



PLANNING AND DEVELOPMENT DEPARTMENT
City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 • Fax (603) 335-7585
www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

RECEIVED

AUG 17 2012

Planning Dept

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. _____

DATE FILED _____

ZONING BOARD CLERK _____

Phone No 800-227-5674(333)

Name of applicant Barlo Signs

Address 158 Greeley St. Hudson NH 03051

Owner of property concerned Rochesterdom LLC

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

Address 100 Conifer Hill Drive Suite 402 Danvers MA 01923

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

Location 300 No. Main

Map No. 0115

Lot No. 0039

Zone B2

Description of property Commercial

Proposed use or existing use affected Sign(s)

The undersigned hereby requests a variance to the terms of Article 42.8,
Section (1)(3)(5) and asked that said terms be waived to permit

(F)(6) Pylon larger than permitted; Secondary wall signage

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)

CRITERIA FOR VARIANCE

Case # _____

Date: _____

A Variance is requested by Barlo Signs for Rochesterdom LLCfrom Section 42.8 Subsection (C)(5)(F)(G)of the Zoning Ordinance to permit: Pylon Sign greater than 75';
Secondary Wall Signage for two proposed tenants.at 300 No. Main St. Map 0115 Lot 0039 Zone B2

Facts supporting this request:

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

Construction of 300 No. Main St. along with Attractive,
to scale Signage benefits surrounding properties.

2) Granting the variance is not contrary to the public interest because: _____

Proposal is minimal AND provides Adequate
Signage to identify the tenants of 300 No. Main St.3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: Site contains aMultitenant Building, Perpendicular to (2) roadways. A Singular
Store would enjoy (1) 75' pylon by itself - Multitenant properties
must share, only 75'.

4.) Granting the variance would do substantial justice because: _____

It would Allow 300 W Main St And its businesses the identification
needed for the way-finding public to easily locate them, And the entrances
to the property.5.) The use is not contrary to the spirit of the ordinance because: Proposal is aPositive Addition to this site, fits the Character of the district; Signs are
Reasonable and to scale with the site and its elevation.Name Jenn Robichaud / Barlo Signs Date: 8/14/12
800. 227.5674(333)

City of Rochester
Zoning Board of Appeals
31 Wakefield St
Rochester NH 03867

August 10, 2012

Members,

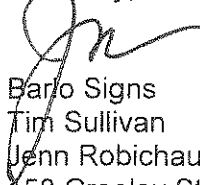
On behalf of Rochesterdom LLC, 300 North Main St, Barlo Signs respectfully requests consideration for sign variances. Proposal is to allow secondary signage for two tenants located in the plaza, and an oversized freestanding sign, which will be shared with the multiple tenants located at 300 North Main St.

Proposal is to allow the two corner tenants primary signage over their entrance, and secondary signage on their side wall(s).

Proposal is also to allow one internally illuminated freestanding monument sign, of 150 sf, where 75 sf of freestanding signage is permitted.

Based on our application, and information we will present before the board at its next hearing, we would appreciate your consideration of our requests for sign relief.

Sincerely,



Barlo Signs
Tim Sullivan
Jenn Robichaud
158 Greeley St
Hudson NH 03051

CORPORATE OFFICE: 158 Greeley Street, Hudson, NH 03051-3422 (603) 882-2638 or 800-227-5674
FAX (603) 882-7680 Email: your_image@barlosigns.com Website: www.barlosigns.com



JOB#: 88323

SCOPE OF WORK - BARLOMEX

MANUFACTURE & INSTALL

SHEET 2.0:
ITEM B: (1) SET OF LED CHANNEL LETTERS
W/ LOGO PILLS

SCOPE OF WORK - BARLO

RECEIVER & INSTALL

GENERAL NOTES

SITE SURVEY REQUIRED

COLORS

LETTERS "ZINGA"
Returns: 040 GLOSS BLACK BEA
Face: 2447 WHITE PLEX W/ CARDINAL RED 3630-53
APPLIED VINYL

Trim: 1" BLACK

LEDs: RED SHORT

LETTERS "FROZEN YOGURT"

Returns: 040 GLOSS BLACK BEA
Face: 2447 WHITE PLEX W/ CARDINAL RED 3630-53
3630-106 APPLIED VINYL

Trim: 1" BLACK

LEDs: WHITE

PILL

Returns: 040 GLOSS BLACK BEA
Face: 2447 WHITE PLEX W/ CARDINAL RED 3630-53
& VINYL ROSE 3630-78 APPLIED VINYL
ALSO W/ "X" PLEX FOOT LEAF'S MOUNTED
TO FACE PTM BRILLIANT GREEN 3630-106

Trim: 1" BLACK

LEDs: WHITE

ALL COLORS ARE FOR REPRESENTATION ONLY
SEE ACTUAL SAMPLES FOR COLOR MATCH.

