



City of Rochester, New Hampshire
Department of Building Safety
31 Wakefield Street * Rochester, NH 03867
(603) 332-3508 * Fax (603) 509-1912

NOTICE OF PUBLIC HEARING

Dear Abutter:

You are hereby notified of a **Public Hearing** to be held at **7:00 p.m.** on **Wednesday, October 9, 2013** in the City Hall Council Chambers concerning the following:

2013- 33—Application by Jenn Robichaud of Barlo Signs for McGroen Partners LLC for a variance under Article 42.8 Section (c) (5) of the City's Zoning Ordinance to allow a pole sign that the square footage is larger than 150 sq. feet which is allowed, and to allow a second free standing identification sign where one is allowed in the Business 2 Zone.

Location: 120 Washington St.
Map 123 Lot 65 Business 2 Zone

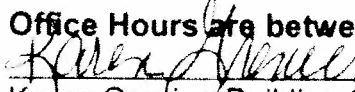
You are welcome to attend the public hearing and comment on the proposal. Be advised you will be allowed to speak at the meeting, however any paperwork will not be accepted at that time.

If you are planning to attend the meeting and have paperwork you wish to have reviewed, or if you are *not* planning to attend the meeting, you may comment by letter, fax or email (karen.grenier@rochesternh.net). However, for the Board to consider your comments they MUST be received NO LATER than 12:00 noon on the Monday before the meeting (October 7, 2013).

The project application is available for review by the public in the Department of Building Safety or you can view the entire application on the City's website – www.rochesternh.net. Click on *Boards & Commissions*, then *Zoning Board of Adjustment*, then *Zoning Board Projects*. Look under the map and lot number shown above.

Please feel free to contact this department with any questions or if you have any disability requiring special provisions for your participation.

Office Hours are between 8:00 a.m. to 5:00 p.m. Monday through Friday.


Karen Grenier, Building & Zoning Secretary
cc: file



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

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

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No 800.227.5674(333)

DO NOT WRITE IN THIS SPACE

CASE NO. 2013-33

DATE FILED 9-18-13

K. Gainer
ZONING BOARD CLERK

Name of applicant Barlo Signs - Jenn Robichaud

Address 158 Greeley St Hudson NH 03051

Owner of property concerned Mc Groen Partners LLC
(If the same as applicant, write "same")

Address 75 Chapman Dr. Rochester
(If the same as applicant, write "same")

Location 120 Washington St.

Map No. 123 Lot No. 65 Zone B2

Description of property Commercial

Proposed use or existing use affected ① Ground sign proposed, 305.8' high, 150' allowed; 30' High, 10' Setback. ② Second ground sign identifying the building.

The undersigned hereby requests a variance to the terms of Article 42,
Section 8C and asked that said terms be waived to permit _____

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 _____

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 # 2013-33

Date: 9-18-13

A Variance is requested by McGroen Partners LLC
from Section Art 42 Sec 8 Subsection C
of the Zoning Ordinance to permit: ① 305.8', 30' TALL, 10' Setback Freestanding
Sign;
at 120 Washington St Map 123 Lot 65 Zone B2

Facts supporting this request:

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

Site is Commercial, Approved for construction; surrounding
properties enjoy identification signs of similar size.

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

The way finding public requires proper signage to help them identify
their destination.

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

As An Urgent Medical care office will occupy this site, it is important
that motorists seeking this site easily locate the property, once they exit the
Spaulding turnpike.

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

It will Allow the property owner the signage necessary to properly
identify the site and its tenants.

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

The proposal represents signage inline with Apparel, and Building Significance
in size.

Name [Signature]

Date: 9-17-13

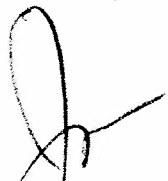
September 17, 2013

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

Board Members,

Enclosed pls find application for variance for one internally illuminated freestanding sign which will exceed the sign code allowance of 150 sf, and also an address plaque, which will be placed on a granite slab at 120 Washington St. – which the Building Department has determined to be secondary freestanding signage.

