



Planning
Community Development
Zoning
Conservation Commission
Historic District 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: <http://www.rochesternh.net>

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✓ #1002

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APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2012-28

DATE FILED 9-18-12

C. Lewis
ZONING BOARD CLERK

Phone No 603-332-8688

Name of applicant LAM BROTHERS PARTNERS

Address 24 SIGNAL ST ROCHESTER, NH 03867

Owner of property concerned SAME
(If the same as applicant, write "same")

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

Location 24 SIGNAL ST Rochester, NH 03867

Map No. 0120 Lot No. 0315 Zone 13

Description of property DYNASTY PLAZA - STRIP MALL

Proposed use or existing use affected _____

The undersigned hereby requests a variance to the terms of Article _____ Section _____
and asked that said terms be waived to permit SECOND WALL SIGNS TO THE
REAR OF THE PLAZA (15 SIGNS TOTAL)

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)

Date 9-18-12

CRITERIA FOR VARIANCE

Case # _____

Date: 9-18-12

A Variance is requested by LAM BROTHERS PARTNERS

from Section _____ Subsection _____

of the Zoning Ordinance to permit: SECOND WALL SIGNS FOR ALL UNITS
TO The Rear of the Strip Mall

at 24 Signal St Rochester, NH Map 0120 Lot 0315 Zone 13

Facts supporting this request:

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

SIGNS WOULD BE ON EXISTING WALLS

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

IS Designed as an Aesthetic presence in the center
of Town.

3.) Denial of the variance would result in unnecessary hardship to the owner because of the following special circumstances of the property: LESS VISIBILITY FOR

BUSINESSES TO PROSPER

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

for businesses to prosper

5.) The use is not contrary to the spirit of the ordinance because: The Strip Mall is

UNIQUE in the fact that it's Rear is facing another Street.

Name

Jeff S. Mc

Date:

9-18-12

Dear Planning Board Members,

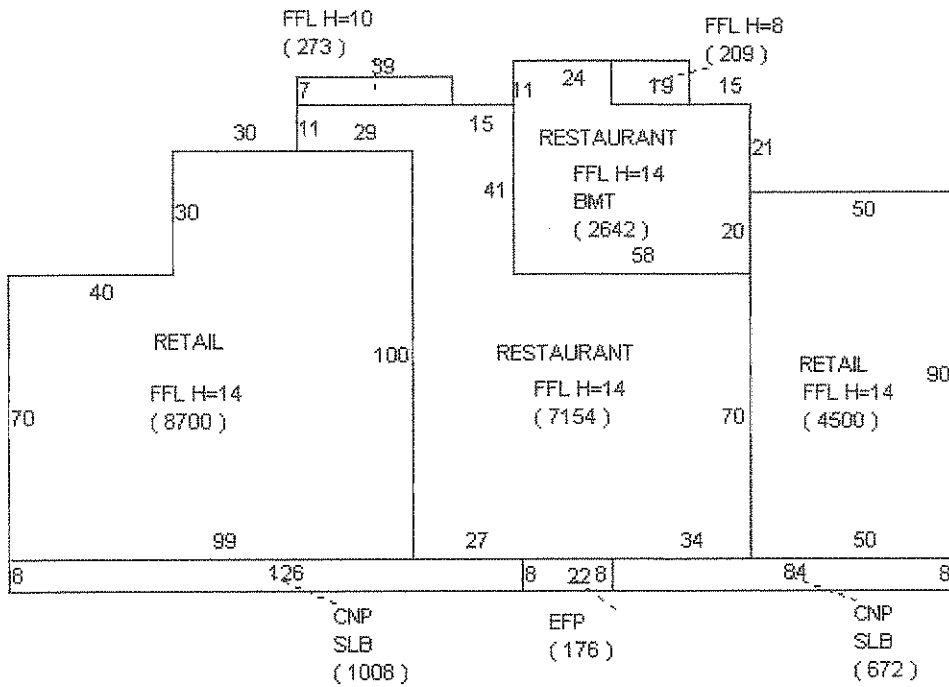
We are requesting this wall sign variance for the entire Dynasty Plaza at 24 Signal St., Rochester, NH to allow second, rear wall signs for all businesses present. The plaza has been uniquely designed and placed in the center of town so that both sides can be seen from the streets. The signs have all uniform lettering and the plaza is designed to be ascetically pleasing to the eye. Each business that has previously opened has received a variance for their rear signs. This entire plaza variance would save time in the future. Thank-you for your consideration in this manner.

Sincerely,

A handwritten signature in black ink, appearing to read "Johnny S. Lam", followed by a long, horizontal, wavy line.

Johnny Lam / Lam Brothers Partners

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Dynasty Plaza
 24 SIGNAL ST
 Rochester, NH 03867

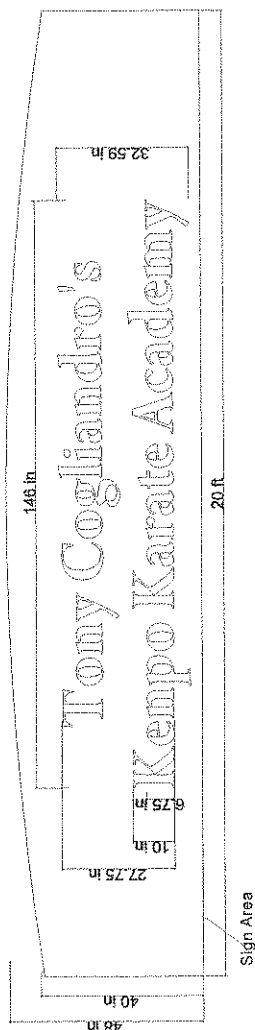
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100

STATEWIDE DESIGN & DESIGN INC.
543 Washington St, Quincy MA 02169
Tel: 617-472-8828 Fax: 617-472-8650
E-mail: statewidedesign@gmail.com

[illegible]

Plastic letters (yellow gold color 1" depth)



Only Cog Karate's Kenpo Karate Academy

FRONT VIEW

Rear Sign:

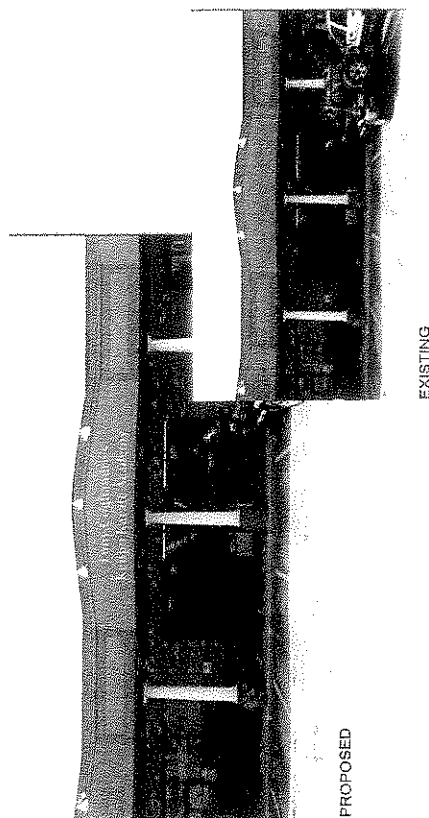
Plastic letters (dark green color)