SIGN DISPOSITION

☐ Store for Barlo ☐ Leave @ Site ☐ Dispose
☐ Store for Customer ☐ Chargeable ☐ N/A

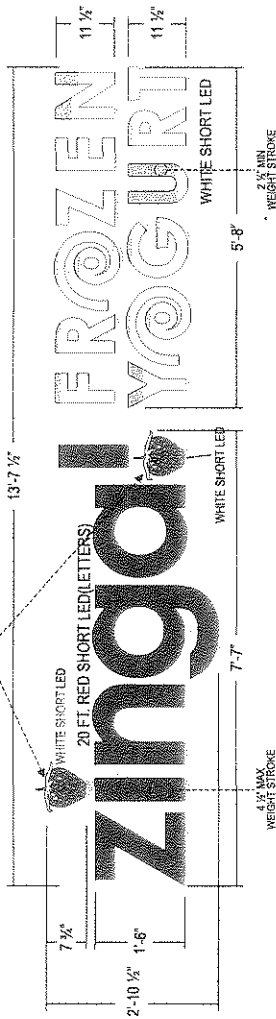
GENERAL INFO.

Qty: ONE

Sq. Ft: 31.2 SQF

Non-ILL

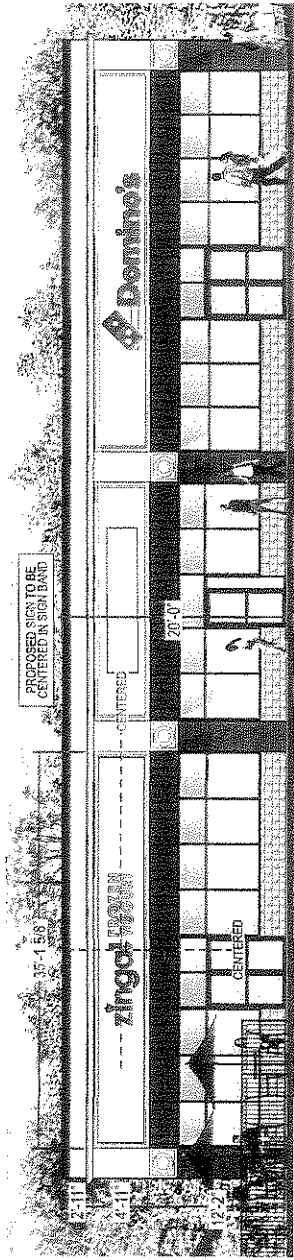
(S/F) D/F



(1) SET OF LED CHANNEL LETTERS W/ LOGO PILLS
B SCALE 1/2"=1'-0"



SIMULATED NIGHT VIEW / SCALE 1/4"=1'-0"



PROPOSED STOREFRONT ELEVATION / SCALE 3/32"=1'-0"

Interior	Exterior	Face-Lit	Back-Lit	Drain Holes	N
Face Mat: PLEX	Th: 3/16"	Returns Mat: BEA	Th: 040	Depth: 5"	
Back Mat: Mill	Th: 0.03	Mylar Size: 1" 2"	Mat: Metal		
Mounting: Nutsert	Thru Back	Clip	Other:		
UL Sticker Location: Std	Top Only	Rows of LED: 1	Color: RED/ WHITE		
LED Manufacturer: SLOAN RED/ WHITE SHORTS					
Power Supply: TWO	Mfg: SLOAN	Self Cont: (Batteries)	Recovery: Warranty		
Voltage: Current:					

Job Name: 300 NORTH MAIN STREET
Location: 300 North Main Street, Rochester, NH 03668
Client:
Design By: MO
Sales Rep: BB
Date: 11/4/11
Landlord:
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BARLO SIGNS
155 Goshen St. Hudson, NH 03051
(603) 882-8897 FAX (603) 882-1980
300 NORTH MAIN ST 110866 (CO 8-15) (U)
B-11-10-8666
SHEET 2.0

Architectural drawing of a Domino's pizza storefront elevation. The drawing shows a large sign with the Domino's logo and name. The storefront features a series of windows and doors, with a brick pattern on the upper portion. Dimensions are provided for various elements, including the sign, windows, and overall storefront width. The text "TO TOP OF MASONRY PIER" is visible at the top.

Dimensions and labels:

- Overall width: 20'-0"
- Sign width: 14'-11"
- Sign height: 2'-2 1/2"
- Window height: 2'-4"
- Window width: 9'-8"
- TO TOP OF MASONRY PIER

[illegible]

LETTER PROFILE

SCALE: NTS

90° X 5' X 5' HANDED RECT. POLY
REFLECTIVE WHITE SURFACE
PROOF REFLECTIVE WHITE

TRIM CAP: 1" WHITE

ALUMINUM RIGID PIPE

ELECTRICAL OUT PROMONT
3/8" Ø 12" WHITE ALUMINUM
FACE W/ 36" D 7" BLUE VINYL
1ST SURFACE

ALUMINUM BACKING
LED POINT LIGHTS
AS REQUIRED

ONLY ALUMINUM BACK
WHITE LED'S AS REQUIRED

PREPARED BY:

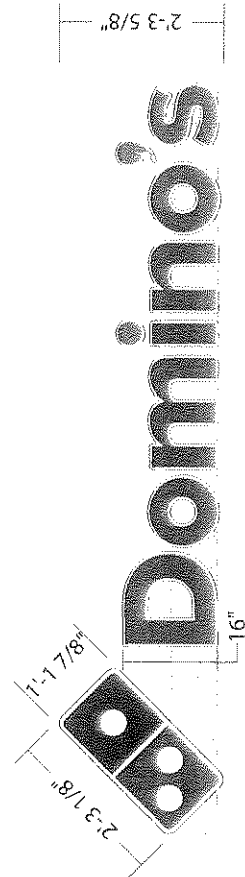
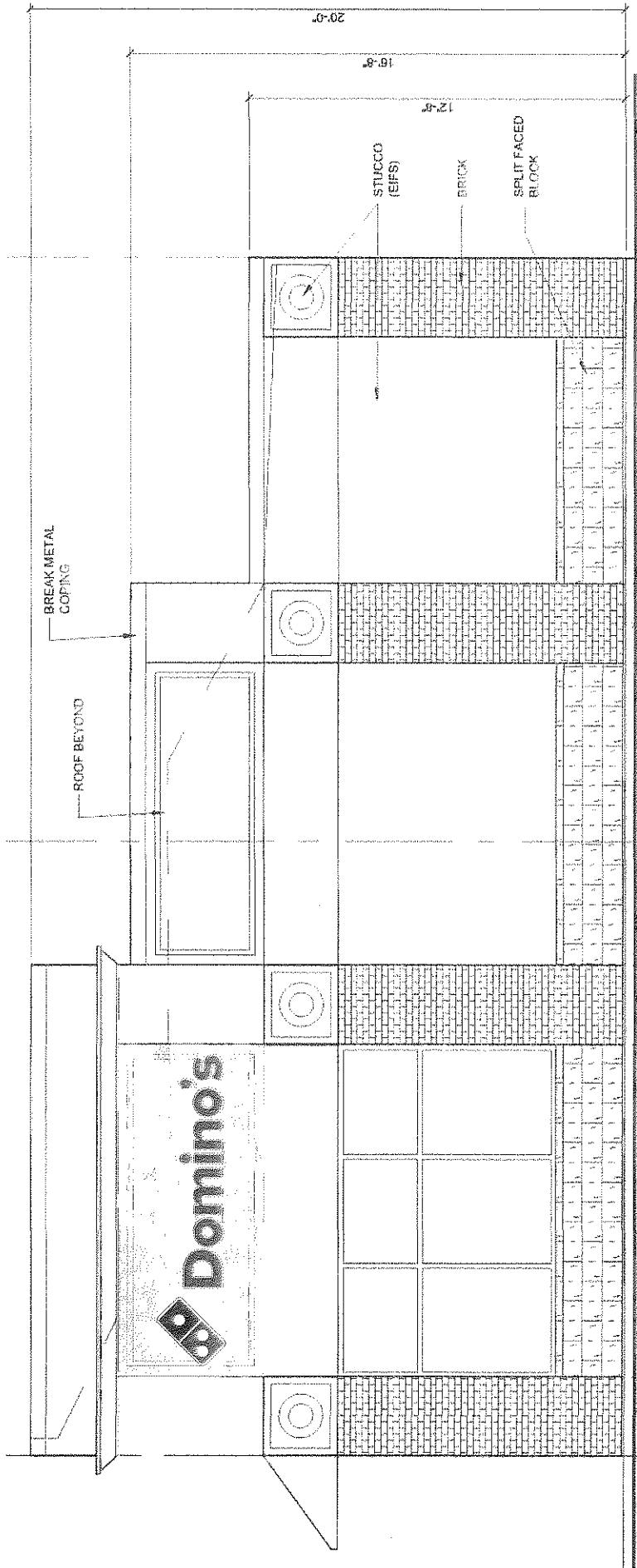
Note: Color copies may not be exact when viewing or printing this drawing. All color used in this drawing is the closest CMYK equivalent. If color copies are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

