RINDGE BOARD OF ADJUSTMENT
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Hearing Date: April 22, 2014
Decision Date: April 22, 2014
Case Number 1064

Notice of Decision

Case #1064: West of the Border, LLC, 1044 NH Route 119, Rindge, NH 03461, Tax Map 7, Lot 16-1-2, in the Gateway East District, for a Variance from Article V Section O and Q and Article VI, Section C.3 and C.5a of the Sign Ordinance to permit Illuminated Canopy Signs, Internally Illuminated Signs, a Free Standing sign greater than 10 feet (22 feet requested) and sign area greater than 64 square feet (133.4 sq. ft. requested- 103.1 square feet Free Standing Pylon Sign plus 30.3 square feet of Canopy sign).

Sitting on this case were: David Drouin, Marcia Breckenridge, Bill Thomas, Rick Sirvint and Forbes Farmer

The Board found that:

1. The variance would not be contrary to the public interest because:

It increases the safety because it gives advance notice of a turn and a business.

Vote: 5-0-0

2. Granting the variance would do substantial justice because:

Gas stations are an allowed use and a similar business, very close by, has the same size signs.

Vote: 5-0-0

3. The variance would be consistent with the spirit and intent of the Rindge Zoning Ordinance because:

It is an industry standard for an allowed use in the Gateway East District.

Vote: 5-0-0

4. Granting the variance would not diminish surrounding property values because

We have no evidence presented to support that and in our opinion it is consistent with other properties in the area.

Vote: 5-0-0

5. Special conditions do exist on the property that distinguish it from other properties in the area, such that literal enforcement of the ordinance results in unnecessary hardship.

This does not apply

Vote: 5-0-0

5a. No fair and substantial relationship exists between the general purposes of the Zoning Ordinance provision(s) and the specific application of the provision(s) to the property because:

This does not apply

Vote: 5-0-0

AND

5b. The proposed variance would be a reasonable one because:

It is similar to an already existing sign in a similar business

Vote: 5-0-0

MOTION: Marcia Breckenridge moved to grant the Variance because all five criteria have been met. Rick Sirvint seconded the motion. **Vote: 5-0-0**

The variance was granted as all five criteria were met

We incorporate by reference the approved minutes of the meeting of April 22, 2014

David Drouin, Chairman

Marcia Breckenridge, Vice Chair