Should you have any questions or concerns, pls don't hesitate to contact me,



Barlo Signs
Jenn Robichaud
158 Greeley St
Hudson NH 03051
800-227-5674

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 #:

ITEM MANUFACTURING	
Barb's	Barb's
Barb's	Barb's
ITEM INSTALLATION	
Barb's	Barb's
Barb's	Barb's
ITEM SCOPE OF WORK	

ITEM A: MANUFACTURE & INSTALL:
(1) DF ILLUMINATED PYLON w/ RGB EMC

Sign Area: 305.8 sq ft (total both sides)

GENERAL NOTES

Field Survey Required

COLORS

HEADER (NON-ILLUMINATED)
FABRICATED ALUM: PTM PMS 732 BROWN
CAP: PTM DRYVIT #112 SANDLEWOOD
COPY: CAST METAL LETTERS: BRUSHED BRONZE
FINISH: 1/2" DEEP, PALATING SEMIBOLD FONT

SIGN

Cabinet: PTM PMS 732 BROWN

Back: PTM PMS 732 BROWN

Face: B/B: WHITE, LEXAN

Copy: ALL TENANT COPY / COLORS TBD

POLES

Pole: AS REQ'D

Pole Cover: Upper pole covers: PTM Dryvit #112 Sandlewood Beige

Base: PRO-FIT LEDGESTONE "SHALE" (PF-8016)

Aluminum Cap: PTM PMS 732 BROWN

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

SIGN DISPOSITION

☐ Signs for Barb's ☐ Leases ☐ Signs ☐ Displays

☐ Signs for Customers ☐ Changeable ☐ N/A

MANUFACTURING INFORMATION

S/F: 0/0' (BL) Non-ILL

Interior: Exterior: Custom Extrusion

Cabinet Depth: FAB WIDE Panel Size: 2' x 1/2"

Framing: Steel Alum

Face Mat: LEXAN Th: 3/16"

