



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

MAR 20 2013

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 603-740-9221

DO NOT WRITE IN THIS SPACE

CASE NO. 2013-11

DATE FILED 3/20/13

ZONING BOARD CLERK C. Lewis

Name of applicant BEN ADAMS / COASTLINE SIGNS, LLC

Address 802 CENTRAL AVE. DOVER, NH 03820

Owner of property concerned JON ROBIDAS - ROBIDAS PROPERTIES LLC
(If the same as applicant, write "same")

Address 176 FARMINGTON RD ROCHESTER, NH
(If the same as applicant, write "same")

Location _____

Map No. 208 Lot No. 8-1 Zone GRD

Description of property 11.61 ACRE LOT, L-SHARD, WITH 211.41' OF FRONTAGE ON RTE. 11

Proposed use or existing use affected PLACEMENT OF AN ADDITIONAL SIGN, GROUND MOUNTED, TO SUPPORT THE NEEDS OF THE CVNA, WHOSE LOT HAS NO FRONTAGE ON FARMINGTON RD FOR A SIGN OF THEIR OWN.

The undersigned hereby requests a variance to the terms of Article 42.8, Section (C) (2) and asked that said terms be waived to permit A SECOND SIGN TO BE PERMITTED ON THE LOT TO REPLACE AN EXISTING VNA SIGN. ALL OTHER ORDINANCES WILL BE ADHERED TO.

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 # _____

MAR 20 2013

Date: _____

A Variance is requested by BEN ADAMS FROM CORNERSTONE SIGNS LLC

from Section 42 Subsection 8

of the Zoning Ordinance to permit: AN ADDITIONAL GROUND-MOUNTED MAIN ENTRANCE SIGN OF 75 SQ. FT. / SIDE TO BE ALLOWED ON BEHALF OF CORNERSTONE VNA, LOT #9.

at 176 FARMINGTON RD. Map 208 Lot 8-1 Zone GRD

Facts supporting this request:

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

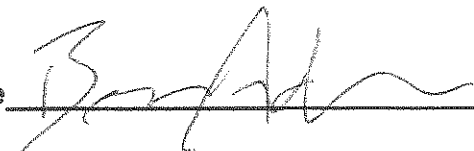
4.) Granting the variance would do substantial justice because: _____

SEE ATTACHED

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

SEE ATTACHED

Name



Date: 3.28.13

Criteria For Variance**3/20/13**

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

A: There is already an existing sign in the space. The sign that has been in place is basic and the sign that is being proposed would raise the aesthetic value compared to what is currently in place. The sign will blend in with all of the other signs on the southern side of the road and would be in line with all the other signs currently in place.

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

A: The sign is necessary to support a business that is not directly on Farmington Rd. The business is a non-profit that helps support the community and approving this variance will allow for placement of an aesthetically pleasing sign that will help provide visibility for this important service within the Rochester community. The granting of the variance for this sign will not impact the surrounding properties in any negative manner and will blend in with the other signs along the stretch of this road.

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

A: The property, lot #9, is "landlocked", and has no direct access to Farmington Rd., the main traffic thoroughfare. There is not a town ordinance that allows businesses that are landlocked to use the public right of way or access road for sign placement. Therefore, this variance is necessary to allow the same level of visibility for this business as all others are given by the city ordinances.

4. Granting the variance would do substantial justice because:

A: Granting this variance would allow for a business owner to provide a portion of his land to help support the needs of another organization in achieving the level of visibility with a main entrance sign as all other businesses on this stretch of road currently have. There are no laws in place to help support the needs of "landlocked" businesses along this stretch of road so this variance is necessary to overcome this obstacle.

