

TO: BOARD OF ADJUSTMENT

City of Rochester, New Hampshire

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

DO NOT WRITE IN THIS SPACE

Variance Application

CASE NO. **CITY OF ROCHESTER** Applicant: Dave Pale E-mail: Dove Ble OMS @gnail.com Phone: 603 312 0429 Applicant Address: 123 Washington & Rochester NH 03839 Property Owner: Dave Pak Property Owner Address: 74 Bay dod Ad, Dunham Alt 03824 Variance Address: 248 N. Main St. Map Lot and Block No: _____ Description of Property: Proposed use or existing use affected: oral Surgery office (N)(I)(A) and asks that said The undersigned hereby requests a variance to the terms of Article 12.29 Section terms be waived to permit a sign +hat exceeds 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: Date:

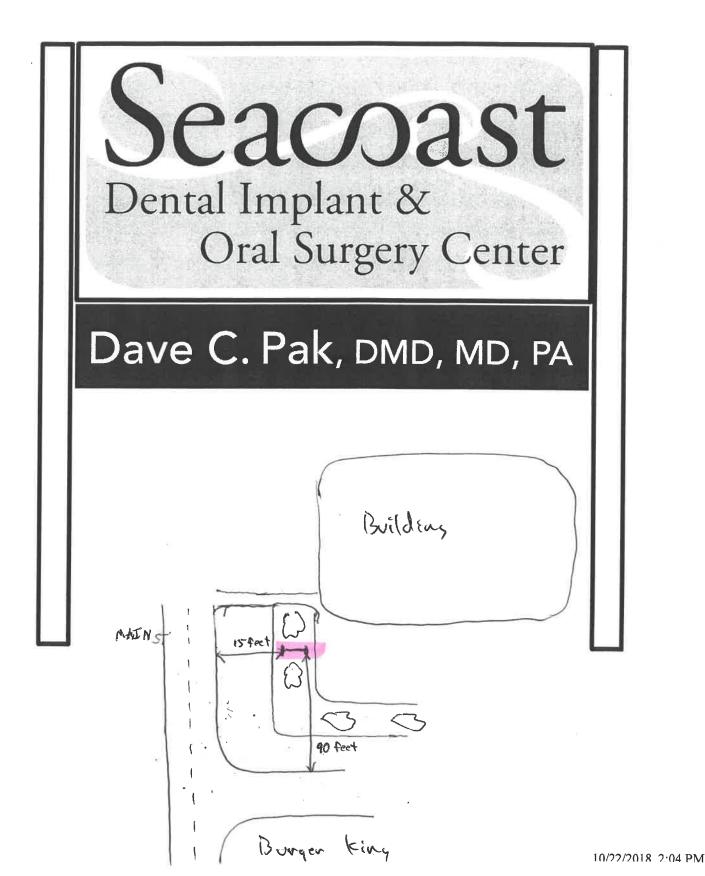
Variance Criteria

- There is a commercial medical/dental building already present (in addition to commercial
 entities surrounding this property), therefore, would not contradict the circumstances. This is
 also a variance request for a sign located on the business property to identify the business and
 show its location. The sign does not go beyond the sphere of the business. It would allow for
 efficient identification of the business so that patrons would not create or complicate current
 traffic patterns.
- 2. The sign is for the business, therefore, the spirit of the ordinance would be maintained.
- 3. A larger, professional, and more visible sign would allow for the clear identification and location of the business, prevent complications in traffic patterns, and allow the associated business to continue.
- 4. The sign is within the property of the current business to identify the business, therefore, have no influence on surrounding properties.
- 5. Hardship would be caused by the lack of the requested signage because no clear and visible identification of the business would be present. Unnecessary hardship would carry over to the business, the employees and their families, and other businesses that support the business.
 - a. The signage is specific to this property.
 - Clear and visible signage is reasonable for any business to identify and locate the business. Please refer to surrounding businesses with signage, especially Burger King which is next door.
 - c. There would clearly be an unnecessary hardship without clear and visible signage owning up to the special condition of the property, which has been recognized to be used as commercial property.

Request for Sign Variance on the Property of 248 N. Main St, Rochester NH

This is a variance request for a larger, visible, clear, and professional sign. The sign is an important element of any business as it serves to identify and locate the business. The presence of the desired sign would prevent and attenuate any traffic to the appropriate property and identify and locate the business entity. Because the sign will be situated on the business property as an identifying mark, it neither contradicts public interest nor affects the values of the surrounding properties. The presence of the sign would in fact be in-line with public interest as it would easily identify the business entity for patrons and other businesses and promote more efficient traffic in the immediate areas as seekers of the business would not have to repeatedly navigate the surrounding properties or streets. The lack of an adequate sign could cause unnecessary hardship to the business, consequently, affecting the employees and their families and other businesses that support this health care business.