Copy: VINYL

UL Station Loc: Sign Top

Illumination: LED

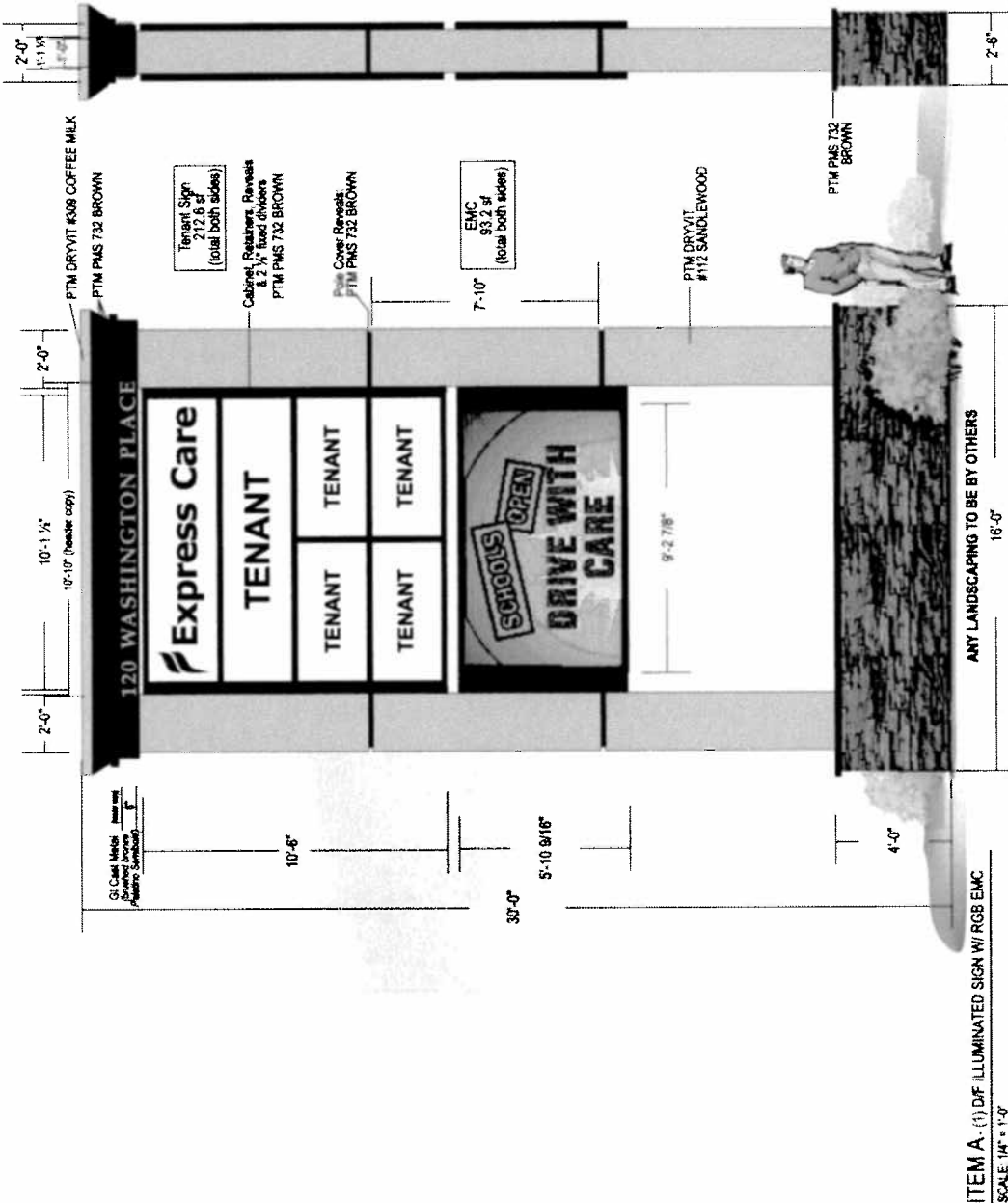
Ballast: Standard Electronic

POLE COVER

Non-Illum: Illum Standard Extrusion

Hgt: Depth:

Material:



ELECTRIC		Testing	Required	Existing	Required	ELECTRONIC MESSAGE CENTER		PROJECT APPROVAL - PRESALE		PROJECT APPROVAL - PRD	
Cables	Size	Length	W. Thickness	Sub Size	Sub Length	Red	Amber	Design	Date	Design	Date
Amp								Cabinet Size:	5'-10 9/16" x 9'-2 7/8"		
Voltage								Matrix:	112 x 176		
U.L.								Pixel Size:	MM 16		
Subtable Location:	Wet	Damp	Dry					T & T	Weather Station		
Notes:	This sign is intended to be installed in accordance with the requirements of Article 610 of the National Electrical Code and after inspection and approval of the local authority having jurisdiction.										
Plate	W	L	Th					Comm:	Fiber DC	PM Cell	
GUSSETS	W	L	Th					Master/Slave	Master/Slave		
								Computer Provided:	Y	N	
								Installation	Date:	Date:	Date:

REVISIONS

Date	Comment
6/25	Increase ht to 30'; show tenant sign w/ friable in largest panel; add emc at bottom
6/26	Change "Street" to "Place". Show tenant cabinet with 6 equal tenants. Friable w/ logo, than Express Care copy
6/26A	Show "F" logo w/ express care; 2 full length panels; 4 panels divided in middle; change emc message to reflect sports phys
7/15	Maintain 75 sf for tenant sign; show "filler" same size as emc for future consideration
9/06	Increase size, add emc (variance)
9/10	New EMC size (112 x 176 matrix)

TIME SUMMARY

6-Any/Eng	5-Misc
1-Any/Eng	6-Misc
1-Any/Eng	7-Misc
1-Any/Eng	8-Misc
1-Any/Eng	9-Misc
1-Any/Eng	10-Misc
1-Any/Eng	11-Misc
1-Any/Eng	12-Misc

