



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

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](http://www.rochesternh.net)

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JUN 19 2013

Planning Dept.

### APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT  
CITY OF ROCHESTER

Phone No 603-332-2863

DO NOT WRITE IN THIS SPACE

CASE NO. 2013-23

DATE FILED 6-19-13

ZONING BOARD CLERK C. Leine

Name of applicant Berry Surveying & Engineering

Address 335 Second Crown Point Road, Barrington, NH 03825

Owner of property concerned Glenn Davids Integrity Automotive Inc.  
(If the same as applicant, write "same")

Address 415 North Main Street  
(If the same as applicant, write "same")

Location Same Location (Across from Thompson Site, Next to Poulin)

Map No. 114 Lot No. 4 Zone B2

Description of property Commercial. Auto Repair and Sales

Proposed use or existing use affected None

The undersigned hereby requests a variance to the terms of Article 42.8, Section C (3) and asked that said terms be waived to permit a Second Wall Sign to be situated along the hip of the roof on the North Side of the building.

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 XX

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 \_\_\_\_\_

(Applicant)

Continue on Page 2

CRITERIA FOR VARIANCE

Case # \_\_\_\_\_

Date: \_\_\_\_\_

A Variance is requested by Berry Surveying & Engineering on behalf of Glenn Davids Integrity Automotive Inc.

from Section 42-8 Subsection C (3)

of the Zoning Ordinance to permit: A Second Wall sign to be placed along the hip of the roof on the North Side of the Existing Building

at 415 North Main Street Map 114 Lot 4 Zone B2

Facts supporting this request:

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

The property is situated in a highly commercially developed area where every abutting building and property owner has signage at the front and along the side of their businesses. This request will be equal to the surrounding properties, and therefore would not diminish their use or value. The most affected property owner is to the North. The sign will not be internally lit, and is designed to tastefully blend into the building while providing guidance for customers. Lighting will be provided from the front, and therefore will not have ill effects on the abutting property.

2) Granting the variance is not contrary to the public interest because: The public interest is to not have a multitude of signs along a single building that serve no additional purpose, while providing distraction to passing drivers. In this instance, due to the way the building is situated on the property, a sign on the front, and a sign to the North serve to distinct purposes.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: Because of the way the building is situated to the street, it does not allow for any signage to front along the "Street" as it is viewed from North Main Street heading in the southerly direction. The business disadvantage in this case is inherent to the pre-existing building location.

4.) Granting the variance would do substantial justice because: It will allow a new building owner, who has brought his business to Rochester to have proper signage from all vantage points given the unique location of the building on the lot, as well as view shed to the two major passing routes.

5.) The use is not contrary to the spirit of the ordinance because: Signage is allowed within

the zone.

Name

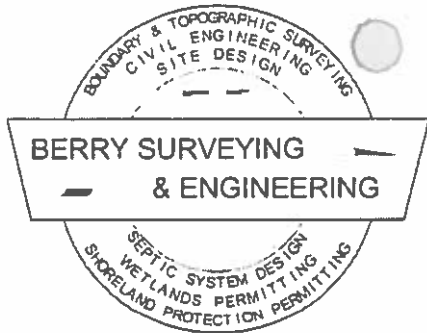


Date: 6-19-13.

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## BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road  
Barrington, NH 03825  
Phone: (603) 332-2863  
Fax: (603) 335-4623  
www.BerrySurveying.Com

June 19, 2013

City of Rochester Zoning Board  
Attn: Planning Department  
31 Wakefield Street  
Rochester, NH 03867

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Planning Dept.

Re: Second Wall Sign  
415 North Main Street  
Glenn Davids Integrity Automotive Inc.

Mr. Chairman and Members of the Rochester Zoning Board,

On behalf of the owners of Glenn Davids Integrity Automotive the new land owner of Tax Map 114, Lot 4, Berry Surveying & Engineering is applying for a Variance to Chapter 42, Section 8 (c) 3, Wall Signage. The owner / operator has moved his business from Somersworth, NH to Rochester in hopes of expanding and growing another prosperous business for the North Main Street corridor.

Given how the building is situated on the existing lot, and the reconfiguration of North Main Street, and Route 16, the business owner is looking to place a wall sign, to be externally lit, on the Northerly roof line of the building at 415 North Main Street. The sign is designed to tastefully sit inside the roof line (vertical drop area shown on pictures) The sign is proposed to be 18-19' long and 25" tall, and centered on the roof. The roof length is over 30'.

