

City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Application

TO:	BOARD	OF	ADJ	UST	MENT
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DO NOT WRITE IN THIS SPACE CASE NO. 2-23-13 DATE FILED 4 13 23 ZONING BOARD CLERK

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Applicant:	
E-mail: dynasty2889@gmail.com Pho	ne: 603.866.1392
Applicant Address: 24 Signal Street	
Property Owner (if different): Same	
Property Owner Address: Same	30
Variance Address: 24 Signal Street	9
Map Lot and Block No: Downtown Commercial	
Description of Property: Establishment with various businesses including	Dynasty Restaurant
Proposed use or existing use affected: Update and upgrade current sign	age on property
The undersigned hereby requests a variance to the terms of the Rochest	er Zoning Ordinance, Ch. 275, Section 29-14(10)
and asks that said terms be waived to permit	
This plan also includes the submittal of a Conditional Use Permit (CUP) for an additional s	ign with a maximum area of 24 square feet.
The undersigned alleges that the following circumstances exist which prothe strict terms of the Zoning Ordinance and thus constitute grounds for presenting my case the testimony should be confined to the 5 criter	r a variance. I understand that while
Signed: Courtney Bazarian	Date: 4/4/23





City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Criteria

Granting the variance would not be contrary to the public interest because:

This variance will not only bring more

business to the surrounding area and thus increasing the economic welfare for this business and surrounding business.

business to the surrounding area and thus increasing the economic welfare for this business and surrounding business, it is an ehancement to the current signage on the property increasing curb appeal for the city.

2) If the variance were granted, the spirit of the ordinance would be observed because:

The variance would still ensure that the fundamental purpose of the ordinance

is upheld while allowing for reasonable and necessary modifications to be made.

3) Granting the variance would do substantial justice because:

Granting the variance permit application would do substantial justice

because it would allow the applicant to make necessary improvements or changes to their property as well as allowing the applicant to utilize their property more effectively and efficiently to enhance the surrounding community

4.) If the variance were granted, the values of the surrounding properties would not be diminished because: The proposed change would have a positive impact on the local economy by attracting more customers to the business.

This would, in turn, result in increased revenue and job opportunities for the community, Such a positive economic would likely have a positive

impact on the value of surrounding properties as well as an enhancing the curb appeal to the surrounding area.

- 5.) Unnecessary Hardship:
 - a. Owning to special *conditions of the property that distinguish it from other properties in the area*, denial of the variance would result in an unnecessary hardship because:
 - i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

The signage currently on the property is run down and nonconforming, so not being able to update and upgrade this signage will result in hardship for businesses on this property.

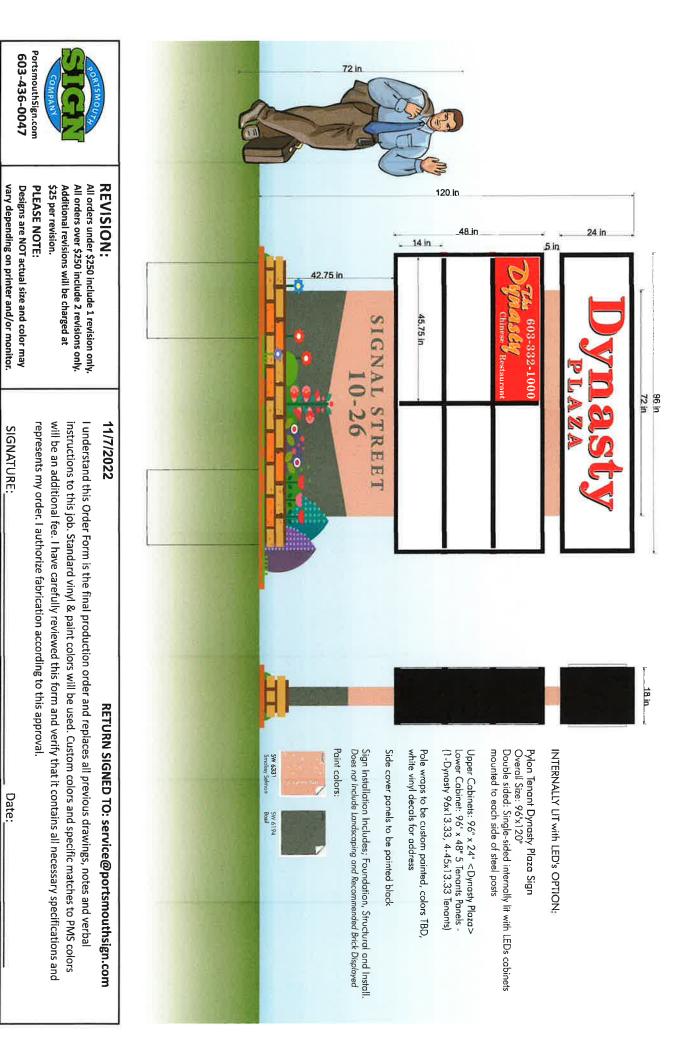
And:

ii. The proposed use is a reasonable one because:

The changes being proposed enhance the current signage allowing businesses in and around dynasty plaza is reasonable as it will increase business, property value and curb appeal to this area.

b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owning to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.

The current signage is nonconforming and is in need of repairs and updated. The proposed changes will enhance the value of the business on the property as well as surrounding properties.



Materials:

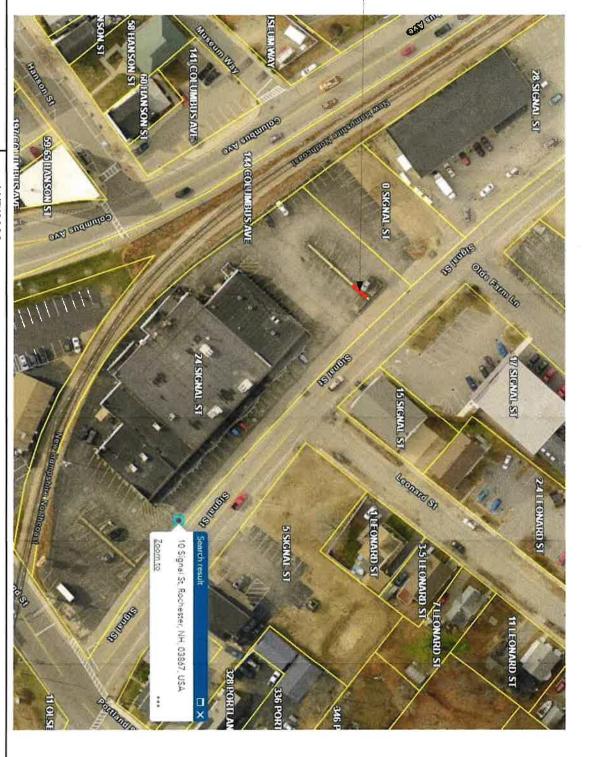
Background Color:

©COPYRIGHT 2019, BY PORTSMOUTH SIGN COMPANY. All designs and custom artwork remain the property of Portsmouth Sign Company until the order is complete and paid in full.

Vinyl Color: HP Int I

Other:

Sign Location





REVISION:

All orders under \$250 include 1 revision only. All orders over \$250 include 2 revisions only. Additional revisions will be charged at \$25 per revision.

PLEASE NOTE:

Designs are NOT actual size and color may vary depending on printer and/or monitor.

603-436-0047

11/7/2022

RETURN SIGNED TO: service@portsmouthsign.com

will be an additional fee. I have carefully reviewed this form and verify that it contains all necessary specifications and instructions to this job. Standard vinyl & paint colors will be used. Custom colors and specific matches to PMS colors I understand this Order Form is the final production order and replaces all previous drawings, notes and verbal represents my order. I authorize fabrication according to this approval.

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Date:

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HP □ Int □	Vinyl Color:	twork remain the property of Ports
	Other	mouth Sign Company until the order is complete and paid in full.

275-29.14 Requirements by zoning district. [1]

The following special requirements shall apply in each respective zoning district:

B. Nonresidential zoning districts.

(10) Corner or multiple frontage lots. By conditional use permit issued by the Planning Board, any corner lot or a rear frontage lot (or double frontage) may have one additional freestanding sign with a maximum area of 24 square feet on the second frontage provided the property across the street on that second frontage is not zoned residential.