PARLO SIGNS

150 Broadway St., New York, NY 10038
(212) 693-2333 Fax (212) 693-2666
For Service: 800-227-6374

File Name:
120 Washington Street 13011363.cad-17 PERMIT

B-13-05-11363

REV 5

SHEET 1.9

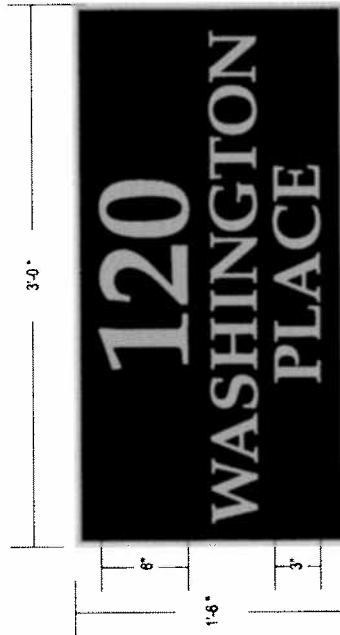
2013-33

JOB#:	
ITEM MANUFACTURING	
Barlo	BarloMax Sub Other
ITEM INSTALLATION	
Barlo	BarloMax Sub Other
ITEM SCOPE OF WORK	
ITEM C. RECEIVE & INSTALL (1) CAST PLAQUE	
Sign Area: 10'	
GENERAL NOTES	
Field Survey Required	
PLAQUE	
COLORS	
ALL COLORS ARE FOR REPRESENTATION ONLY. SEE ACTUAL SAMPLES FOR COLOR MATCH.	
SIGN DISPOSITION	
☐ Sign for Barlo ☐ Leave @ Site ☐ Display ☐ Store for Customer ☐ Chargeable ☐ N/A	



SCALE: 3/4" = 1'-0"

PLACEMENT OF SIGN TBD



ITEM C. (1) CAST PLAQUE
SCALE: 1 1/2" = 1'-0"

Job Name: 120 WASHINGTON STREET	
Location: 120 Washington Street • Rochester, NH	
Client: Design Specifications Accepted By:	Drawn By: LT
Lead/Inst: MALT	Date: 9/17/13
© COPYRIGHT 2013 THE BARLO GROUP No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without permission in writing from Barlo Signs.	
120 Washington Street 1361133 09-17 PERMIT B-13-05-11363 REV 5 SHEET: 3.0	

BARLO SIGNS
156 Greeley St., Hudson, NH 03051
(603) 882-2636 Fax (603) 882-7860
For Service: 800-227-9974

2013-33



Patriot
Properties Inc.

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
120		WASHINGTON ST, ROCHESTER

OWNERSHIP	Unit #
Owner 1: MCGROEN PARTNERS LLC	
Owner 2:	
Owner 3:	

Street 1: 75 CHAPMAN DR
Street 2:

Twtn/City: ROCHESTER	Country	Own Occ: IN	Type
S/Prov: NH			
Postal: 03839			
PREVIOUS OWNER			
Owner 1: E S D LLC -			
Owner 2:			
Street 1: 113 BAY ST			
Twtn/City: MANCHESTER	Country		
S/Prov: NH			
Postal: 03104			

NARRATIVE DESCRIPTION

This Parcel contains 18 AC. of land mainly classified as SINGLE FAM with an(n) COTTAGE Building Built about 1931, Having Primarily CLAPBOARD Exterior and STEEL Roof Cover with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, Total and 2 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Cont. Int.
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PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	B1	BUSINESS	100	1	2	CITY SEWER
o				1		CITY WATER
n				1	4	NONE
Census:				Exempt		
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 / Price/Units	Unit Type
101	SINGLE FAN		0 18		PRIMARY ASIT

IN PROCESS APPRAISAL SUMMARY						Legal Description	User Acct
Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	SNOW EASEMENT TO NH & CITY BK 2122	30992
101	6,400	100	0.180	121,500	128,000	PG 997	GIS Ref
						Entered Lot Size	GIS Ref
						Total Land: 0.18	
						Land Unit Type: AC	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 158.42		/Parcel: 158.4			
Total Card		6,400		121,500			
Total Parcel		6,400		121,500			

PREVIOUS ASSESSMENT										Parcel ID 0123-0065-0000	
Tax Yr	Use	Cat	Bkg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2013	101	FV	6,400	100	.18	121,500	128,000	128,000	128,000 Year End Roll	9/4/2013	
2012	101	FV	6,400	100	.18	121,500	128,000	128,000	128,000 Year End Roll	9/20/2012	
2011	101	FV	6,400	100	.18	121,500	128,000	128,000	128,000 Year End Roll	9/27/2011	
2010	101	FV	6,400	100	.18	121,500	128,000	128,000	128,000 roll	8/25/2010	
2009	101	FV	9,600	200	.18	135,000	144,800	144,800	144,800 Year End Roll	9/24/2009	
2008	101	FV	29,300	100	.18	135,000	164,400	164,400	164,400	8/25/2008	
2007	101	FV	27,500	100	.18	135,000	162,600	162,600	162,600 Year End Roll	9/26/2007	
2006	101	FV	27,500	100	.18	135,000	162,600	162,600	162,600 Year End Roll	9/14/2006	