3' x 6' double sided post and panel Carved & painted HDU(High density urethane w/ 1' x 6' dibond d/f name rider



distraction to traffic, and comply with Requirements by Zoning District.

n. Requirements by Zoning District. The following special requirements shall apply in each respective zoning district.

1. Residential Zoning Districts.

- A. For permitted nonresidential uses one freestanding sign with a maximum area of 6 square feet per side plus one attached sign not to exceed 12 square feet is permitted. Height: Signs shall have a maximum height of six (6) ft.
- **B.** Internally illuminated signs (including neon signs and signage placed in a window) are not permitted.
- C. No sign may be illuminated between the hours of 9:00 p.m. and 7:00 a.m. with the exception of signage: a) showing property addresses; b) for residential communities; and c) for businesses and organizations during any specific hours in that time period that the businesses are open.

2. Nonresidential Zoning Districts

- A. Baseline. The following advertising signage is permitted for one nonresidential use occupying a single building in commercial and industrial zoning districts (except as otherwise indicated in this article). Additional allowances beyond these limitations or other restrictions for various situations are shown in the subsequent subsections.
- **B.** Freestanding signs. Only one free standing sign shall be permitted on a lot even if there is more than one building or use on that lot. No part of any free standing sign shall be located within 5 feet of any property line.

Dimensional standards can be found on the following page.

001					Z			Datriot	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 td #3:	ASR Map:	Fact Dist:	Reval Dist:	Year	LandReason:	BldReason:				T	LEONA	DARCY	VERNA	THERESA	VIKGINIA	GAYE					Use Value Notes	42,400
TOTAL ASSESSED: 42,400			Hear Acet	20270	GIS Ref		GIS Ref		Insp Date			TANGO	Data Time	0.6	CC:RZ:LL 8L/CZ/01			10/09/18 11:10:36	leona	2198	Notes					*		Regult	-	ביים	:			WO COLO	***************************************				VEHECATION OF WHIT HOT DATE.	Spec J Fact Use	
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RLOO	BLOCK		Direction/Street/City	NO MAIN ST, ROCHESTER	Unit #:	NIGHT PROPERTIES					Cutry			AVINGS BANK -	NEN -	L AVE		Cutry		NOILL	AC of land mainly cla.				NTS	Amount				% Item	NC 100 U 2	-	4	Exmpt		ER Topo 1	Street 1	Traffic 5	st 7 lines only)	No of L	0.77
CLIO	MAP		Alt No		OWNERSHIP Owner 4. EMEDALD MILLOLIT DOODTOTICS	OWINE I. CINICRALD KI	Owner 3:	Street 1: P O BOX 604	Street 2:	Twn/City: DURHAM	StyProv: NH Doetel: 02824 0604	FUSIAL 03024-0004	PREVIOUS OWNER	Owner 1: FEDERAL SAVINGS BANK -	Owner 2: % JIM BRANNEN -	Street 1: 633 CENTRAL AVE	Twn/City: DOVER	St/Prov: NH	Postal: 03820	NARRATIVE DESCRIPTION	This Parcel contains .77 AC of land mainly classified as DEV	KES LAND			OTHER ASSESSMENTS	Code Descrip/No	* ***		PROPERTY FACTORS	Item Code Descip	Z R1 RESIDENC	0	_	Census:	-lood Haz:	D RO ROCHESTER	S	+	D SECTION	Use Description LUC	130 DEV RES LAN

42,413 Spl Credit

Total:

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

Total SF/SM: 33541.20

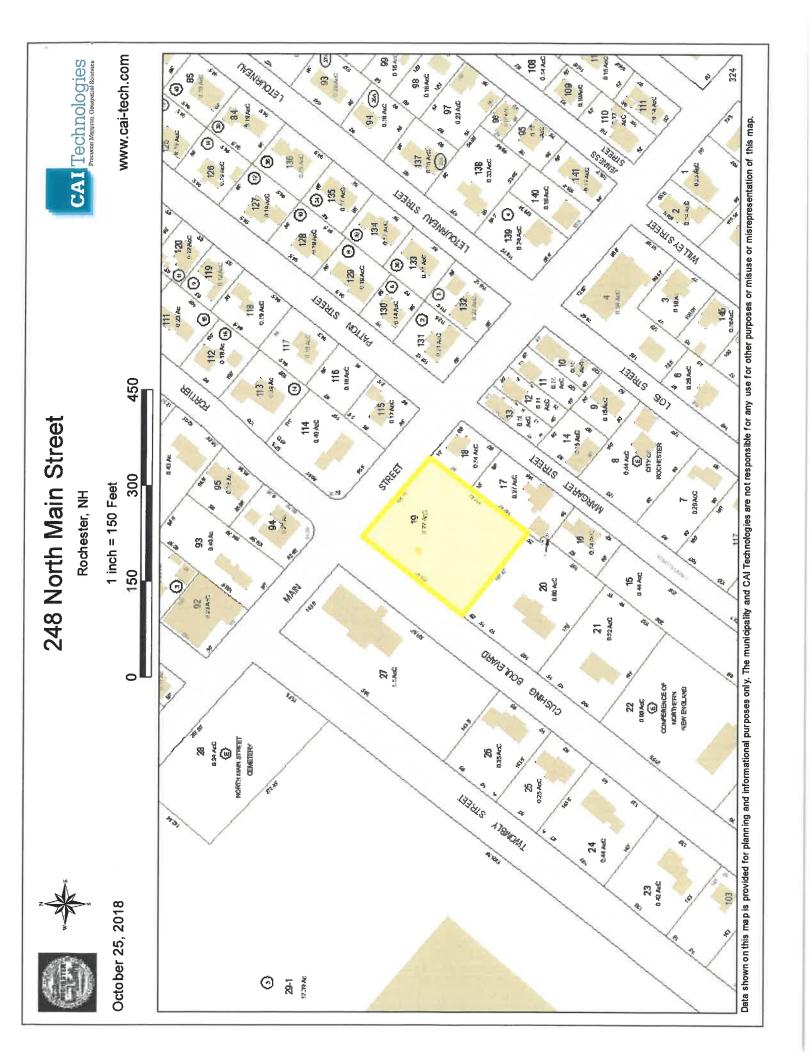
Total AC/HA: 0.77000

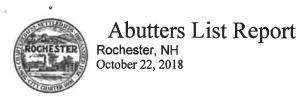
| Parcel LUC: 130 | DEV RES LAND | Prime NB Desc RESIDENTIAL

2019

42,400







Subject Property:

Parcel Number: CAMA Number: 0115-0019-0000 0115-0019-0000

Property Address: 248 NO MAIN ST

Mailing Address: EMERALD KNIGHT PROPERTIES LLC

P O BOX 604

DURHAM, NH 03824-0604

Abutters:

Parcel Number: CAMA Number: 0115-0017-0000 0115-0017-0000

Property Address: 1 MARGARET ST

Parcel Number:

0115-0018-0000 0115-0018-0000

CAMA Number: Property Address: 236 NO MAIN ST

Parcel Number: CAMA Number:

0115-0019-0000 0115-0019-0000

Property Address: 248 NO MAIN ST

0115-0020-0000

CAMA Number: 0115-0020-0000 Property Address: 14 CUSHING BLVD

Parcel Number: CAMA Number:

Parcel Number:

0115-0027-0000 0115-0027-0000

Property Address: 250 NO MAIN ST

Parcel Number: CAMA Number:

0115-0094-0000 0115-0094-0000 Property Address: 255 NO MAIN ST

0115-0114-0000

Parcel Number: CAMA Number:

0115-0114-0000 Property Address: 253 NO MAIN ST

Parcel Number:

0115-0115-0000 CAMA Number: 0115-0115-0000 Property Address: 251 NO MAIN ST

Mailing Address: HATCH ZACHARY T 1 MARGARET ST

ROCHESTER, NH 03867-1011

Mailing Address:

WARBURTON FAMILY REV TRUST % WARBURTON CECIL H & EDWINA C 202 MILTON RD

ROCHESTER, NH 03868-8712

Mailing Address:

EMERALD KNIGHT PROPERTIES LLC

P O BOX 604

DURHAM, NH 03824-0604

Mailing Address:

MURPHY LEON & SAMANTHA 14 CUSHING BLVD

ROCHESTER, NH 03867-1012

Mailing Address:

BURGER KING CORPORATION % RYAN P O BOX 460189

HOUSTON, TX 77056-8189

Mailing Address: **ROY PETER J**

> 255 NO MAIN ST APT A **ROCHESTER, NH 03867-1132**

LAVERDIERE BEATRICE Mailing Address:

253 NO MAIN ST

ROCHESTER, NH 03867-1110

Mailing Address:

POISSON EDDIE P & PATRICIA A

251 NO MAIN ST

ROCHESTER, NH 03867-1110

