



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

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 603.437.1200
X303

Name of applicant N.H. SIGNS (CLIFF CONTI REA)

Address 60 OLD DERRY ROAD LONDONDERRY, NH

Owner of property concerned ELDAE A ZOURI & SUZIE REALTY TRUST
(If the same as applicant, write "same")

Address 172 MILTON ROAD, ROCHESTER, NH 03868
(If the same as applicant, write "same")

Location 172-174 MILTON ROAD

Map No. 205 Lot No. 127 Zone B2 (R-1)

Description of property FUEL & FOOD FACILITY

Proposed use or existing use affected WALL SIGN

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

SIGN WHERE ONE IS ALLOWED

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)

A Variance is requested by N.H SIGNS FOR LIL' MART - SEBAGO CAFE
from Section 42 Subsection 8

of the Zoning Ordinance to permit: A SECOND WALL SIGN WHERE
ONE IS PERMITTED

at 172-174 MILTON RD Map 205 Lot 127 Zone B1-

Facts supporting this request:

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

REQUESTED SIGN IS A NON-ILLUMINATED SIGN, REASONABLE
SIZE & SCALE TO THE BUILDING, APPROX. 180' FROM STREET.

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

PUBLIC IDENTIFY CAFE, IT WILL BE VISUALLY BALANCED
WITH PRIMARY SIGN ON THE WALL

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

IDENTIFIED SEPARATELY FROM MARKET SIGN,
AS IT OFFERS DIFFERENT PRODUCTS & SERVICES

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

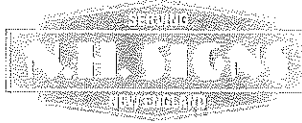
IT WILL ALLOW PUBLIC TO FIND THIS BUSINESS
AND HELP CAFE TO BE SEPARATELY IDENTIFIED.

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

BE MOSTLY READ WHILE ON PROPERTY DUE
TO DISTANCE FROM STREET.

Name CLIFF CONDI

Date: 8/22/2012



Design • Manufacture • Install • Service

Indaba Holdings, Inc. dba NH Signs
60 Old Derry Road
Londonderry, NH 03053

o: 603.437.1200
f: 603.437.1222
www.nhsigns.com

August 22, 2012

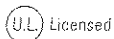
RE: Property Located at 174 Milton Road, Rochester, NH
Owner: Fidaa A. Zouri & Suzie Realty Trust
326 Clark Street
Worcester, MA

We are requesting a simple non-illuminated sign adjacent to the café portion of this building.

This will help identify the separate function of the café and the products and services available. The nature of modern self-serve fuel stations is that those who visit for fuel will not know the other services inside if the café cannot identify itself to those on the property.

The size and scale of requested sign is one that will be read mostly by those who have entered the property due to the distance from the street.

Interior/exterior signage • Vehicle graphics • Wood, carved, sandblasted • Directory systems
Neon channel letters • Electric signs • Building awnings • Internally illuminated cabinets • L.E.D. message centers



SECRET

BOOKS

RECEIVED
APR - 7 2009
TAX MAP 205, LOT 127
OWNER OF RECORD:
FIDAB AZOUZI & SUZIE
FAKHOUREY REALTY TRUST
172 MILTON ROAD
ROCHESTER, N.H.

AS-BUILT SITE PLAN
MILTON ROAD / ROUTE 125
ROCHESTER, NH
STRAFFORD COUNTY
FIDAE AZOURI & SUZIE
FAKHOURY REALTY TRUST

3705 CHERRY
SUITE 200
NORWALK, CT 06858

205-127-B2-04/05

Michael Behrendt

NORWAY PLAINS ASSOCIATES, INC.