PRINT	
Date	Time
09/25/13	14:43:40

LAST REV	
Date	Time
08/26/13	10:32:33

ruth

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCGROEN PARTNER	4142-993	1	5/16/2013	Plottage		No	No	4		COMBINES 123-55 & 66
E S D LLC.	4084-886	1	12/26/2012	Abutter Sale	245,000	No	No	4		
NYBERG JAMES J	4048-142	1	8/20/2012	Business Aff	188,267	No	No	4		LLC CONTACT PERSON LYNETTE
HANSBOM BERNARD	3966-143	1	10/28/2011	Chg After4/1	275,000	No	No	5		Buyer obtained site review to change
HANSBOM GAILE	1200-207		11/26/1985			No	No	4		
VACHON JANET A	1151-77	1	1/18/1984	OldDeed Date	2,000	No	No	4		LOT LINE REVISION
STUART AVIS C &	1065-486	1	6/2/1981		25,500	No	No	4		
SPILLER M AINSL	1056-770		10/23/1980			No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	CU	Last Visit	Fed Code	F. Descrip	Comment	Date	resum	
8/19/2013	5975	ELECTRIC	6,200 O						7/15/2013	DEED CHANGE	VK
8/13/2013	5918	FURNACE	90,000 O						1/10/2013	DEED CHANGE	GN
8/13/2013	5919	PLUMBING	120,000 O						12/4/2012	OWN ADD CHG	VK
5/21/2013	5175	COMM BLD	1,020,000 O						12/3/2012	OWN ADD CHG	GN
6/4/2013	5244	DEMOLITI	3,000 O						9/7/2012	DEED CHANGE	GN
5/7/2013	5033	ELECTRIC	400 O						11/7/2011	DEED CHANGE	VK
12/2/2005	1692	FURNACE	2,600 C		2/6/2006				7/21/2008	DEED CHANGE	VB
4/12/2004	298	ELECTRIC	1,567 C		1/1/2004				7/10/2008	CORRECTION	NM
									10/18/2007	EXT ONLY	TM

ACTIVITY INFORMATION

Int	CO	Last Visit	Fed Code	F. Descrp	Comment	Date	Result
000	0					7/15/2013	DEED CHANGE
000	0					1/10/2013	DEED CHANGE
000	0					12/4/2012	OWN ADD CHG
000	0					12/3/2012	OWN ADD CHG
000	0					9/7/2012	DEED CHANGE
000	0					11/7/2011	DEED CHANGE
000	C	2/6/2006				7/21/2008	DEED CHANGE
067	C	11/1/2004				7/10/2008	CORRECTION
						10/18/2007	EXT ONLY
							TM

	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	All Class	%	Spec Land	J Code	Fact Us
3009	Neigh Infl	Neigh Mod							121,500				0	

Total ACMA: 0 18000	Total SF/SM: 7840.80	Parcel LUC: 101	SINGLE FAM	Prime NB Desc:	COMMERCIAL
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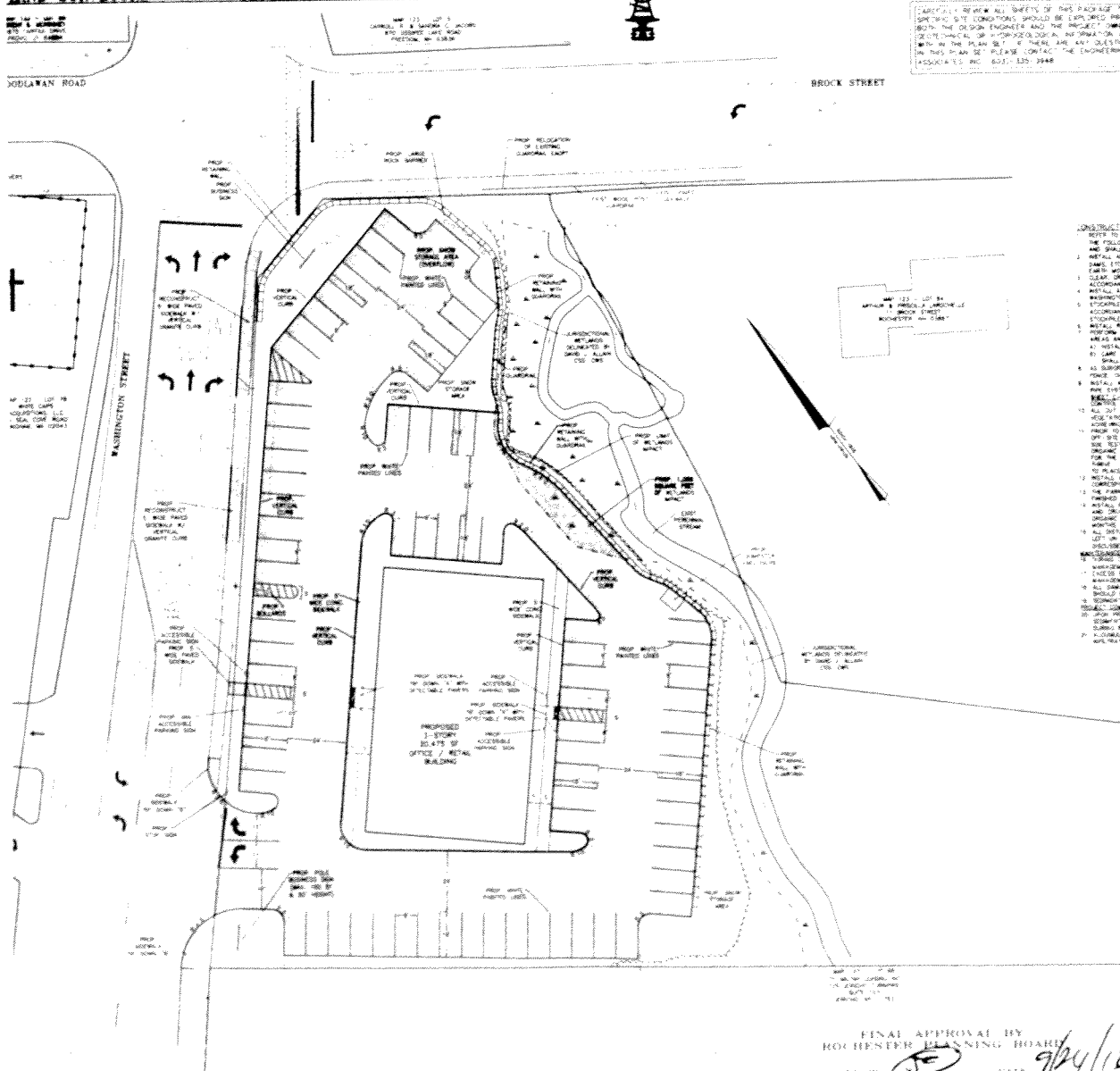
Disclaimer: This Information is believed to be correct but is subject to change and is not warranted Database: AssessPro



PLEASE NOTE: ALL SHEETS OF THIS PACKAGE TO INSURE PROPER CONSTRUCTION
SPECIFIC SITE CONDITIONS SHOULD BE EXPLORED PRIOR TO CONSTRUCTION. CONTACT
BOTH THE DESIGN ENGINEER AND THE PROJECT OWNER FOR ANY AVAILABLE
SITE/LOCAL SOIL/GEOTECHNICAL INFORMATION AVAILABLE. BE NOT CONTAINED
WITHIN THE DRAWING. IF THERE ARE ANY QUESTIONS WITH THE DESIGN PRESENTED
IN THIS DRAWING, PLEASE CONTACT THE ENGINEERING STAFF AT MCDONALD, DENNIS
ASSOCIATES INC. 607-125-9948



REVISION:
 SK/22/13 - ADD SMOKE S'ORA
 ON/206-13 REVERSE RE'AMING;
 LOCATION AND; ADD
 BARRIERS
 ON/1-13 - REVERSE RE'AMING;

[illegible]

TAX MAP 123, LOTS 65 & 66
OWNER OF RECORD
McGROEN PARTNERS, LLC
75 CHAPMAN DRIVE
ROCHESTER, NH 03667
BOOK 4084, PAGE 0888
BOOK 4085, PAGE 0888

SITE LAYOUT PLAN
WASHINGTON STREET
AND BROCK STREET
STRAFFORD COUNTY
ROCHESTER, N.H.

PREPARED FOR:
McGROEN PARTNERS.
SCALE 1" = 20' MARCH 2014

◎ 张其成讲读 张其成 著

2. 1944年12月 20日 1945年 1月 20日

FINAL APPROVAL BY
ROCHESTER PLANNING BOARD

CERTIFIED BY DATE 7/1/01

NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd Rochester, N H 603-333-3944