Kenpo Karate Academy

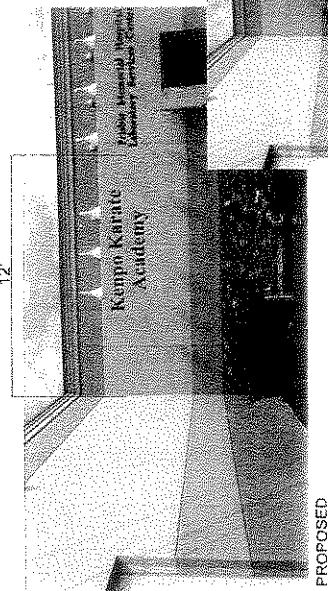
FRONT VIEW

- * Solid surface sign, No internal illumination.
- * Letters to be individual mounted whith studs on the wall.
- * Sign installed in location shown on attached photo.



PROPOSED

EXISTING



PROPOSED

EXISTING

100

DEAD

FILE

CLIENT Mr. Tony Codliandro

COMPANY Kenpo Karate Academy

ADDRESS 14 Signal St Dynasty Plaza

Rochester City

TEL 207-477-2748

DATE _____

PRIEST NAME

Client MUST REVIEW & APPROVE
all drawings BEFORE production.

The prices, specifications and conditions are hereby accepted. Statwide Slan is authorized to execute the contract as outlined in this agreement.

