

TOWN OF MILFORD

Office of Community Development

Planning • Zoning • Building Safety • Code Enforcement • Health
Economic Development • Active Projects



Administrative Review

Date: November 27, 2020
To: Jason Plourde, Chair - Zoning Board of Adjustment
From: Lincoln Daley, Community Development Director
Subject: **Case #2020-29:** Rich Manney and Hammond Road, LLC for the property located at 15 Stoneyard Drive, Milford Tax Map 43, Lot 69-1 – Variance Application

The applicant is before the Board of Adjustment seeking a VARIANCE from the Milford Zoning Ordinance, Article VII, Sections 7.06.8.D to exceed the maximum allowable 120 square foot area for wall signage on the recently constructed commercial building located in the Commercial Zoning District. In reviewing the files for this property, I offer the following comments:

1. Existing Conditions:
 - a. The subject property is approximately 5.03 acres and is partially developed. The property contains the Adam Vaillancourt Roofing Company operations.
 - b. Access and egress to the property is from Stoneyard Drive (Private Road) with inaccessible frontage on Route 101.
 - c. The subject property contains one 72” x 192” (96 square foot) wall sign location on the southwest section of the commercial building.
 - d. The subject property lies within the Commercial ‘C’ Zoning district and is situated among the established South Street, Nathaniel Drive, Stoneyard Drive commercial corridor. .
2. The proposal calls for adding a duplicate 72” x 192” (96 square foot) sign on the south side of the building facing Route 101. The additional wall signage will result in a total area of 192 square feet where 120 square feet is permitted in the Commercial Zoning District.
3. Pursuant to Section Sections 7.06.8.D, wall signage storefronts in excess of 250 feet from the property Line with main point of access of abutting street is 120 square feet in the Commercial Zoning District. As such, the proposed additional 96 square feet of wall signage will exceed the maximum area allowed and require a Variance.
4. As part of the Board deliberation, the applicant should be prepared to discuss the following:
 - a. Reasons, rationale, and alternatives considered for location of the proposed addition.
 - b. Impact to abutting properties and possible visual mitigation.

Aerial Photo(s) of Subject Property :





ZBA Application
MILFORD ZONING BOARD OF ADJUSTMENT
GENERAL PROPERTY INFORMATION FOR ALL APPLICATIONS

TOWN OF MILFORD
 RECEIVED
 OCT 19 2020
 PB ZBA Office

Date Received: 10-19-2020
 Case Number: 2020-29
 Application Number: 2020-340
 Hearing Date: 11-19-2020
 Decision Date: _____
 Decision: _____

PROPERTY INFORMATION

Street Address: 15 Stoneyard Drive Milford NH 03055
 Tax Map / Parcel #: 43-69-1 Lot Size: 5.03 Acres

PROPERTY CURRENTLY USED AS

Office Building

If the application involves multiple lots with different owners, attach additional copies of this page.

PROPERTY OWNER

Name: **Hammond Road LLC**
 Address: 15 Stoneyard Drive
 City/State/Zip: Milford NH 03055
 Phone: ()603-673-0006
 Email: rich@adamvroofing.com

The applicant is the person who is making this proposal on behalf of themselves, the owner or a third party. This is usually the same as the property owner, but might be a tenant, someone who plans to purchase the property, an engineer or lawyer, etc. If the applicant is the same as the owner, just check "Same as owner" and leave the rest of this section blank.

APPLICANT/REPRESENTATIVE

SAME AS OWNER
 Name: Rich Manney
 Address: 15 Stoneyard Drive
 City/State/Zip: Milford NH 03055
 Email: rich@adamvroofing.com
 Phone: ()603-673-0006 Cell: ()603-554-6860

The undersigned property owner(s) hereby authorize(s) the filing of this application and agree to comply with all code requirements applicable to this application.

Rich Manney (Signature)
 Date: 10-15-2020

Zoning District (check one):

- Residence A
- Residence B Residence R
- Commercial
- Limited Commercial
- Industrial
- Integrated Commercial-Industrial
- Integrated Commercial-Industrial-2

Overlay District (check any that apply):

- West Elm Street Overlay
- Nashua/Elm Street Overlay
- Commerce & Community Overlay
- Open Space & Conservation
- Wetlands Conservation
- Groundwater Protection
- Floodplain Management

APPLICATION FEES

Application Fee:	\$75.00
Abutters Fee: \$4 x ³	12
Amount received:	87
Date Received:	<u>10-19-2020</u>

Check Cash _____
 ck# 019686

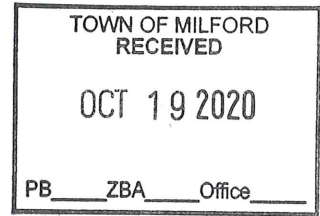
THE FEES ASSOCIATED WITH THIS APPLICATION DO NOT APPLY TO ANY OTHER FEES REQUIRED FOR APPROVAL OF THIS PROJECT. PLANNING, IMPACT, BUILDING AND OTHER FEES MAY APPLY.



ZBA Application - Variance
MILFORD ZONING BOARD OF ADJUSTMENT

PROPERTY INFORMATION
Street Address: 15 Stoneyard Drive, Milford NH 03055
Tax Map / Parcel #: 043-069-001-000
<i>A Variance is a use which is not permitted by the Zoning Ordinance. Approval from the Zoning Board of Adjustment is required to allow any use or deviation from the Zoning Ordinance. Please work with the Zoning Administrator to make sure your application is complete and you know what will be required of you at the hearing.</i>
What section of the Zoning Ordinance are you asking to be varied? Article <u> VII </u> Section <u> 7.06 </u> Describe the variance you are requesting under the above section of the Ordinance. Add an additional sign.

Date Received: _____
 Case Number: _____
 Application #: _____
 Date Complete: _____
 Hearing Date: _____
 Decision Date: _____
 Decision: _____



General Criteria Section 10.01

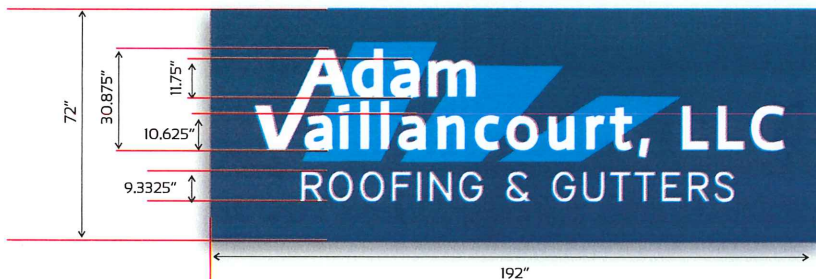
Explain how the proposal meets the following conditions per New Hampshire RSA 674:33.I

- Granting the Variance would not be contrary to the public interest because:
 A variance would not unduly to a marked degree violate the basic zoning objectives of the Zoning Ordinance. The variance will not alter the essential character of the neighborhood or threaten the health, safety, or general welfare of the public.
- If the Variance were granted, the spirit of the ordinance would be observed because:
 The spirit of the ordinance would still be observed in purpose and intent. It will enhance the effective use of sign as means of communication in the Town of Milford.
- Granting the Variance would do substantial justice because:
 It will help the Town of Milford residents and the surrounding communities who have a roofing need have a better chance of seeing Adam Vaillancourt Roofing from 101A
- Granting the Variance would not diminish the value of surrounding properties because:
 The granting of this ordinance would not diminish the value of the surrounding area for a couple of reasons. 1. You have already approved it for our great neighbors to our right JP Pest who have two building signs and a post sign. There as of now is no one to the left of us and if someone ever goes in next to us, they would not be able to see either of the signs.
- Unnecessary Hardship:** The hardship for us and our customers and potential customers is that when you are driving by you have one chance to see our sign going east, going west it is just a blue building that no one knows what it is. With it also being new construction we are still not showing up correctly in the map apps, which creates hardship for not only us but more importantly to our customers, vendors and delivery drivers. We desperately need the additional sign.