Prior operators of the building had signage along this side of the building as a second sign. It was positioned along the wall.

We have provided the criteria for variance under separate heading. Thank you for your time and attention to this matter, and hope you look favorably upon this request.

Berry Surveying & Engineering

Christopher R. Berry President.



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Community Development  
Conservation Commission  
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ZONING BOARD CLERK

Name of applicant Berry Surveying & Engineering

Address 335 Second Crown Point Road, Barrington, NH 03825

Owner of property concerned Glenn Davids Integrity Automotive Inc.  
(If the same as applicant, write "same")

Address 415 North Main Street  
(If the same as applicant, write "same")

Location Same Location (Across from Thompson Site, Next to Poulin)

Map No. 114 Lot No. 4 Zone B2

Description of property Commercial. Auto Repair and Sales

Proposed use or existing use affected None

The undersigned hereby requests a variance to the terms of Article 42.8, Section C (5) and asked that said terms be waived to permit a Pole Sign 7 SF larger than allowed under the ordinance. (per side)

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 XX

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 \_\_\_\_\_

(Applicant)

Continue on Page

CRITERIA FOR VARIANCE

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Case # \_\_\_\_\_

Date: \_\_\_\_\_

A Variance is requested by Berry Surveying & Engineering on behalf of Glenn Davids Integrity Automotive Inc.

from Section 42-8 Subsection C (5)

of the Zoning Ordinance to permit: A Pole sign to be installed which is a total of 164.40 SF (Total of both sides) with each side being 82.2 SF

at 415 North Main Street Map 114 Lot 4 Zone B2

Facts supporting this request:

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

The property is situated in a commercial zone with surrounding signs and board signs which are comparable in size, if not larger. The additional square footage requested will not be noticeable from the passing traffic or surrounding properties.

2) Granting the variance is not contrary to the public interest because: The public interest is to have tasteful signage which isn't too large or over bearing. This sign is appropriate for this business and is of proportion and size to the surrounding signage.

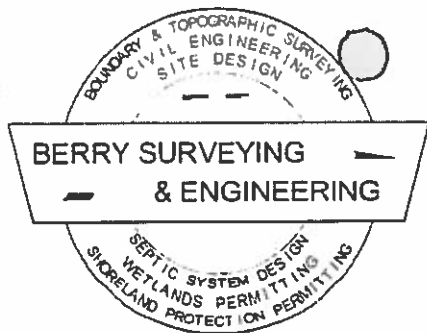
3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: This sign was taken from the opporators prior location where its dimensions were allowed. The current equity in the sign will be lost if the additional 14.4 SF are not allowed. (7 SF per side) The property is situated along two major routes where speeds are in excess of 40 MPH. Larger signs are appropriate at these speeds and distances.

4.) Granting the variance would do substantial justice because: It will allow a the business owner to keep the signage currently in his possession without a large impact to the maximum allowed signage.

5.) The use is not contrary to the spirit of the ordinance because: Signage is allowed within the zone.

Name \_\_\_\_\_

Date: 6-19-13.



## BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road  
Barrington, NH 03825  
Phone: (603) 332-2863  
Fax: (603) 335-4623  
www.BerrySurveying.Com

June 19, 2013

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JUN 19 2013

Planning Dept.

City of Rochester Zoning Board  
Attn: Planning Department  
31 Wakefield Street  
Rochester, NH 03867

Re: Pole Sign  
415 North Main Street  
Glenn Davids Integrity Automotive Inc.

Mr. Chairman and Members of the Rochester Zoning Board,

On behalf of the owners of Glenn Davids Integrity Automotive the new land owner of Tax Map 114, Lot 4, Berry Surveying & Engineering is applying for a Variance to Chapter 42, Section 8 (c) 5, Pole Signage. The owner / operator has moved his business from Somersworth, NH to Rochester in hopes of expanding and growing another prosperous business for the North Main Street corridor.

The business owner has an existing pole sign which will be re-lettered to fit the business on North Main Street. It includes a Cap (with lettering), a Sign (with lettering) and a reader board. Reader board must meet the lumen requirements specified in the site plan review regulations. The reader board will run specials, and offers of services, which is to replace the traditional roll out, road side signage. The addition of all aspects of the one sign has a square footage of 82.2 SF per side, which is over the required 75 SF per side.

It is our opinion that the additional square footage requested and its professional appearance outweighs the negative attributes of having traditional roll out signs for advertising of service.

We have provided the criteria for variance under separate heading. Thank you for your time and attention to this matter, and hope you look favorably upon this request.

Berry Surveying & Engineering

Christopher R. Berry President.

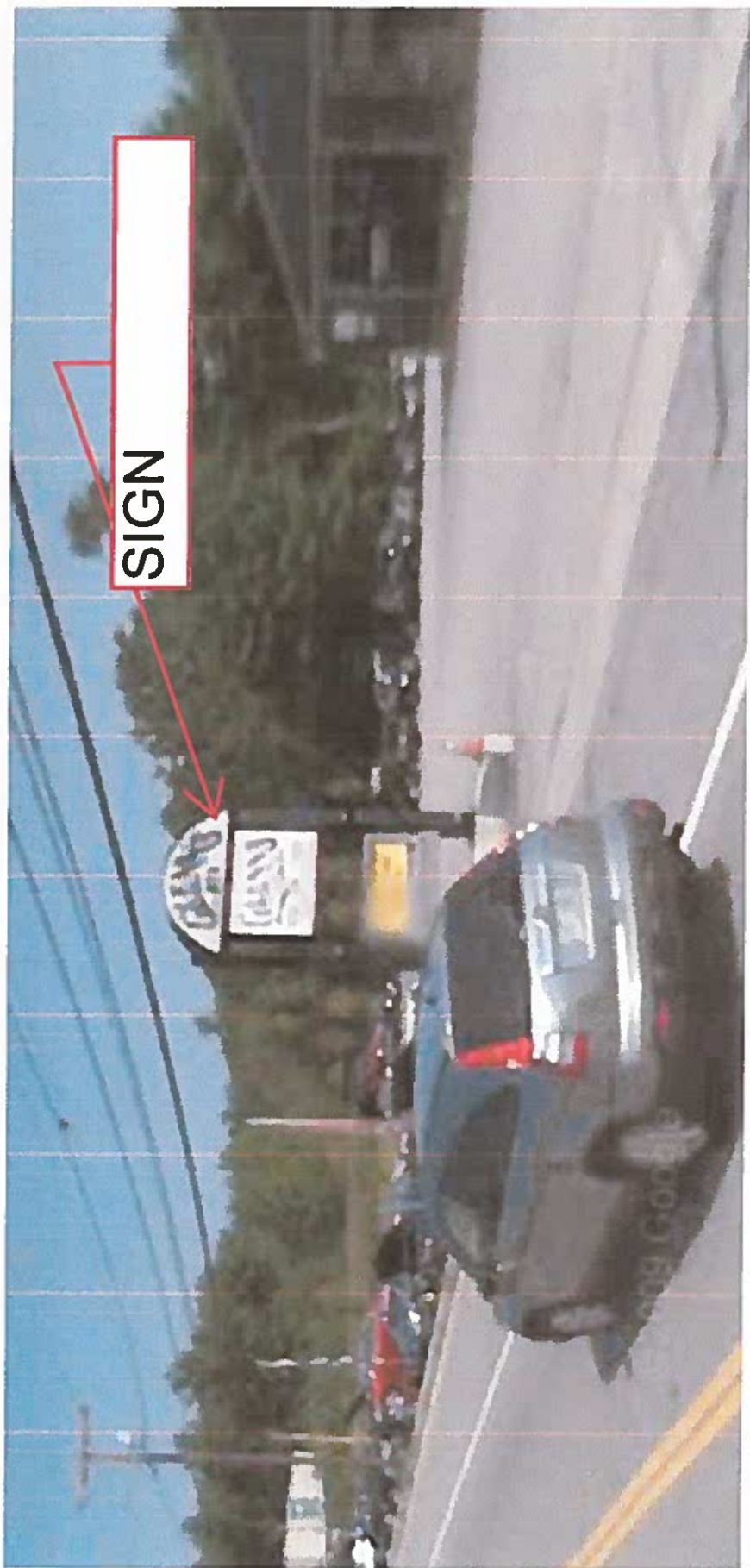


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SIGN





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WALL SIGN (NO  
ZBA REQ.)

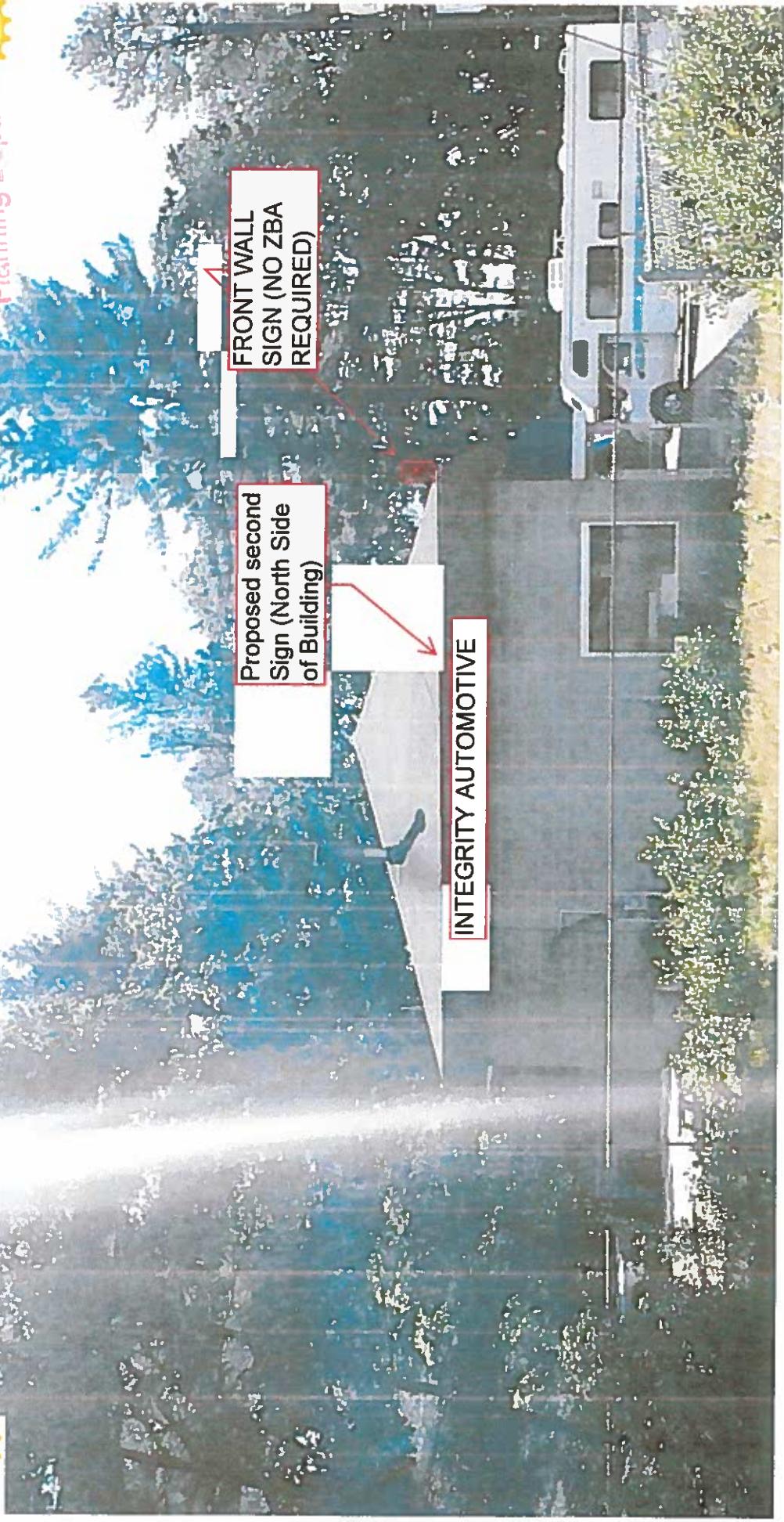
PROP. SECOND  
SIGN







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FRONT WALL  
SIGN (NO ZBA  
REQUIRED)

Proposed second  
Sign (North Side  
of Building)

INTEGRITY AUTOMOTIVE



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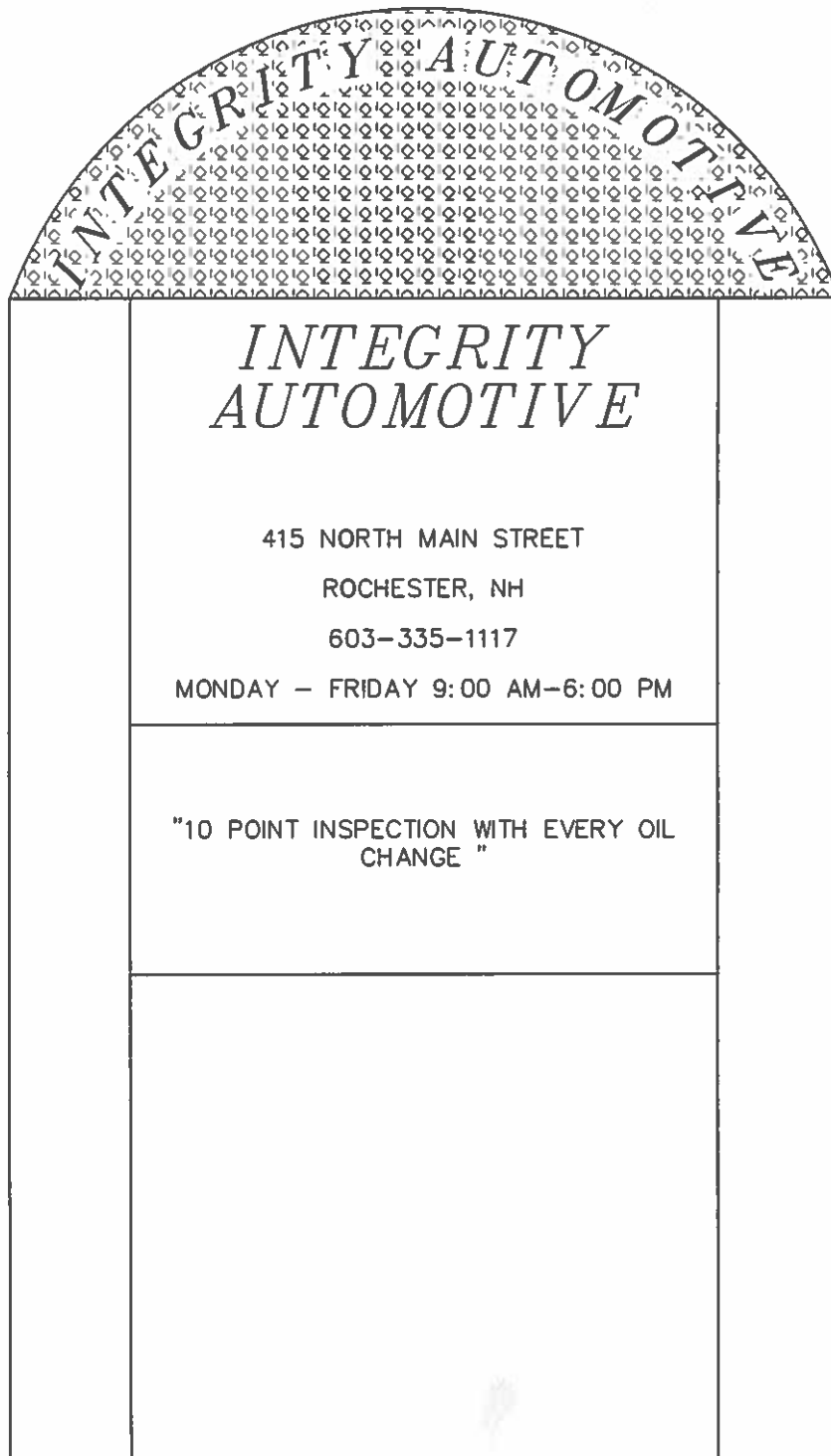
Planning Dept.



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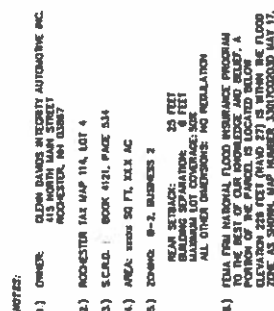


DIAMOND PLATED BACKGROUND  
25.5 SF

WHITE BACKGROUND  
36.1 SF

READER BOARD  
21.3 SF

BLACK LEGS



- 1) PLAIN OF LAND  
THE ROCKETER LAND CLUB  
BY: ROCK CONSTRUCTION CO., INC.  
FILE NUMBER DB1879-44, MAY 6, 1978
- 2) PLAIN OF LAND  
JOHN A. WET, JOHN W. WET, & FRANCES H. WEE  
BY: FRONZING & LORIN ASSOCIATES  
S.C.A.D. PLAN 179-117 MARCH 1981
- 3) BOUNDARY SURVEY  
THOMPSON CENTER FARMS  
BY: GERRY CONSTRUCTION CO., INC.  
FILE NO: DB 1983-72, NOVEMBER 14, 1983
- 4) PLAIN OF LAND  
JOHN A. WET, JOSEPH A. WET  
BY: NORWAY PLANNING ASSOCIATES, INC.  
S.C.A.D. PLAN 33-18 MAY 11, 1987
- 5) PLANS OF PROPOSED SPALDING TUMPLE  
AND (BENTLEY) SHEDS ON LOT 12, 13, 14  
AS SHOWN THROUGH OCTOBER 12, 1986
- 6) PLANS OF PROPOSED 40 ACUTE 11 HENRY MELTON HIGH  
WAY 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777,

3/4" RICH SAND W/O CAP (TO BE SET)  
 RICH PCC (750)  
 RICH SAND (750)  
 BOUNDARY LINE  
 ALLUTING PROPERTY LINE (APPROX.)  
 WETLAND LINE  
 WETLAND SETBACK LINE

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENTS OF THE CITY OF DENVER, COLORADO, FOR THE STATE OF AN ESTABLISHED ONE-QUARTY SURVEY AND OF THE CITY OF DENVER, 1.10,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

### GRAPHIC SCALE



BERRY & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARNINGTON, N.H. 332-2883  
SCALE : 1 IN. EQUALS 20 FT.  
DATE : JUNE 18, 2013  
FILE NO. : DB 2013-020





## Unofficial Property Record Card - Rochester, NH

## General Property Data

Parcel ID	0114-0004-0000	Account Number	27101
Prior Parcel ID	-	Property Location	415 NO MAIN ST
Property Owner	WELCH CHENEY AUTOMOTIVE GROUP LLC	Property Use	AUTO SALES
Mailing Address	56 EXETER RD	Most Recent Sale Date	5/10/2005
City	NEWMARKET	Legal Reference	3185-267
Mailing State	NH	Grantor	AHLIN JAMES
Parcel Zoning	B2	Sale Price	325,000
		Land Area	0.530 acres

## Current Property Assessment

Card 1 Value	Building Value	\$7,300	Yard Items Value	13,600	Land Value	174,900	Total Value	285,800
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## Building Description

Building Style	SVC GARAGE	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	1	Frame Type	FIRE RESIST	Basement Floor	N/A
Year Built	1986	Roof Structure	GABLE	Heating Type	FORCED H/A
Building Grade	AVERAGE	Roof Cover	ASPHALT SH	Heating Fuel	OIL
Building Condition	Average	Siding	CONC BLOCK	Air Conditioning	0%
Finished Area (SF)	1800	Interior Walls	AVERAGE	# of Semi Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	1	# of Other Fixtures	0

## Legal Description

## Narrative Description of Property

This property contains 0.530 acres of land mainly classified as AUTO SALES with a(n) SVC GARAGE style building, built about 1986, having CONC BLOCK exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 1 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



## BERRY SURVEYING & ENGINEERING

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Barrington, NH 03825  
Phone: (603) 332-2863  
Fax: (603) 335-4623  
[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

June 19, 2013

### Abutters List

#### Owner of Record

Tax Map 114, Lot 4

Glenn Davids Integrity Automotive Inc  
415 North Main Street  
Rochester, NH 03867

#### Abutters

Tax Map 114, Lot 3✓

Mee, Frances M & John A & John W ✓  
321 North Main Street  
Rochester, NH 03867-4302  
Book 1296 Page 490✓

Tax Map 114, Lot 5✓

Mee, Frances M & John A & John W ✓  
321 North Main Street  
Rochester, NH 03867-4302

Tax Map 114, Lot 2 ✓

400 North Main Street LLC ✓  
549 Route 1 Bypass  
Portsmouth, NH 03801  
Book 4081 Page 957

pd 17.80  
postage  
✓ 9248

Verified  
6-21-13  
K. J. G. J. G.

Tax Map 222, Lot 4✓

Newhaul Properties LLC ✓  
P O Box 2040  
Rochester, NH 03866-2040  
Book 1900 Page 587

### Professionals

Christopher R. Berry  
David A. Berry, P.E., LLS  
Berry Surveying & Engineering  
335 Second Crown Point Road  
Barrington, NH 03825



*Verified  
6/24/13  
K. G. Miller*

### BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825  
(603) 332-2863 / (603) 335-4623 FAX  
[www.BerrySurveying.Com](http://www.BerrySurveying.Com)