Approx. 8.5%

NEAREST DISTANCE FROM PROPERTY LINE USING RELATIVE SCALE

8'-0"

2'-2"



(1) S. FACE NON-ILLUMINATED SIGN



60 OLD DERRY ROAD
LONDONDERRY, NH
603.437.1200
FAX 603.437.1222

www.nhsigns.com

- ☐ DESIGN
- ☐ MANUFACTURE
- ☐ INSTALL
- ☐ SERVICE



NAME

CLIENT: Lil' Mart
LOCATION: Rochester, NH
DATE: 07/27/12

DESIGNER: CFC

ACCT. REP: DAN HUTCHINS

REVISION NOTES BY

1 0/0/12

2

3

FILE NAME/

LOCATION

☒ DESIGN APPROVED

BY DATE / / 12

INSTALLATION NOTES

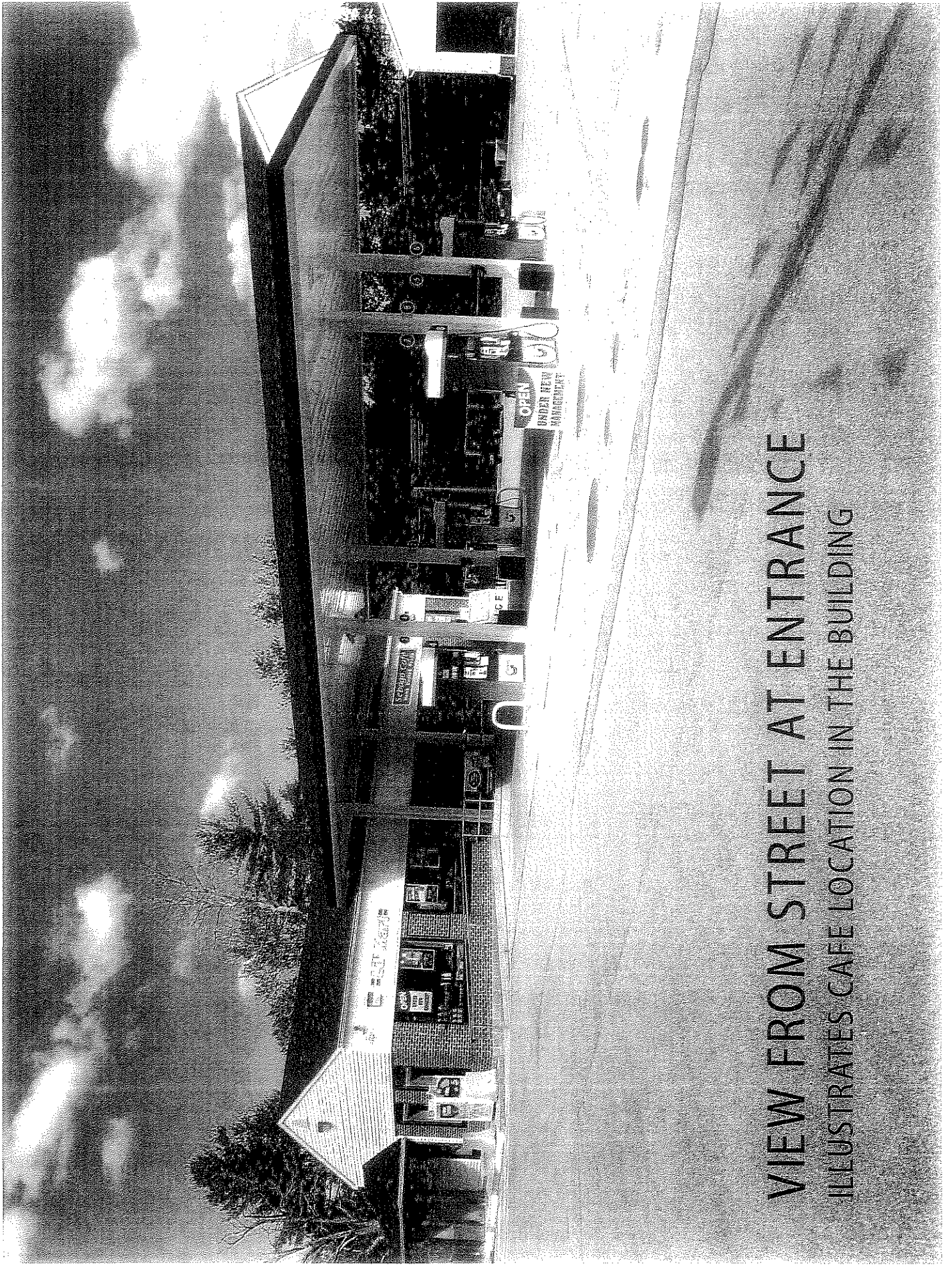
PRODUCTION NOTES

SPECIAL ORDER

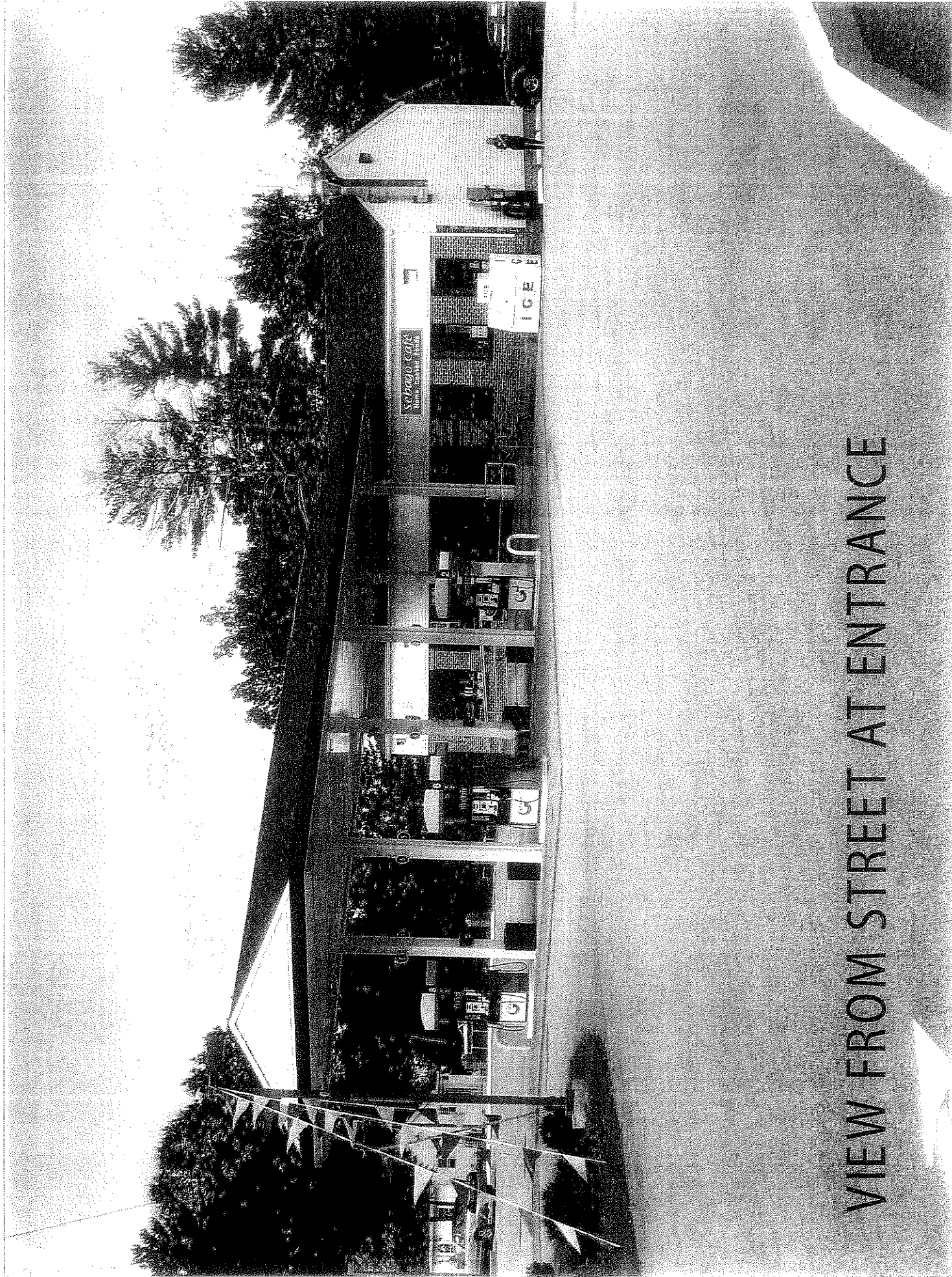
Notice: Please be the responsible party for providing primary electrical power to the sign. The sign is not to be installed until the power is available. The sign is not to be installed until the power is available. The sign is not to be installed until the power is available.