THE FUTURE OF THE FIRM

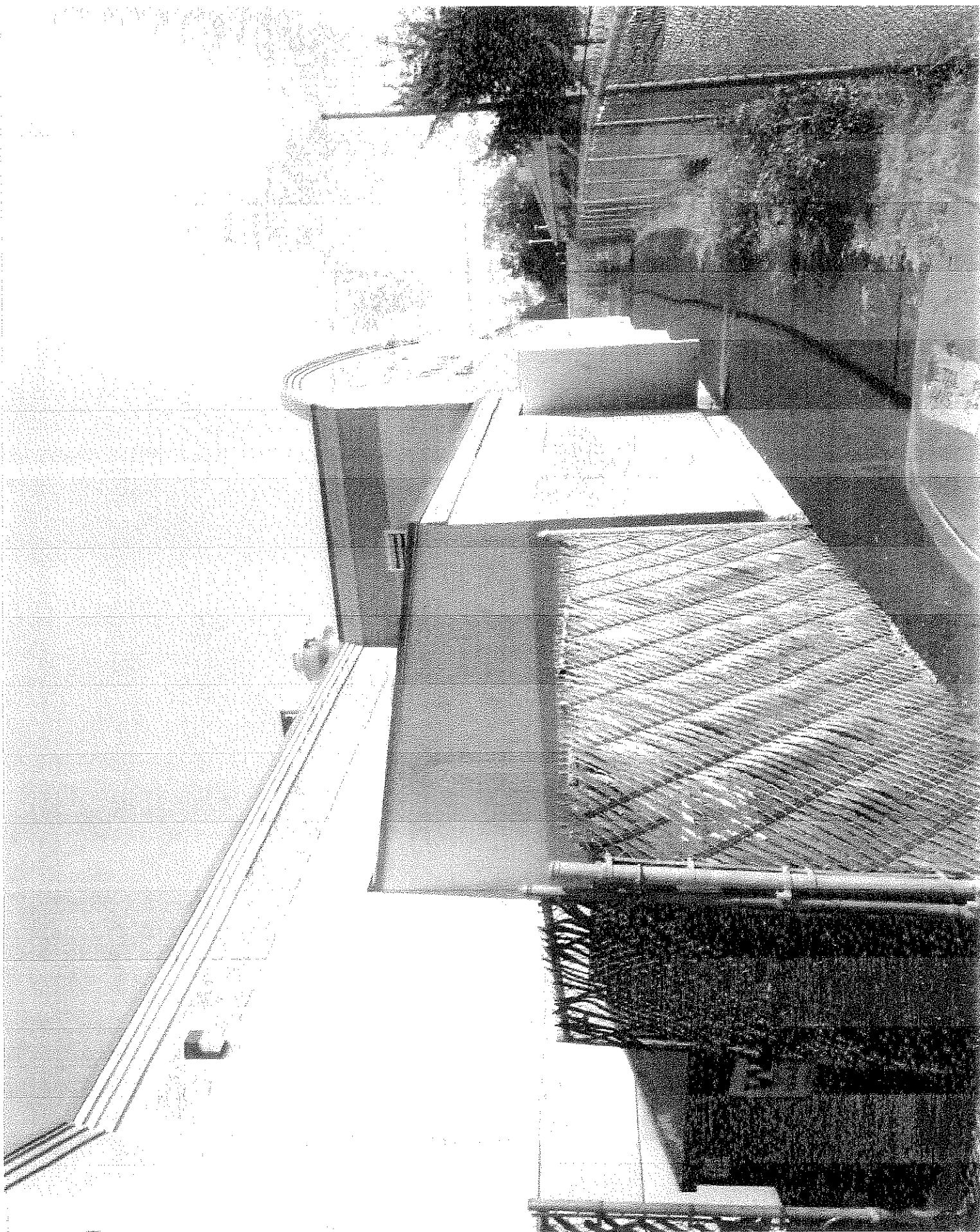
PRINT NAME

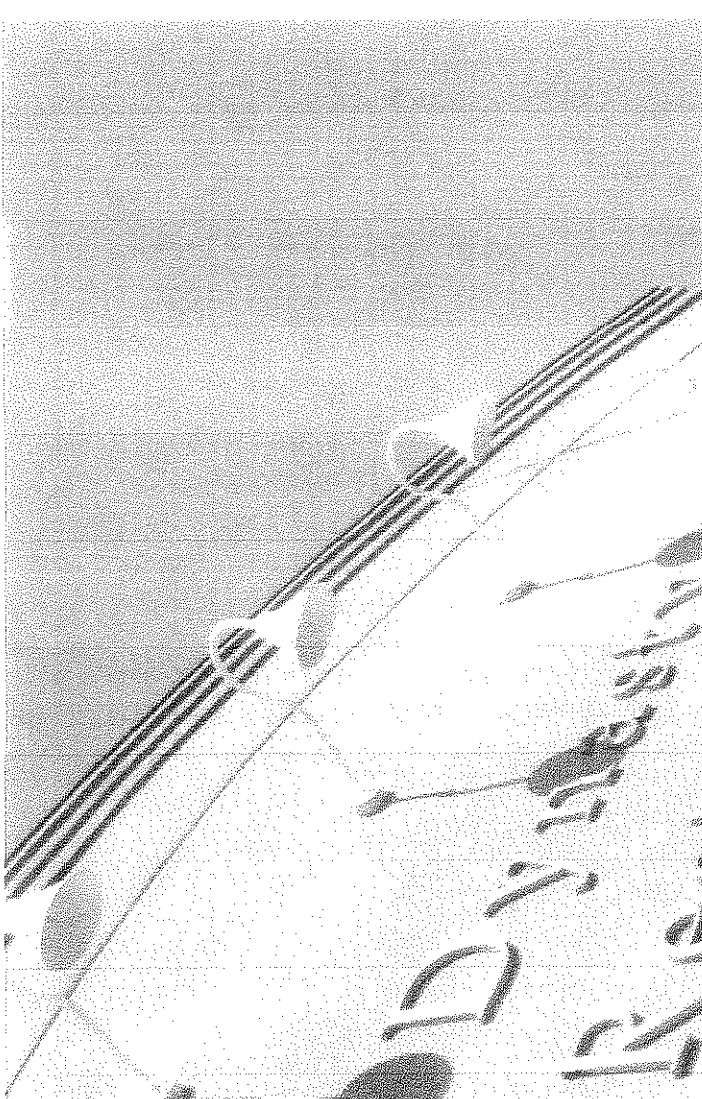
ORDER DATE 09-11-2012

Lucy

Signage

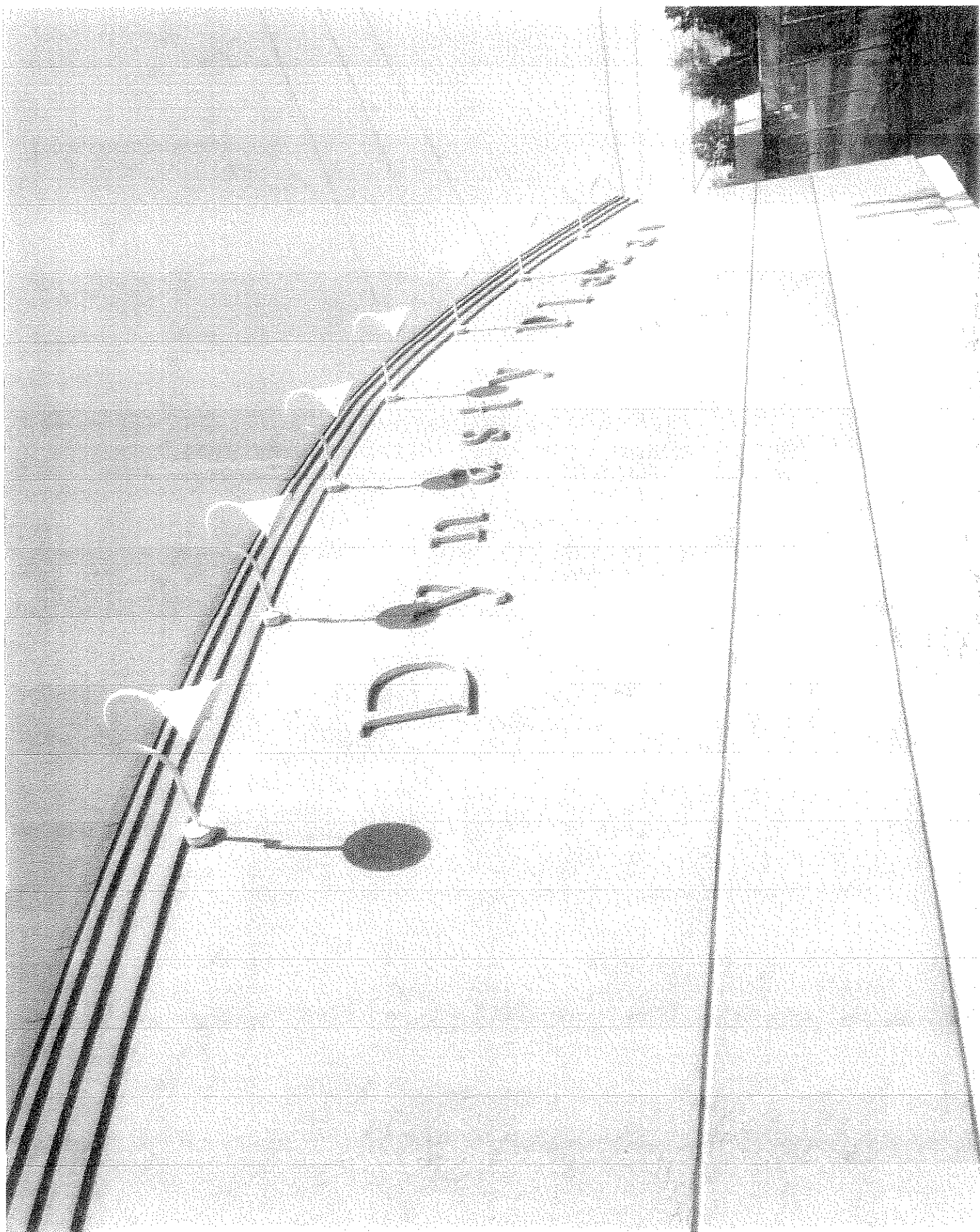
15
16
17

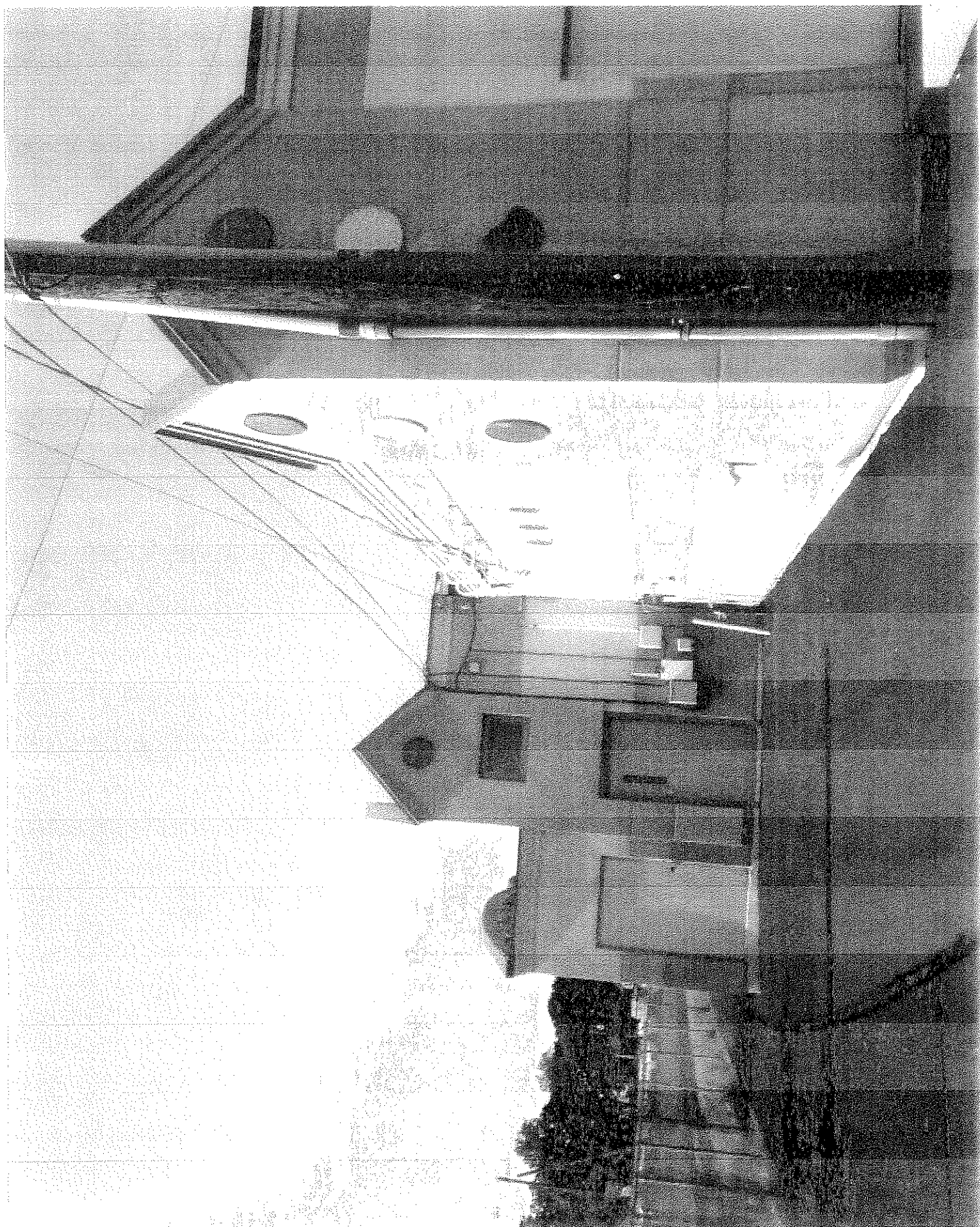


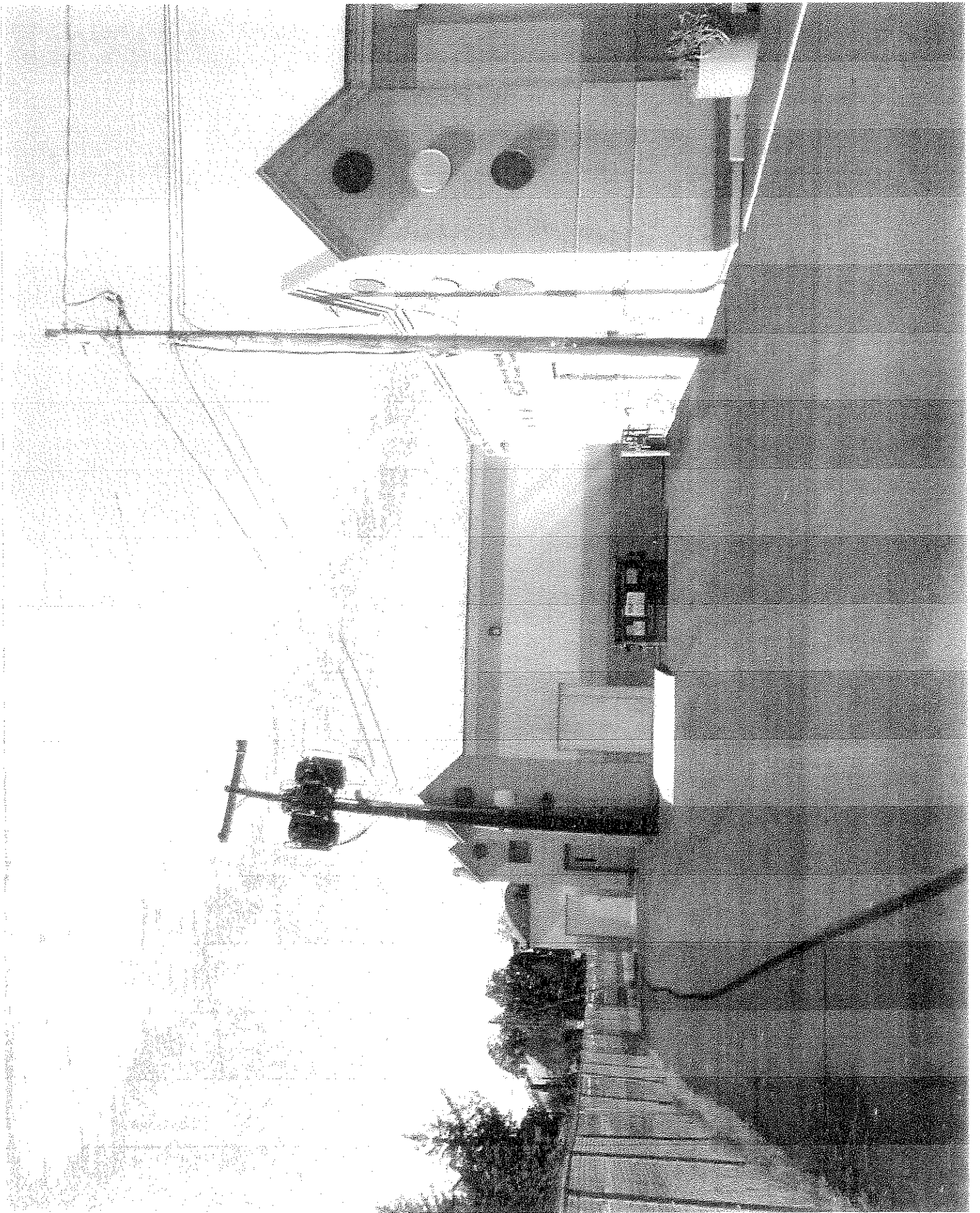


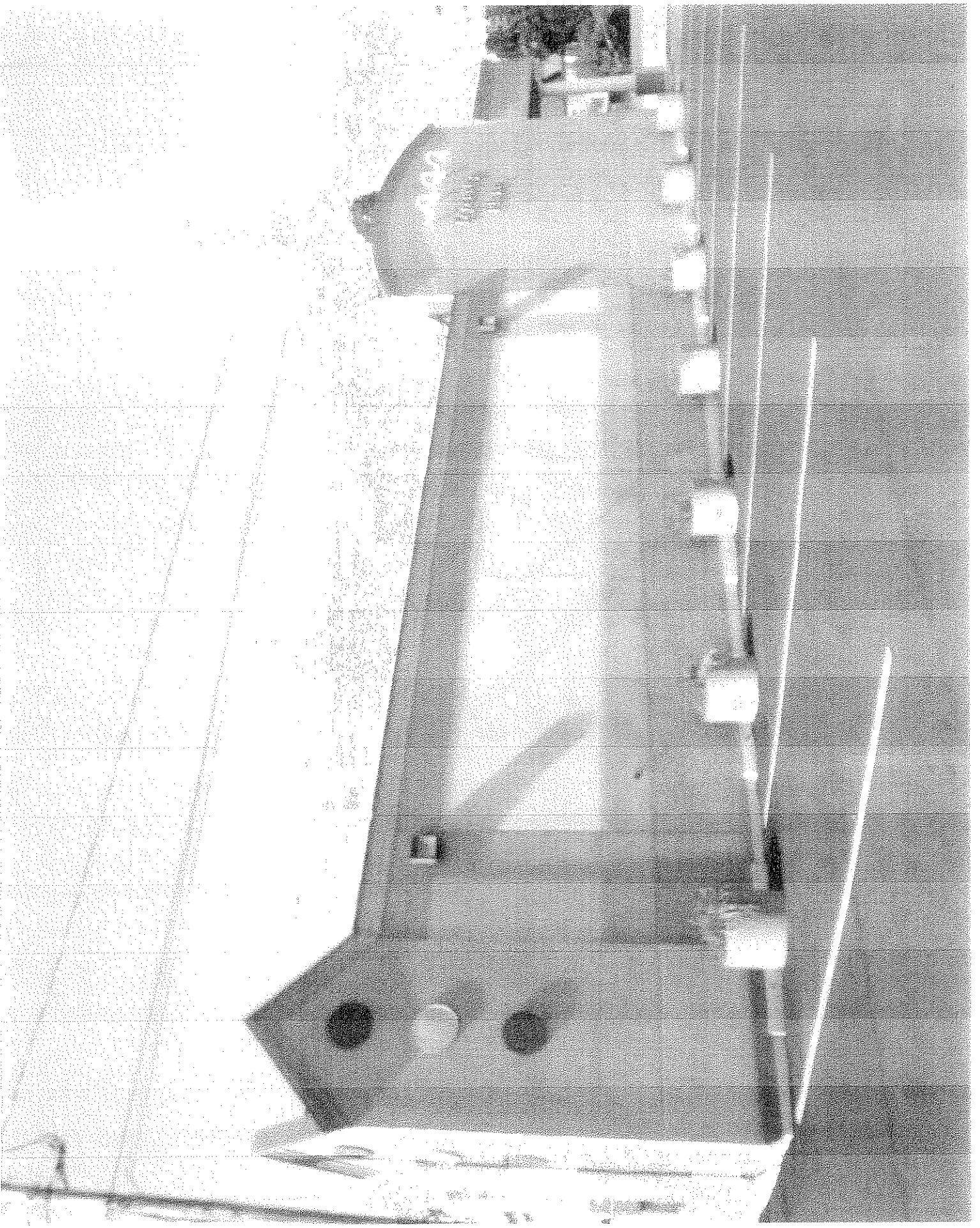
The image shows a decorative graphic on the left side of a page. It features several musical staves with notes and stems. The notes are stylized, with some having circular heads and others being simple dots. The stems are curved and elegant. The overall design is artistic and musical in theme.