Eng:	-
/CL - 2X14 TENANT PANEL LAYOUT	

PERSONA
SIGN MAKERS / IMAGE BUILDERS

DISTRIBUTED BY SIGN UP COMPANY
7001 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1 (800) 843-9888 • www.personalsigns.com

NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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

0.050" X 5" ALUMINUM LETTERS
EXTENSION FINISH: WHITE
FINISH: REFLECTIVE WHITE
TRIM CAP: 1" WHITE
ALUMINUM BATTER
ELECTRICAL OUT PROVISION
3/16" 7328 WHITE ACRYLIC
FACE W/ 1ST SURFACE VINYL
3650-33 RED - UPPER TILE
3650-122 BLUE - LOWER TILE
ALUMINUM PLACEMENT
LED POWER SUPPLIES
AS REQUIRED
0.053" ALUMINUM BACK
WHITE LED'S AS REQUIRED
DEBRASS LETTERS
SCALE: NTS

0.050" X 5" ALUMINUM LETTERS
EXTENSION FINISH: WHITE
FINISH: REFLECTIVE WHITE
TRIM CAP: 1" WHITE
ALUMINUM BATTER
ELECTRICAL OUT PROVISION
3/16" 2447 WHITE ACRYLIC
FACE W/ 3650-122 BLUE VINYL
1ST SURFACE
ALUMINUM PLACEMENT
LED POWER SUPPLIES
AS REQUIRED
0.053" ALUMINUM BACK
WHITE LED'S AS REQUIRED
DEBRASS LETTERS
SCALE: NTS

Customer:	DOMINO'S	Date:	7/25/12	Prepared By:	CM	Note: Colors shown may not be exact when viewing or printing this drawing. All colors must be PMS or the closest CMYK equivalent. If there is color or texture, please provide the correct PMS number and a reference to this drawing will be made.
Location:	ROCHESTER, NH	File Name:			114919 - R4 - 24" RW CL - 16" RW CL - 2X14 TENANT PANEL LAYOUT	
					Eng:	-

PERSONA
SIGN MAKERS / IMAGE BUILDERS

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Warrington, SD 57201-0210
1 (800) 843-9888 • www.personasigns.com

PROPERTY OWNER AUTHORIZATION - MUST BE SIGNED BY REAL ESTATE OWNER
Sign location address: 300 North Main Street Rochester, NH 03868

☒ I hereby authorize Jenn Robichaud or Authorized Representative of Barlo Signs of Hudson, N.H., to
APPLY FOR SIGN PERMITS for this site.

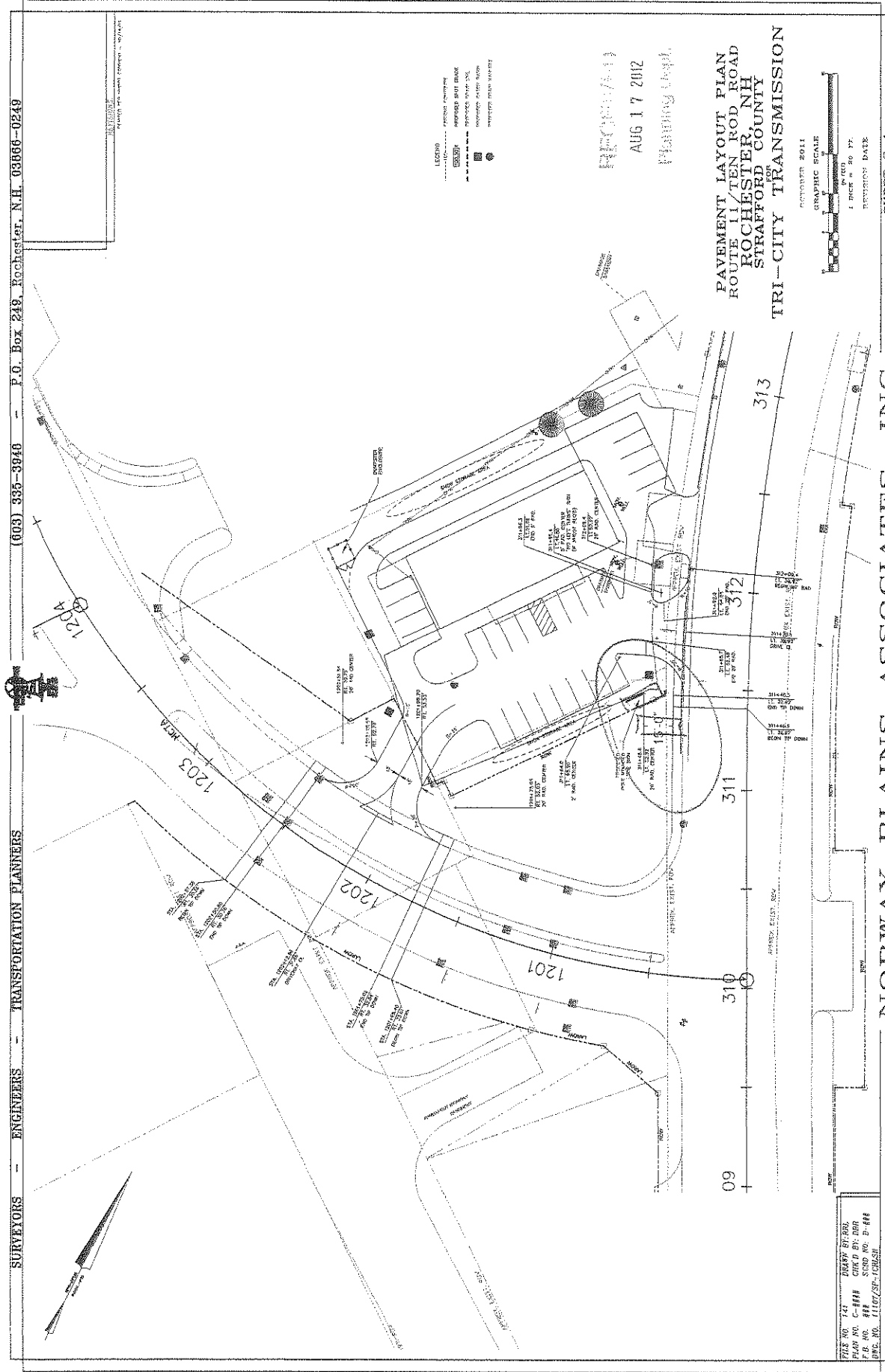
☒ I hereby authorize Jenn Robichaud or Authorized Representative of Barlo Signs of Hudson, N.H., to
APPEAR BEFORE THE PLANNING BOARD and/or SIGN REVIEW BOARD and/or the ZBA for this site.