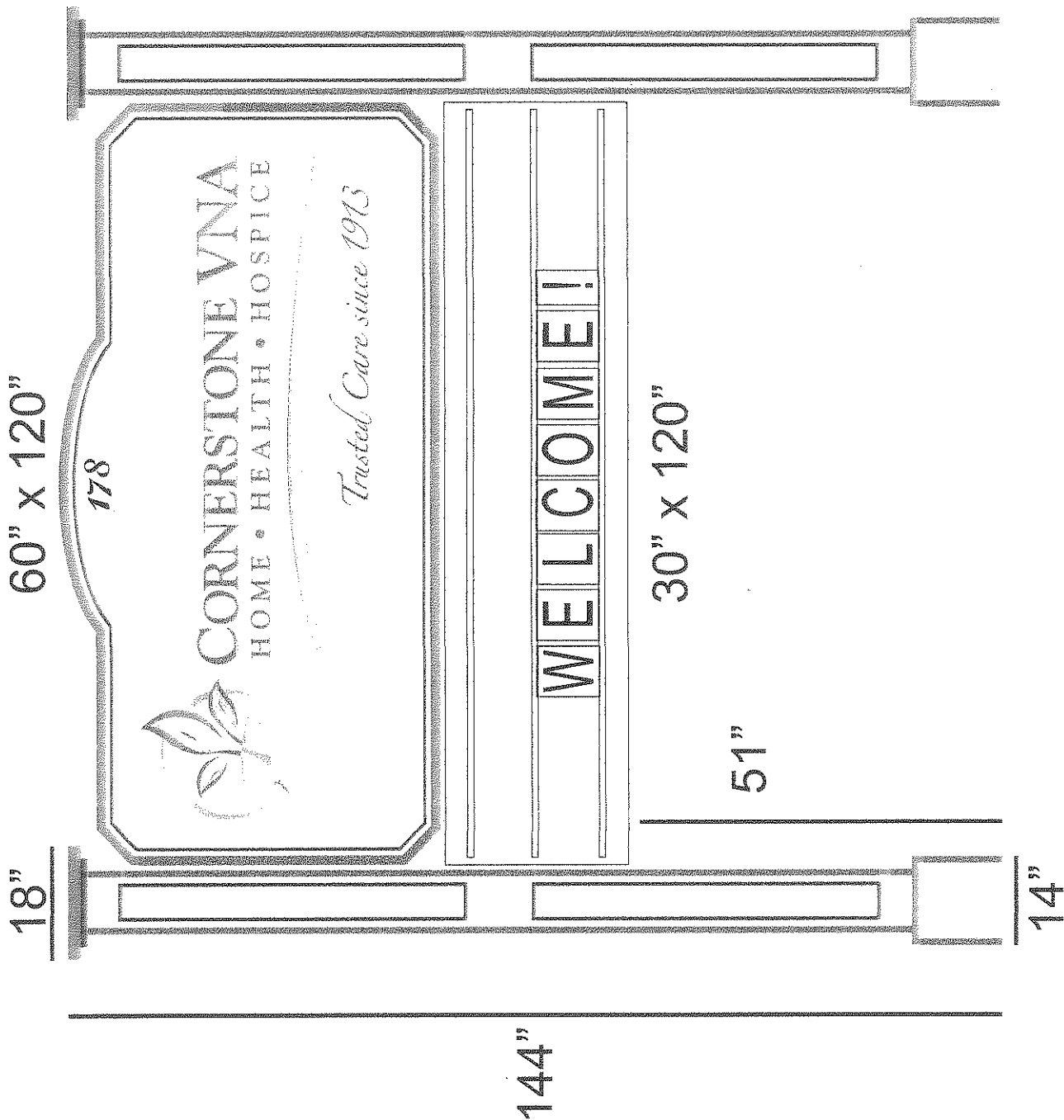
5. The use is not contrary to the spirit of the ordinance because:

A: The spirit of the ordinance is to provide an equal allowance for ground-mounted entrance signs of 75 sq. ft. per side for all businesses within the Granite Ridge Development zone of the city of Rochester. The request for a variance is simply to allow for this equality to extend to this "landlocked" business. This sign will be in line with all other aspects of the sign regulations for the city and so we are looking to have this variance extend what is allowed via granted land from the owner of lot #8-1.

MAR 20 2013

Variance Request Narrative
March 20, 2013

A variance is being requested by Ben Adams of Coastline Signs LLC on behalf of Jon Robidas, 176 Farmington Rd., Rochester, NH, to allow for a second main entrance sign on behalf of Cornerstone VNA, located at 178 Farmington Rd., Rochester, NH to replace what is currently in place. Cornerstone VNA is "landlocked" with no frontage on Farmington Rd. and therefore has no land to put a main entrance sign on. They are being gifted a small section of the property owned by Jon Robidas to allow for placement of a sign. This variance will grant this placement and allow for Cornerstone to have a sign equal to all other businesses who have frontage on Farmington Rd.



60" tall sign | 30" readerboard - 75 sq. ft.

ROCHESTER
DISTRICT VNA
& ADULT DAY CENTER
www.YourVNA.org 332-1133

MAR 20 2013

existing sign

MAR 20 2013

Handwritten: 10-01-13

proposed sign

178



CORNERSTONE VNA
HOME • HEALTH • HOSPICE

Trusted Care since 1913

WELCOME!