West
Restaurant

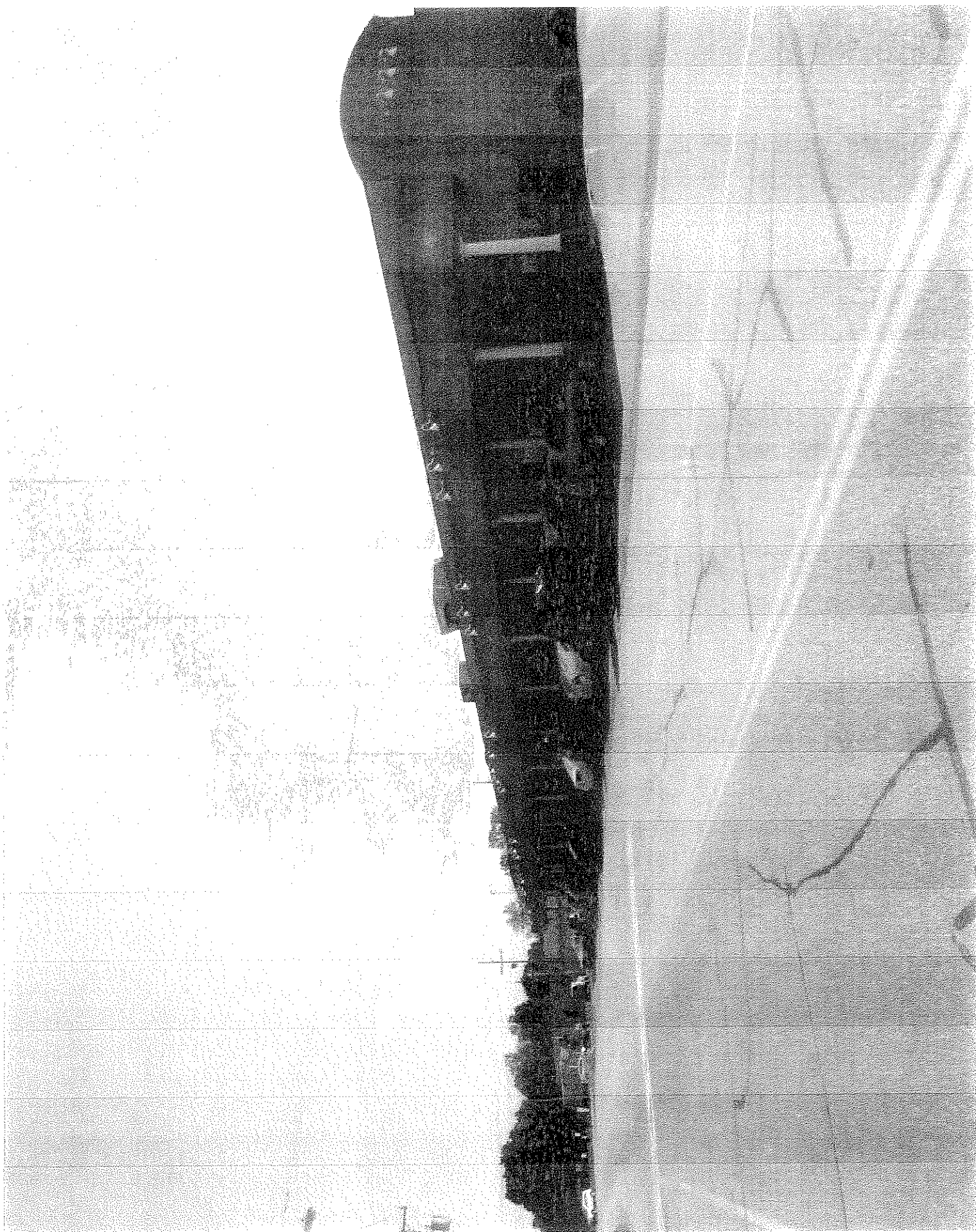


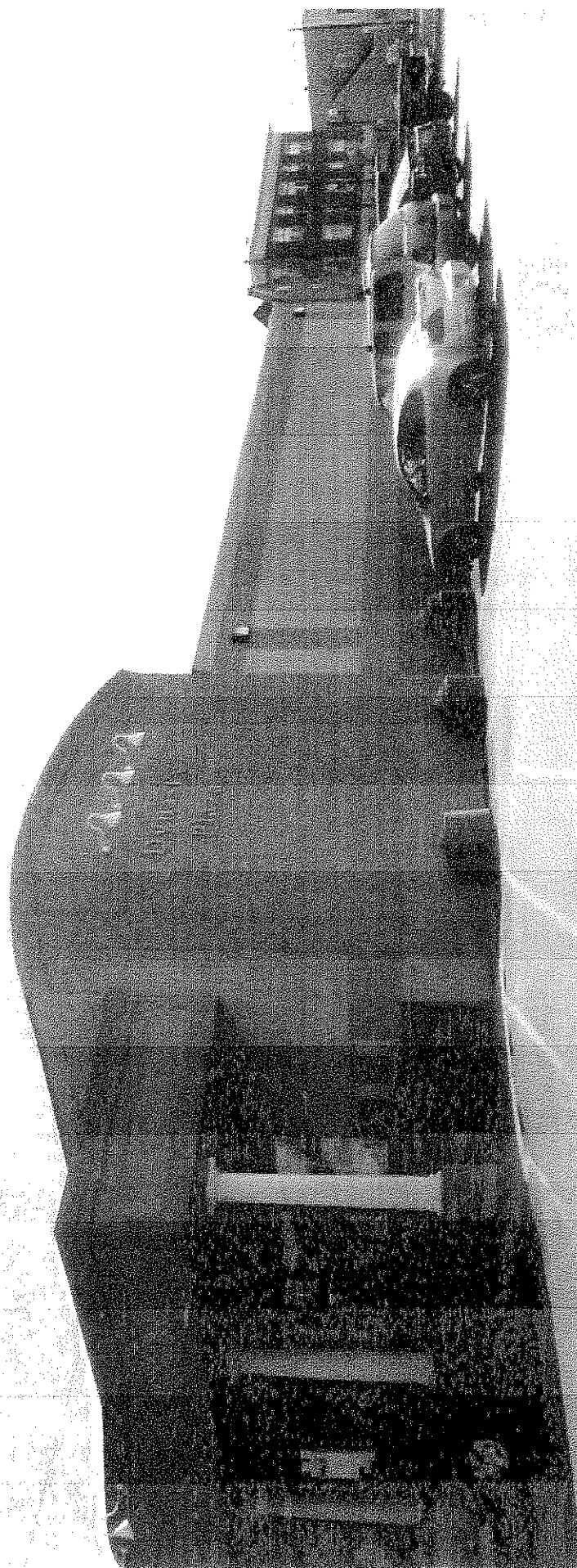


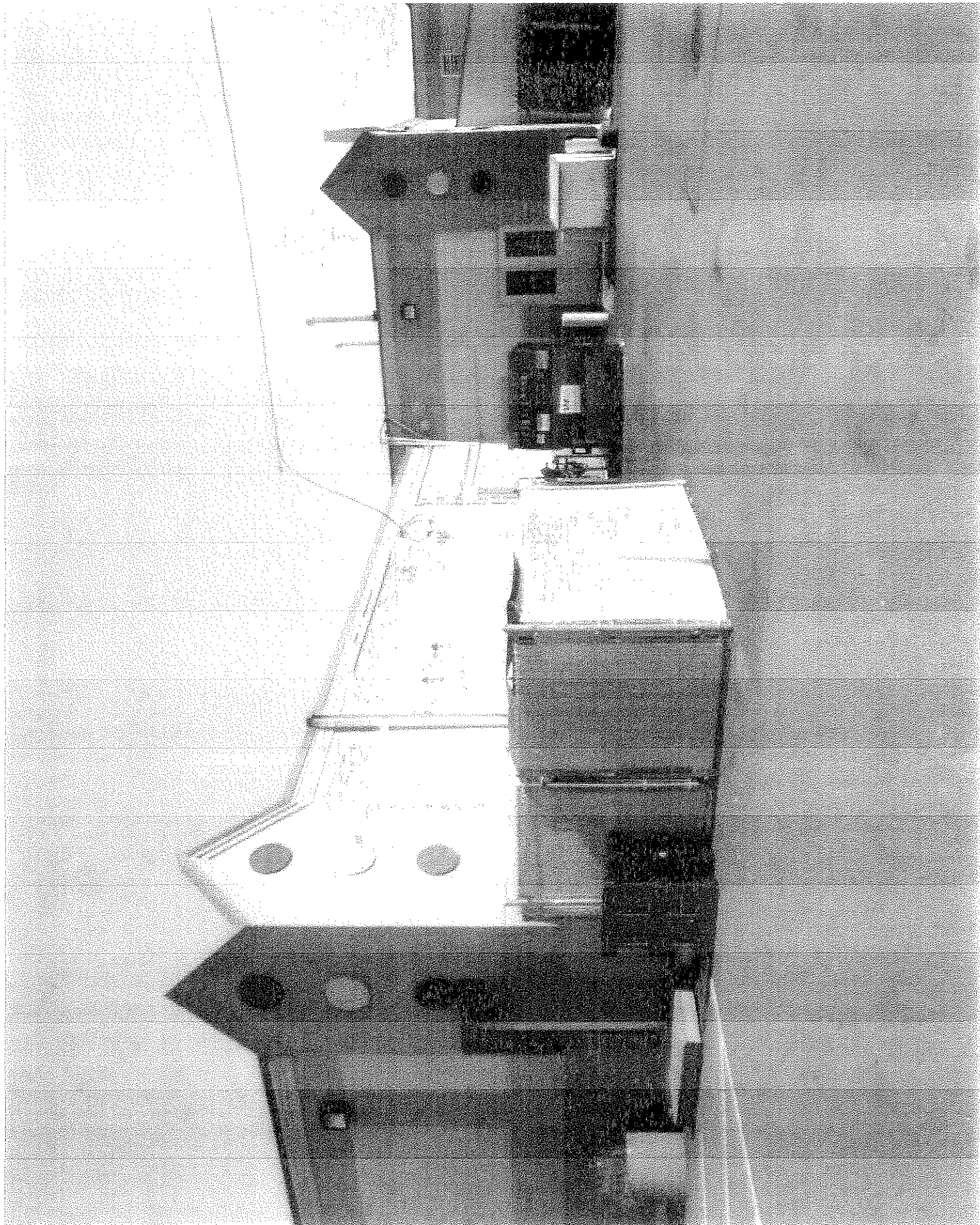


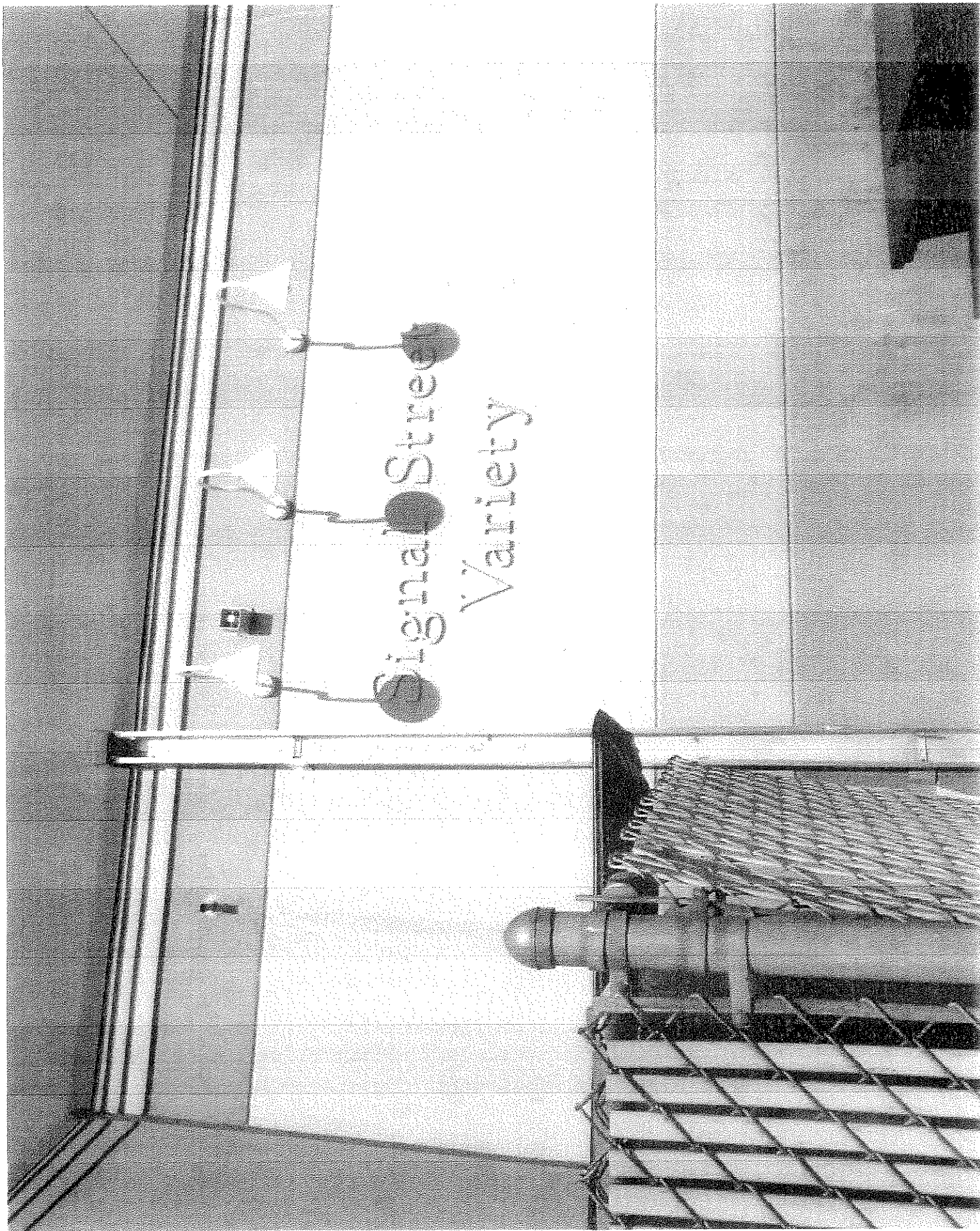


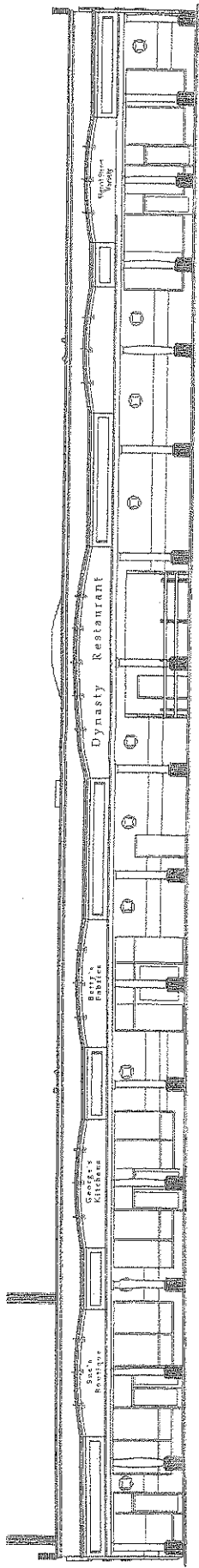




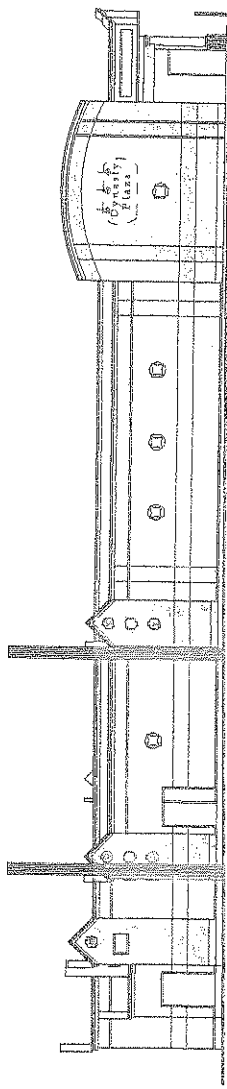




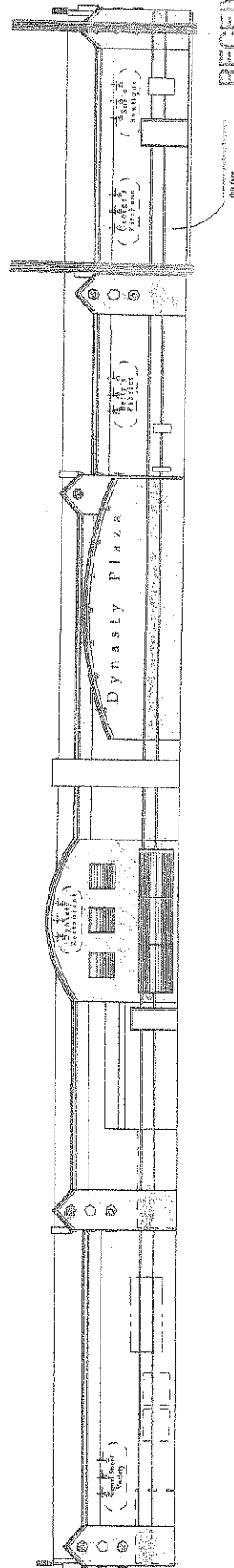




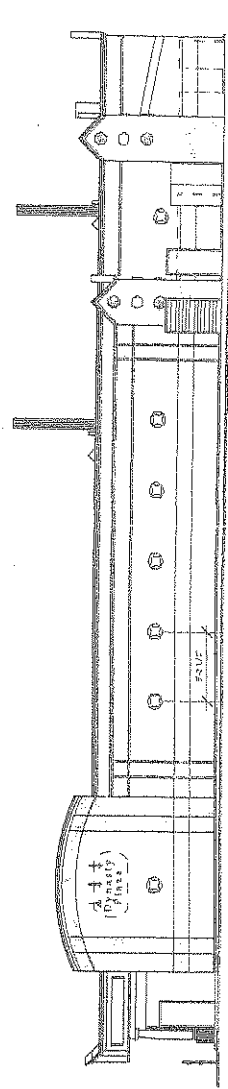
Front Elevation 1/16" = 1'-0"



Left Elevation 1/16" = 1'-0"



Rear Elevation 1/16" = 1'-0"



Dynasty Plaza

*REVISION
MD
12/9/05*

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*20 September 2005
Tony Fallon
Architecture
Fallon, Fallon & Co. 209 3900*

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0120-0315-0000	Account Number	27197
Prior Parcel ID	--	Property Location	24 SIGNAL ST
Property Owner	LAM BROTHERS PARTNERSHIP	Property Use	RETAIL/SVC
Mailing Address	24 SIGNAL ST	Most Recent Sale Date	8/27/1995
City	ROCHESTER	Legal Reference	1800-548
Mailing State	NH	Grantor	BUFFUM ALBERT E
Zip	03867-2733	Sale Price	475,000
Parcel Zoning	I3	Land Area	1.800 acres

Current Property Assessment

Card 1 Value	Building Value	592,000	Yard Items Value	42,500	Land Value	240,600	Total Value	875,100