Property Owner's Signature: DAVID JENKS
Printed Name: DAVID JENKS
Address: 100 CONIFER HILL DR
SUITE 402
DANVERS MA 01923
Phone number: 617 908 4413

This verifies that you are authorizing Barlo Signs to submit an application for permits, variances, or hearings ON BEHALF OF THE
OWNER OF THE PROPERTY. Barlo cannot apply for permits or hearings until we receive PROPERTY OWNER'S authorization.
> IF YOU ARE THE PROPERTY OWNER, please complete & sign the above.
> IF YOU ARE NOT THE OWNER: please provide your landlord's information to us, and we will contact & secure permission.

Please FAX this completed & signed form to 603-882-7680, attn: Tina and MAIL ORIGINAL to Barlo Signs,
158 Greeley Street, Hudson, NH 03051. If you have any questions, please call me at 1-800-227-5674 ext. 339.

Reference JOB NAME: 300 North Main Street- Rochester, NH Job No: G#8666
THANK YOU! Date: July 2, 2012



Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0118-0039-0000	Account Number 27120
Prior Parcel ID --	Property Location 300 NO MAIN ST
Property Owner ROCHESTERDOM LLC	Property Use AUTO REPAIR
Mailing Address 100 CONIFER HILL DR SUITE 402	Most Recent Sale Date 3/8/2012
City DANVERS	Legal Reference 4000-56
Mailing State MA Zip 01923	Grantor VIEL MELODY
Parcel Zoning B2	Sale Price 400,000
	Land Area 0.520 acres

Current Property Assessment

Card 1 Value	Building Value 119,100	Yard Items Value 16,900	Land Value 174,800	Total Value 310,800
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Building Description

Building Style SVC GARAGE	Foundation Type CONCRETE	Flooring Type CONCRETE
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1961	Roof Structure SHED	Heating Type FORCED H/A
Building Grade AVERAGE	Roof Cover MEMBRANE	Heating Fuel OIL
Building Condition Average	Siding CONC BLOCK	Air Conditioning 0%
Finished Area (SF) 4000	Interior Walls AVERAGE	# of Base 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

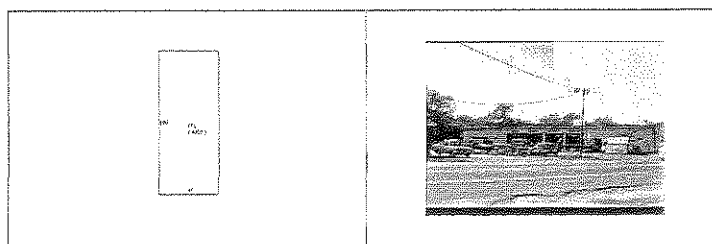
Legal Description

DRAINAGE EASEMENT TO STATE OF NH BK 3705 PG 319

Narrative Description of Property

This property contains 0.520 acres of land mainly classified as AUTO REPAIR with a(n) SVC GARAGE style building, built about 1961, having CONC BLOCK exterior and MEMBRANE 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.

ABUTTER LIST

City of Rochester, NH

Please Print or Type

Applicant: Barlo Signs for Rochesterdom LLC Phone 800.227.5674(333)Project Address: 300 No. Main

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
0115	0039	B2	Rochesterdom LLC	100 Conifer Hill Drive Suite 402 Danvers MA 01923

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
✓ 114	8	Mainly Rochester Pizza LLC	100 Silver St Portland ME 04101
✓ 114	1	R E L Commons LLC	103tc St Suite 520 Portsmouth NH 03801
✓ 115	40	RLP Realty Inc NH Corporation	P.O. Box 1328 Rochester NH 03866
✓ 115	34	State of NH c/o Cityside management	5 Medallion Center Greely St Merrimack NH 03054
✓ 115	36	Brack Properties LLC	298 N. Main Rochester NH
✓ 115	33	Brack Properties LLC	298 N. Main Rochester NH
✓ 115	32	" " "	" " " 03867
✓ 230	17	Claire Roger c/o Roger Claire Trustee	10 Industrial Way Rochester NH 03867

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder

Mailing Address

Barlo Signs	158 Greely St Hudson NH 03051

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form and mail certified notices to abutters and other parties in a complete, accurate, and timely manner, in accordance with applicable law. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Rochester Assessing Office computer Patriot Database (located in the Revenue Bldg at 19 Wakefield Street)

on this date: 8-13-12, This is page 1 of 1 pages.

Applicant or Agent: 

Staff Verification: _____