24 Signal Street





Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Esri Community Maps Contributors, Rochester GIS, @ OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

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Disclaimer. This information is believed to be correct but is subject to change and is not warranteed.	ion is believed to be com	rect but is su	bject to ch	ange and	is not warrar	I.															

Print Date 2/27/2023 9:49:08 AM 8 Land Use 3250 RETAIL FFL (4,500 sf) 2 15 RESTAURANT FFL BMT (2,842 sf) 24 11 11年起 封 2 2 166 Account # Bldg # 1 27 100 100 ರ್ ಕ 5 5 45,783 31,298 14,842 1,626,159 9,643 300 64,300 Card # Sec # Indeprec Value Appr. Value RETAIL FFL (8,700 sf) Grade Adj. Unit Cost 17.33 18.63 84.33 69.26 5.74 8888 OB - OUTBUILDING & YARD ITEMSIL) / XF - BUILDING EXTRA FEATURES(B) 2.57 0.00 312.50 312.50 Unit Price Parcel ID 0120/ 0315/ 0000/ / Percentage 0 0 23,478 0 Eff Area 661 Description SAME CONSTRUCTION DETAIL (CONTINUED 1,727,737 40 691,100 PS % 8 5 5 5 1.000 1950 Area 2,642 1,680 176 23,478 1,680 COST / MARKET VALUA 9 Yr Blt 1960 1950 1950 1950 MIXED US Description Cost to Cure Ovr Cost to Cure Ovr Comment Condition Misc Imp Ovr Comment 0 0 23,478 0 23.478 RETAIL/SVC ≩≩≩≩ Living Area Special Adj Condition % Percent Good RCNLD Dep % Ovr Dep Ovr Comment Depreciation Code Extra Fixture(s) Extra Fix Rating Functional Obsol Element Half Bath Ratin Remodel Rating Year Remodeled Economic Obsol Depreciation % BUILDING SUB-AR Misc Imp Ovr Grade Trend Factor 0000 Year Built Code 3250 Itl Gross Liv / Lease Area RCN Dim 2 50000 Dim FORCED W/A TAR+GRAVEL CONCRETE Description Descri MIX RETAIL Commercia AVERAGE **AVERAGE** TRUCTION DETAIL STUCCO 24 SIGNAL ST Average Onty SAME SAME GAS 1ST FLOOR CONCRETE SLAB CANOPY ENCL PORCH 12 100.00 02 01 0.00 6.00 100.00 14.00 PAVING ASPH PARK'G SPAC BASEMENT 6.00 LIGHT M/POL LIGHT M/POL 33 33 Description 90 8 22 9 O Property Location Vision ID 166 Exterior Wall 2 2nd Ext Wall % # Heat Systems 3/4 Bath Rating Half Bath(s) Half Bath Ratin Residential Unit Basement Floor Heat Type 2nd Heat Type 2nd % Heated Roof Structure Extra Fixture(s) Interior Floor 2 Exterior Wall 1 Interior Floor 1 Interior Wall 1 Interior Wall 2 AC Percent Bedrooms Full Bath(s) Comm Units Bath Rating Wall Height Roof Cover 3/4 Bath(s) % Heated Heat Fuel Code Stories Grade Units EEK&

Owner1 Owner2	BillingAddress	City State Zip
RIGZ ENTERPRISES LLC	15 BATCHELDER RD	SEABROOK, NH 03874-4402
LAM JW BROTHERS LLC	P O BOX 2042	ROCHESTER, NH 03866-2042
SECKENDORF HOWARD & KIMBERLY	37 CLOVER LN	BARRINGTON, NH 03825
RIGZ ENTERPRISES LLC	18 DIXON LN	DERRY, NH 03038-7025
LAM JW BROTHERS LLC	P O BOX 2042	ROCHESTER, NH 03866-2042
15 SIGNAL LLC	PO BOX 421	MEREDITH, NH 03253
NH NORTHCOAST CORP	P O BOX 429	OSSIPEE, NH 03864-0429