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Building Description

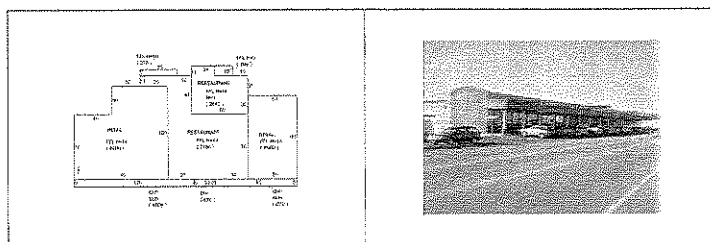
Building Style	RETAIL	Foundation Type	CONCRETE	Flooring Type	AVERAGE
# of Living Units	6	Frame Type	WOOD	Basement Floor	CONCRETE
Year Built	1950	Roof Structure	FLAT	Heating Type	FORCED H/A
Building Grade	AVERAGE	Roof Cover	TAR+GRAVEL	Heating Fuel	GAS
Building Condition	Average	Siding	STUCCO	Air Conditioning	100%
Finished Area (SF)	23478	Interior Walls	AVERAGE	# of Bent Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	13	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 1.800 acres of land mainly classified as RETAIL/SVC with a(n) RETAIL style building, built about 1950, having STUCCO exterior and TAR+GRAVEL roof cover, with 6 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 13 half bath(s).

Property Images



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

City of Rochester, NH
Please Print or Type

Applicant: LAM BROTHERS PARTNERSHIP Phone 603-332-8688

Project Address: 24 SIGNAL ST ROCHESTER, NH 03867

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
120	315	I3	LAM BROTHERS PARTNERSHIP	24 SIGNAL ST, Rochester, NH 03867

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
120	318	NH Northcoast CORP.	P.O. BOX 429, OSSIPPEE, NH 03864
120	316	CITY OF ROCHESTER	31 Wakefield ST Rochester, NH 03867
120	312	NH NORTH COAST CORP.	P.O. BOX 429 OSSIPPEE, NH 03864
120	313	Blue Seal Feeds INC.	P.O. BOX 2052 Rochester, NH 03866
120	44	All Points Travel INC	PO BOX 2014 Rochester, NH 03868
120	43	RIBZ ENTERPRISES LLC	90 Nathaniel Dr, Portsmouth, NH 03801
120	42	RIBZ ENTERPRISES LLC	90 Nathaniel Dr, Portsmouth, NH 03801
120	21	DAN & LOUISE Thibodeau	P.O. BOX 6333 Rochester, NH 03868
120	19	William & CAROL COLBATH	323 F4 ST, LAKE VILLAGE, NOKOMIS, FL 34221
120	314	HOWARD & KIM SECKENDORF	37 CLOVER LN, Barrington, NH 03825

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

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. 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 - Assess Pro (located in the Revenue Bldg at 19 Wakefield Street)

on this date: 9-17-12, This is page 1 of 1 pages.

Applicant or Agent: _____

Planning Staff Verification: _____ Date: _____

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