© INDABA HOLDINGS

NH SIGNS OWNS THE COPYRIGHT IN ALL ORIGINAL DESIGNS. THE SIGN IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NH SIGNS. NH SIGNS DISCLAIMS ANY LIABILITY FOR DAMAGES OF ANY KIND.



VIEW FROM STREET AT ENTRANCE
ILLUSTRATES CAFE LOCATION IN THE BUILDING



VIEW FROM STREET AT ENTRANCE

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0205-0127-0006	Account Number 27599
Prior Parcel ID --	Property Location 172-174 MILTON RD
Property Owner AZOURI FIDAE & FAKHOURY SUZIE	Property Use MIX COMM/RES
REALTY TRUST % AZOURI F &	Most Recent Sale Date 8/28/2003
Mailing Address 172 MILTON RD	Legal Reference 286-656
City ROCHESTER	Grantor KHALIFE REALTY TRUST % TONY
Mailing State NH Zip 03868	Sale Price 260,000
Parcel/Zoning B2	Land Area 4.405 acres

Current Property Assessment

Card 1 Value	Building Value 221,000	Yard Items Value 127,300	Land Value 158,000	Total Value 506,300
Total Parcel Value	Building Value 470,400	Xtra Features Value 131,800	Land Value 158,000	Total Value 766,200

Building Description

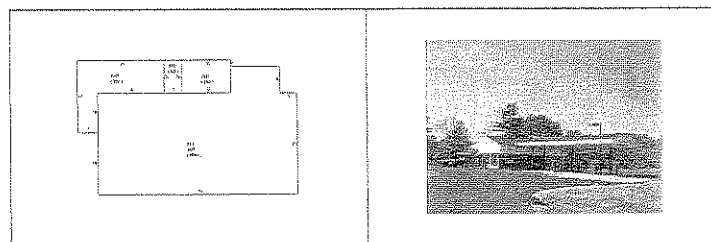
Building Style CONVENIENCE	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 2006	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Avg-Good	Siding VINYL	Air Conditioning 100%
Finished Area (SF) 1000	Interior Walls AVERAGE	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 2	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 4.400 acres of land mainly classified as MIX COMM/RES with a(n) CONVENIENCE style building, built about 2006, having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

Property Images



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

RECEIVED
AUG 22 2012
FISCAL OFFICE

Map 205

R1 Zone

B2

Zone

part of

part of

part of

ADJUTING LOT
City of Rochester, NH
Please Print or Type

Applicant: NH Signs Phone 603-437-1200

Project Address: 174 Milton Rd, Rochester, NH AUG 22 2012

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
205	127		Fidage A Zowri	172 Milton Rd, Rochester NH 03868

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
205	128	Public Service of NH	PO Box 3430 Manchester NH 03868
205	87	NH Northcoast Corp	PO Box 429 Ossipee NH 03864
	121	Anna Johnson aka Ann Munk	4 Sewall Rd Rochester NH 03868
	122	Edward & Sheila Nelson	4 Sewall Rd Rochester NH 03868
	126	Gene & Doris Bernick	170 Milton Rd Rochester NH 03868
	143	Palfrey Lake, LLC c/o Michael Lago	23 Blacksnake Rd Seabrook NH 03874
	204	Palfrey Lake, LLC	" " " "
	205	George C Sheldon	173 Milton Rd Rochester NH 03868
	141	Public Service of NH	PO Box 3430 Manchester NH 03868
	88	William Sewell	329 Upper Guinea Rd Lebanon NH 04402

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 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: 8/22/12, This is page 1 of 1 pages.

Applicant or Agent: [Signature] Staff Verification: _____