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0208-0006-0001	Account Number 33683
Prior Parcel ID -	Property Location 176 FARMINGTON RD
Property Owner ROBIDAS PROPERTIES LLC	Property Use MIX COMM/CU
Mailing Address 24 PORTER RD	Most Recent Sale Date 6/18/2007
City MILTON	Legal Reference 3541-97
Mailing State NH Zip 03861	Grantor SMITH DIANE I,
Parcel/Zoning GRD	Sale Price 225,000
	Land Area 11.616 acres

Current Property Assessment

Card 1 Value	Building Value 167,600	Yard Items Value 35,900	Land Value 234,021	Total Value 467,521
--------------	------------------------	-------------------------	--------------------	---------------------

Building Description

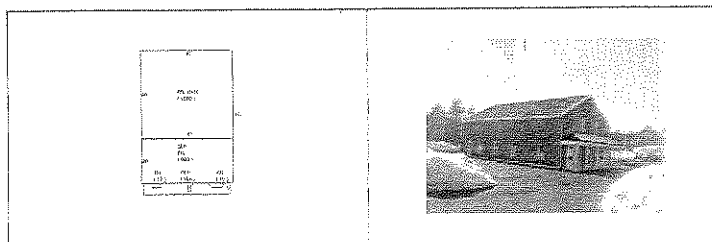
Building Style SVC GARAGE	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 1	Frame Type STEEL	Basement Floor N/A
Year Built 2007	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade AVERAGE	Roof Cover STEEL	Heating Fuel GAS
Building Condition Average	Siding CORREG STL	Air Conditioning 15%
Finished Area (SF) 3224	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 11.616 acres of land mainly classified as MIX COMM/CU with a(n) SVC GARAGE style building, built about 2007, having CORREG STL exterior and STEEL 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.

Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID 0206-0009-0000	Account Number 33984
Prior Parcel ID --	
Property Owner ROCHESTER/RURAL DISTRICT	Property Location 178 FARMINGTON RD
VISTING NURSE SERVICES AND	Property Use CHARITABLE
Mailing Address 178 FARMINGTON RD	Most Recent Sale Date 11/13/2000
	Legal Reference 2250-320
City ROCHESTER	Grantor TURCOTTE WILFRED & SYLVIA
Mailing State NH Zip 03867-4327	Sale Price 49,800
Parcel/Zoning GRD	Land Area 4.300 acres

Current Property Assessment

Card 1 Value	Building Value 599,200	Yard Items Value 42,200	Land Value 274,500	Total Value 915,900
--------------	------------------------	-------------------------	--------------------	---------------------

Building Description

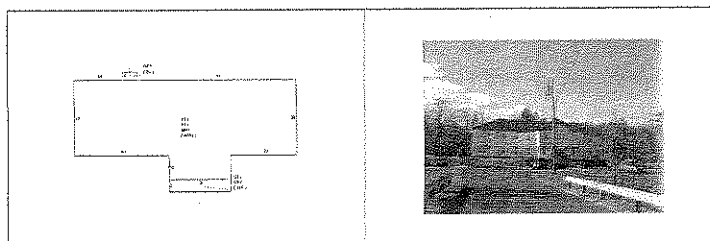
Building Style OFFICE	Foundation Type CONCRETE	Flooring Type AVERAGE
# of Living Units 0	Frame Type WOOD	Basement Floor CONCRETE
Year Built 2001	Roof Structure HIP	Heating Type FORCED HW
Building Grade AVERAGE	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Average	Siding VINYL	Air Conditioning 100%
Finished Area (SF) 9106	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 4	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 4.300 acres of land mainly classified as CHARITABLE with a(n) OFFICE style building, built about 2001, having VINYL exterior and ASPHALT SH roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 4 half bath(s).

Property Images



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

ABUTTER LISTCity of Rochester, NH
Please Print or Type

MAR 20 2013

Applicant: BEN ADAMS COASTLINE SIGNS LLC Phone 603.740.9221Project Address: 176 FARMINGTON RD, ROCHESTER, NH 03867List 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. 0208 0008 0001**LEGAL OWNER OF SUBJECT LOT**

Map	Lot	Zone	Owner Name	Mailing Address
208	8-1	GRD	ROBIDAS PROPERTIES LLC	24 PORTER RD. MILTON, NH 03851

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
208	8	SMITH, ALLEN T.	174 FARMINGTON RD. ROCHESTER, NH 03867
208	9	ROCH/RURAL DIST. VISITING NURSE SVCS. & HASAPE	178 FARMINGTON RD. ROCHESTER, NH 03867
208	10	WAH REALTY CORPORATION	180 FARMINGTON RD. ROCHESTER, NH 03867
216	13	STATE OF NH DEPT. OF TRANSPORTATION	1 HAZEN DR. CONCORD, NH

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
BEN ADAMS - COASTLINE SIGNS LLC	802 CENTRAL AVE. DOVER, NH 03820

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: 3/20/13, This is page of pages.Applicant or Agent: Planning Staff Verification: Date: