



Planning & Zoning
Community Development
Conservation Commission
Historic District Commission
Arts & Culture 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: www.rochesternh.net

APPLICATION FOR A VARIANCE

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

Phone No 603-335-5700

DO NOT WRITE IN THIS SPACE

CASE NO. 2013-25

DATE FILED 7/24/13

ZONING BOARD CLERK K. Gerner

Name of applicant ROCHESTER MOTORSPORT INC

Address 23 FREMINGTON RD ROCHESTER NH 03867

Owner of property concerned N. MILES COLEMAN
(If the same as applicant, write "same")

Address 22 IRVING LANE DUNELAND NH 03820
(If the same as applicant, write "same")

Location 23 FREMINGTON RD

Map No. 216 Lot No. 28 Zone GRANITE RIDGE

Description of property COMMERCIAL BUILDING

Proposed use or existing use affected BUILDING SIGNAGE

The undersigned hereby requests a variance to the terms of Article 43,
Section C3 and asked that said terms be waived to permit THREE WALL SIGNS ON
FRONT OF BUILDING

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 X 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 Mark Le
(Applicant)

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NH'S #1 MOTORSPORTS SUPERSTORE !!

www.RochesterMotorsports.com

Tax Map: 216 Lot 28 Zone: Granite Ridge

Narrative for ZBA

Rochester Motorsports wishes for approval to mount two (2) additional signs on the front of its building as per the attached drawings and photograph. It has become a Polaris and Victory Dealer and wishes to inform its customers. **Rochester Motorsports Inc. therefore requests a Variance from Section 42, Subsection C 3 of the Zoning Ordinance.**

Both signs will be placed at the same header height on the building as the existing Rochester Motorsports sign and all three signs are 4 feet tall. The Rochester Motorsports sign is 12 feet long, the Polaris sign is 8 feet long, and the Victory sign is 12 feet long. This will create a total of 128 square feet of signage on 180 feet of building frontage.

Facts Supporting this Request/Criteria for Variance

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

The Building is in a commercially zoned district where signs are common.

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

It helps the public to identify the destination.

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

The Property is set low and back from the highway, and due the speed limit that is posted, customers that are looking for the destination would miss it if it is not posted and identifiable.

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

The signs serve to identify the brands present in the building, are not obtrusive, are consistent in size with the existing wall sign, and do not diminish surrounding property values in any way.

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

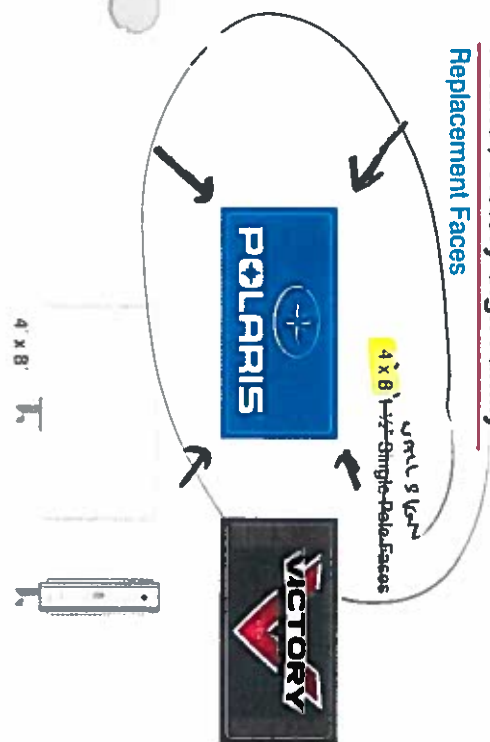
The signs are similar in size and placed at the same header height, do not cumulatively exceed the total square footage of signage allowed by the ordinance, aid the public to identify the brands carried, and are not an excessive or an obtrusive use of building wall space.

Respectfully Submitted,

X *N Miles Cook II* Date 7-25-13
N Miles Cook II – Rochester Motorsports Inc.

07-24-13A09:09 RCVD

Polaris / Victory Sign Family Replacement Faces



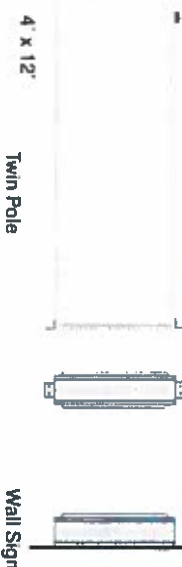
3 x 8 Wall Sign Faces



4 x 1 1/2 x 8 Double Pole Faces



4 x 12 Wall Sign or Double Pole Sign Faces



PATTISON
SIGN GROUP INC.
410 N. Corda Blvd. Suite 301 - Knoxville, TN 37923
Tel: (615) 583-1105 Fax: (615) 583-1106 Toll Free: (800) 218-1926

Customer Approval

Date

Project: 10011105

The sign is to be installed in accordance with the instructions provided in the sign manual. The sign is to be installed in accordance with the instructions provided in the sign manual. The sign is to be installed in accordance with the instructions provided in the sign manual.

Warning: Signs should be installed in accordance with the instructions provided in the sign manual. The sign is to be installed in accordance with the instructions provided in the sign manual. The sign is to be installed in accordance with the instructions provided in the sign manual.

Do not use the sign for any other purpose. The sign is to be installed in accordance with the instructions provided in the sign manual. The sign is to be installed in accordance with the instructions provided in the sign manual. The sign is to be installed in accordance with the instructions provided in the sign manual.

Polaris / Victory Sign Family			
Model	Material	Size	Weight
P-1001	Aluminum	4' x 8'	15 lbs
P-1002	Aluminum	4' x 12'	25 lbs
P-1003	Aluminum	6' x 8'	25 lbs
P-1004	Aluminum	6' x 12'	40 lbs



Unofficial Property Record Card - Rochester, NH

General Property Data

Parcel ID	0216-0025-0000	Account Number	27887
Prior Parcel ID	--		
Property Owner	COOK N MILES III % ROCHESTER MOTORSPORTS	Property Location	23 FARMINGTON RD
Mailing Address	23 FARMINGTON RD	Property Use	AUTO SALES
		Most Recent Sale Date	5/5/2006
City	ROCHESTER	Legal Reference	3378-464
		Grantor	COOK NELSON M JR & N MILES III
Mailing State	NH	Zip	03867
		Sale Price	0
Parcel Zoning	GRD	Land Area	1.700 acres

Current Property Assessment

Card 1 Value	Building Value	737,690	Yard Items Value	58,209	Land Value	340,500	Total Value	1,136,399
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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	1999	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	100%
Finished Area (SF)	18000	Interior Walls	AVERAGE	# of Basement Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	2	# of Other Features	0

Legal Description

Narrative Description of Property

This property contains 1.700 acres of land mainly classified as AUTO SALES with a(n) SVC GARAGE style building, built about 1999, 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.

ABUTTER LIST

City of Rochester, NH
Please Print or Type

Applicant: Rochester Motorsports Inc Phone 603-335-5700

Project Address: 23 Farmington Rd 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
✓ 216	28		N Miles Cook III	22 Isaac Lucas Circle Dover NH 03820

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
✓ 216	26	Donald & Bonnie Toy	15 Nashoba Dr Rochester NH 03867
✓ 216	29	Cardinals Seafarer Restaurant	PO Box 316 Rochester NH 03867
✓ 216	28-1	City Of Rochester	31 Wakefield St Rochester NH 03867
✓ 216	2	Robert Beranger	20 Farmington Rd Rochester NH 03867-4304
✓ 216	13	WYSLER PROPERTIES LLC	20 FARMINGTON RD ROCHESTER NH 03867
216	3	ROBERT BERANGER	20 FARMINGTON RD ROCHESTER NH 03867-4304

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: 7/23/2013, This is page 1 of 1 pages.

Applicant or Agent: [Signature]

Planning Staff Verification: _____ Date: _____