOTING SPECIFICATIONS

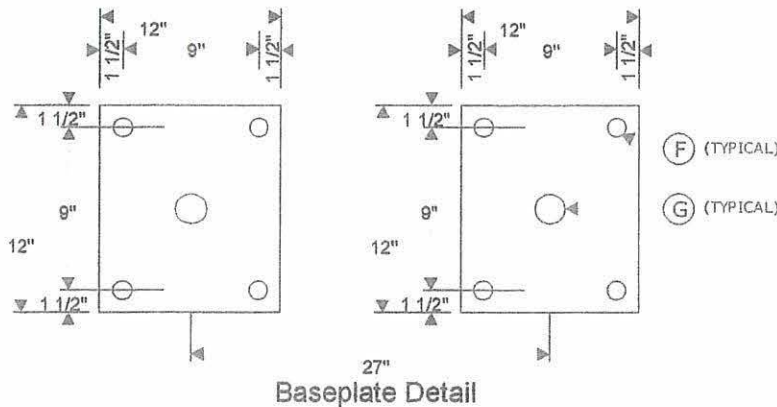
Electric can be run underground in conduit between anchor rods on either leg. NOTE: On single sided signs, facing the sign, electric access is in the right leg.



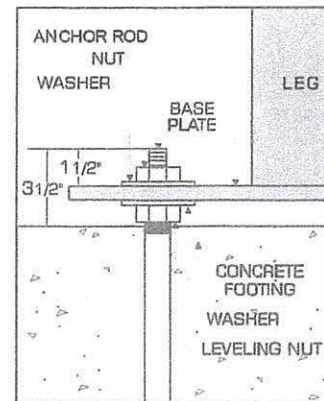
Front View Cross Section



Side View Cross Section



Baseplate Detail



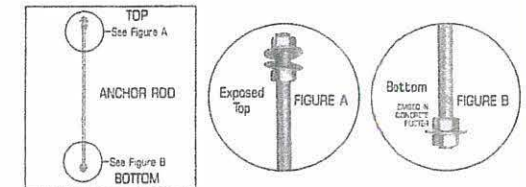
Anchor Rod Detail

FOOTER DETAIL

- A. Sign legs
- B. Base plates
- C. 3/4" x 30" anchor rods, 8 required. Tape anchor rod threads for protection against sand.
- D. Electrical conduit (supplied by customer)
- E. #5 rebar or better, tied at each joint (supplied by customer)
- F. 1 1/4" diameter anchor bolt holes
- G. 2" diameter electrical hole
- H. Data conduit (LED sign models only, if applicable)

NOTES

- 3,000 psi concrete: less than 1.70 cubic yards needed
- Windload: design meets or exceeds 120 mph Exposure B



CONTACT

Colin Lane
1-888-237-3928 ext. 245

CUSTOMER INFORMATION

Knights of Columbus
250 Columbus Ave
Rochester, NH 03839
Customer #3110279
Quote #876670-4

SIGN SPECIFICATIONS

Sign Model: TekStar (T)
ID Cabinet Size: 4' x 6'
Leg Height: 8' 0"
Leg Width: 2' 8"
Windload: 120 mph Exposure B
On Center Dimension: 27"

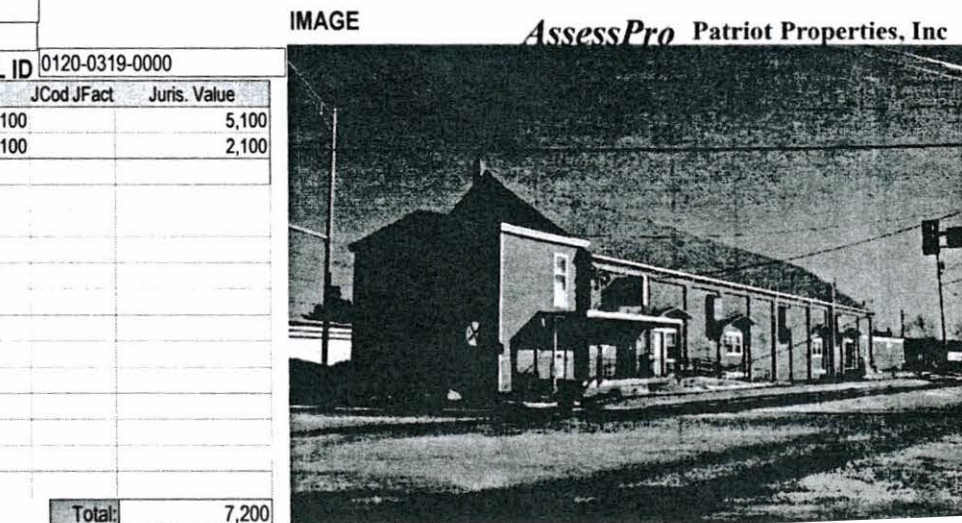
SEPARATE STEWART TEMPLATE MUST BE USED TO SET ANCHOR RODS INTO CONCRETE

DRAWING IS NOT TO SCALE

SPEC FEATURES/YARD ITEMS									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit P
PA	PAVING ASPHT	D	Y	1	45X114	C	AV	1980	
LD	LOAD DOCK WI	M	S	1	9X12	C	FR	1930	

[illegible]

SUB AREA					SUB AREA DETAIL				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu Ten
FFL	1ST FLOOR	6,672	73.550	490,740					
STG	BKHD/FRU	2,250	5.020	11,303					
SFL	2ND FLOOR	1,832	73.550	134,748					
OPF	OPEN PORCH	156	22.160	3,457					
Net Sketched Area:		10,910	Total:		640,248				
Size Adj	8504	Gross Area	10910	FinArea	8504				



0120

0319

0000

1 of 1

COMMERCIAL

TOTAL ASSESSED VALUE: \$130,383.00

MAP

BLOCK

LOT

LOT2

LOT3

CARD

Rochester

!169!

PROPERTY LOCATION

No	Alt No	Direction/Street/City
250		COLUMBUS AVE, ROCHESTER

OWNERSHIP

Owner 1:	COLUMBUS AVE FREIGHT HOUSE INC
Owner 2:	
Owner 3:	
Street 1:	250 COLUMBUS AVE
Street 2:	
Twn/City:	ROCHESTER
St/Prov:	NH
Postal:	03867-2752

PREVIOUS OWNER

Owner 1:	KNIGHTS OF COLUMBUS -
Owner 2:	-
Street 1:	40 COLUMBUS AVE
Twn/City:	ROCHESTER
St/Prov:	NH
Postal:	03867-2752

NARRATIVE DESCRIPTION

This Parcel contains .43 AC of land mainly classified as FRATERNAL with a(n) FRATERNAL Building Built about 1900, Having Primarily BRICK Exterior and ASPH SHINGLE Roof Cover, with 2 Units, 0 Baths, 3 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	DTC	DOWNTOW	100	U	2	CITY SEWER
o				t	9	CITY WATER
n				I	5	GAS
Census:				Exmpt		
Flood Haz:						
D	RO	ROCHESTER		Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
353	FRATERNAL		0.43		PRIMARY A SITE		1.0	0	135,000.	2.246	3010									130,383						130,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
353	222,300	5,100	0.430	130,400	357,800		27200
							GIS Ref
							GIS Ref
							Insp Date
Total Card	222,300	5,100	0.430	130,400	357,800	Entered Lot Size	
Total Parcel	222,300	5,100	0.430	130,400	357,800	Total Land: 0.43	
Source: Market Adj Cost			Total Value per SQ unit /Card: 42.07	/Parcel: 42.07		Land Unit Type: AC	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2016	353	FV	222,300	5100	.43	130,400	357,800	357,800	Year End Roll	9/8/2016
2015	353	FV	222,300	5100	.43	130,400	357,800	357,800	Year-end	10/1/2015
2014	353	FV	222,300	5100	.43	130,400	357,800	357,800	Year End Roll	9/29/2014
2013	353	FV	261,900	5100	.43	130,400	397,400	397,400	Year End Roll	9/4/2013
2012	353	FV	261,900	5100	.43	130,400	397,400	397,400	Year End Roll	9/20/2012
2011	353	FV	261,900	5100	.43	130,400	397,400	397,400	Year End Roll	9/27/2011
2010	353	FV	261,900	5100	.43	130,400	397,400	397,400	roll	8/26/2010
2009	353	FV	251,300	8000	.43	144,900	404,200	404,200	Year End Roll	9/24/2009

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KNIGHTS OF COLU	3912-504	1	3/16/2011	Quiet Title	2,667	No	No	4		
	1622-652		7/13/1992			No	No			

BUILDING PERMITS

Date	Number	Descrpt	Amount	C/O	Last Visit	Fed Code	F. Descrpt	Comment
9/22/2014	8873	ELECTRIC	600	C	3/20/2015			
9/3/2014	8715	A/C	6,400	C	3/20/2015			
7/27/2012	3135	PLUMBING	1,000	C	12/7/2012			
2/19/2010	10-134	ELECTRIC	600	CE	3/10/2010			
11/10/2009	09-1235	A/C	6,000	CI	2/1/2010			
8/28/2009	09-922	SIDING	10,000	CI	2/1/2010			
12/22/2006	06-1821	A/C	5,000	CE	3/16/2007			
1/21/2005	59	ROOFING	23,300	C	3/17/2005			
1/28/2003	46	ELECTRIC	1,300	C	3/13/2003			
12/1/1995	13		12,500	C				ALTERATION

ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2014	PROP LOC CHG	VK	VERNA
4/4/2011	DEED CHANGE	GN	GAYE
2/1/2010	MEAS+INSPCTD	TM	TOM

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.43000 Total SF/SM: 18730.80 Parcel LUC: 353 FRATERNAL Prime NB Desc: COMMERCIAL

Total: 130,383 Spl Credit: Total: 130,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

kareng

2017



Patriot
Properties Inc.

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:	
Bld Reason:	

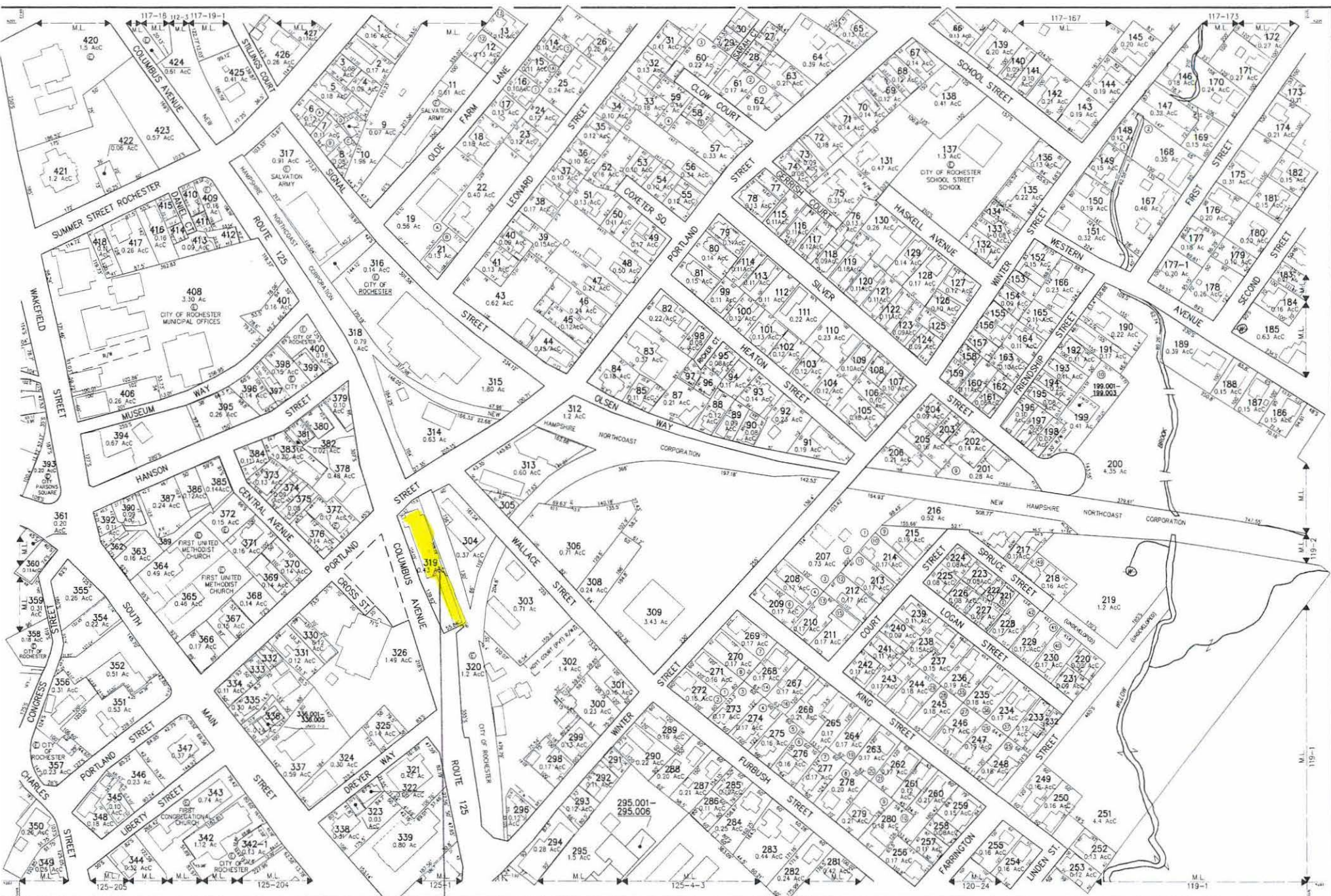
PRINT

Date	Time
11/28/16	11:11:55

LAST REV

Date	Time
03/20/15	16:19:02

tom	169
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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 03042
603.432.6149 • WWW.CAI-TECH.COM

LEGEND

AREA SURVEYED: AC

AREA CALCULATED: AC

RECORD DIMENSION: 100'

SCALED DIMENSION: 100'

MATCH LINE: W

WATER: W

EXEMPT PROPERTY: EX

SUBDIVISION LOT NO.: LOT

BUILDING: B

RIGHT OF WAY: R

COMMON OWNERSHIP: CO

WETLANDS: W

FEET

0 50 100 200 300

METERS

0 50 100

SCALE 1" = 100'

REVISED TO: APRIL 1, 2015

PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE

INDEX DIAGRAM

116 117 118

121 119

124 125 126

MAP NO.

120



0 Abutters List Report

Rochester, NH
November 10, 2016

175.00
6X 3.74 22.56
197.56

Subject Property:

Parcel Number: 0120-0319-0000
CAMA Number: 0120-0319-0000
Property Address: 250 COLUMBUS AVE

Mailing Address: COLUMBUS AVE FREIGHT HOUSE INC
250 COLUMBUS AVE
ROCHESTER, NH 03867-2752

Abutters:

Parcel Number: 0120-0302-0000
CAMA Number: 0120-0302-0000
Property Address: 10 HOYT CT

Mailing Address: LAURION RAYMOND D TRUST &
LAURION RITA A REVOC TRUST
2 ROCHESTER HILL RD
ROCHESTER, NH 03867-3210

Parcel Number: 0120-0304-0000
CAMA Number: 0120-0304-0000
Property Address: 3 WALLACE ST

Mailing Address: APRIL CHARLES T & MARTHA A
381 E JOPLIN CT
HERNANDO, FL 34442

Parcel Number: 0120-0314-0000
CAMA Number: 0120-0314-0000
Property Address: 240 PORTLAND ST

Mailing Address: SECKENDORF HOWARD & KIMBERLY
37 CLOVER LN
BARRINGTON, NH 03825

Parcel Number: ~~0120-0320-0000~~
CAMA Number: ~~0120-0320-0000~~
Property Address: ~~324 COLUMBUS AVE~~

Mailing Address: ~~SERVICE CREDIT UNION % ASSESSING
DEPT
19 WAKEFIELD ST
ROCHESTER, NH 03867-1915~~

Parcel Number: 0120-0326-0000
CAMA Number: 0120-0326-0000
Property Address: 295 COLUMBUS AVE

Mailing Address: ROCHESTER LODGE OF ELKS # 1393
P O BOX 1393
ROCHESTER, NH 03866-1393

Parcel Number: 0120-0378-0000
CAMA Number: 0120-0378-0000
Property Address: 197 COLUMBUS AVE

Mailing Address: LAMPER DAVID
197 COLUMBUS AVE STE 201
ROCHESTER, NH 03867-2746



www.cai-tech.com

11/10/2016

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