ZBA Application – Variance
MILFORD ZONING BOARD OF ADJUSTMENT

A. Owing to special conditions of the property that distinguish it from other properties in the area; denial of the Variance would result in 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 :
Denial of this variance would be detrimental to our business which would cause a hardship, the reason for the request is for the visibility the sign will bring. In fact not having this variance of a second sign would be distinguishable because the only neighbor we have in fact has the variance and the second sign.
AND
ii. The proposed use is a reasonable one because:
(B) Explain how, if the criteria in paragraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the Ordinance, and a Variance is therefore necessary to enable a reasonable use of it:
The hardship comes in the manner of less visibility for our growing business and with out the second sign for both directions of 101A limits our visibility. A significant portion of our business comes from Milford and the surrounding communities by word of mouth, our signs and vehicles.
(C) Notwithstanding paragraph (B) above, a Variance may be granted without finding a hardship arising from the terms of the Zoning Ordinance when reasonable accommodations are necessary to allow a person or persons with a recognized physical disability to reside in or regularly use the premises, provided that:
1. The Variance requested under this paragraph shall be in harmony with the general purpose and intent of the Zoning Ordinance because:
The spirit of the ordinance would still be observed in purpose and intent. It will enhance the effective use of sign as means of communication in the Town of Milford. It will help attract other business and the businesses that are growing can see a local company that has grown in this town over the past 15 plus years stay here, bought land, built this new building here in Milford
In addition, Variances may have extra criteria that must be met. This includes, but is not limited to: 6.03.5 Floodplain Management: The criteria for evaluation is listed in 6.03.5:B General Conditions and the applicable conditions are listed in 6.03.5:C. If your project is covered by this regulation, include your answers to the required criteria as specified in the referenced Section of the Milford Zoning Ordinance as an attachment under Section 3 C. of this application.
ATTACHMENTS – additional information may be needed to help the Zoning Board of Adjustment fully understand your petition. A. A plan of the property and all buildings, drawn to scale, is required. B. A Building Permit Application as needed (to be determined by the building official.) C. Additional explanations, justification, abutters’ statements, letters, etc.



ALL VINYL GRAPHICS

- PMS 295
- OLYMPIC BLUE V.
- WHITE V.

1" ALUMINUM TUBE FRAME
3MM ACM / 1.5" RETAINERS



Measurements on this artistic rendering may vary slightly from the actual "AS BUILT" upon final engineering. Color and resolution in proofs are not representative of final projects due to individual monitor settings.

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 JAD DESIGN GROUP INC.

custom home designers
jaddesigngroup.com

603-554-1199

 Adam
Vaillancourt, LLC
ROOFING & CONSTRUCTION

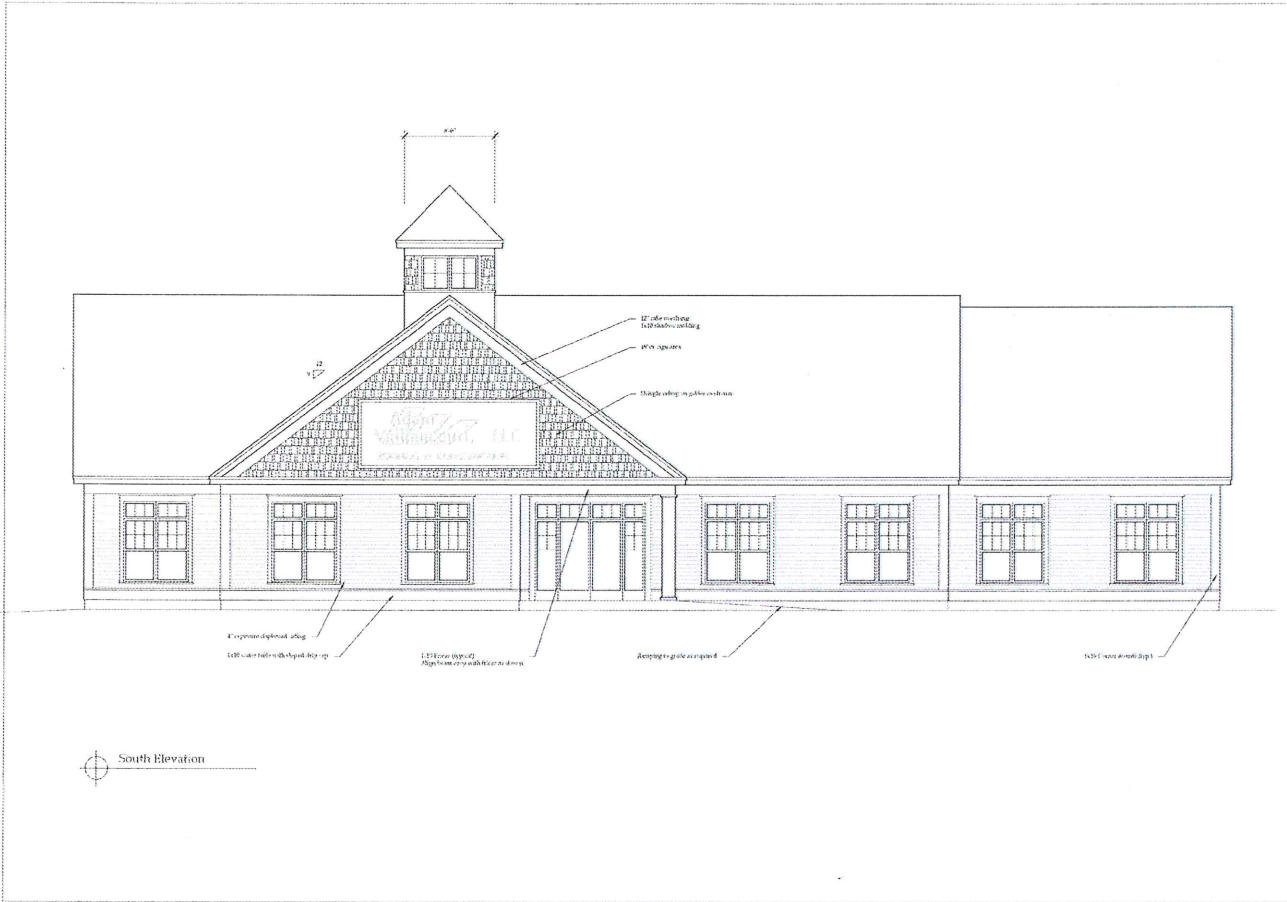
BID SET

Vaillancourt Offices

STONEYARD ROAD, MILFORD, NH

6/4/19

A 1.0



South Elevation

LAD DESIGN GROUP, INC.
 110 NORTH LAMAR STREET, SUITE 100
 CHARLOTTE, NORTH CAROLINA 28202
 TEL: 704.375.1488 FAX: 704.375.1489
 WWW.LADDESIGN.COM

100-1008
 Date: 04/19
 Rev: 1

Client: City of
 Mission, MI

Architect: Ruffing
 Stephens & Brad

Project: 100-1008
 Scale: 1/8" = 1'-0"
 SHEET
 A-2.1



East Elevation

JAD DESIGN GROUP, INC.
 1000 WASHINGTON STREET
 SUITE 200
 PHOENIX, ARIZONA 85001
 PHONE: 602.954.1111
 FAX: 602.954.1112
 WWW.JADDESIGN.COM

JAD DESIGN GROUP, INC.
 P.O. BOX 724 ASHHEAT, NJ 07020
 PHONE: 908.351.1111
 FAX: 908.351.1112
 WWW.JADDESIGN.COM

JAD
 Rev: 2019
 Date: 2019

Custom Code
 NJ0004.NJ

Valuation/Scaling:
 Straight Scale

Exterior Elevations
 Scale: 1/8" = 1'-0"

SHEET
 A-2.2



JAD DESIGN GROUP, INC.
 100 ROUTE 400, SUITE 100
 WESTFIELD, NJ 07090
 TEL: 908.233.1111
 FAX: 908.233.1112
 WWW.JADDESIGNGROUP.COM

JAD DESIGN GROUP, INC.
 100 ROUTE 400, SUITE 100
 WESTFIELD, NJ 07090
 TEL: 908.233.1111
 FAX: 908.233.1112
 WWW.JADDESIGNGROUP.COM

No. 2004
 Rev. 000000
 Date

Custom Copy
 Millers, NJ

Wall Mount Building
 Somerset Road

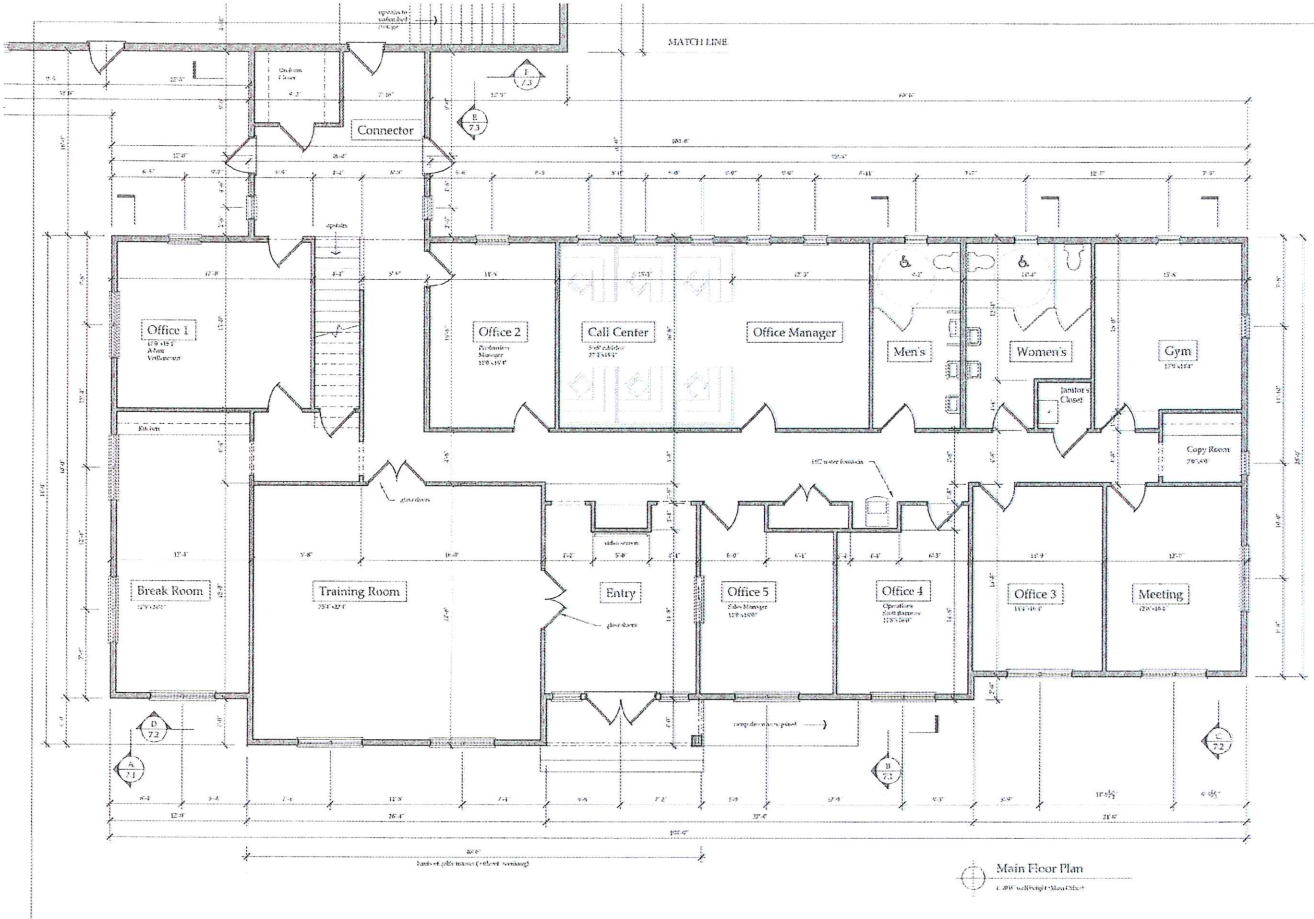
Elevation
 Scale: 1/8" = 1'-0"

SHEET
 A-2.3



North Elevation - 2

JAD DESIGN GROUP, INC. 100 N. 7TH AVENUE, SUITE 100 WILMINGTON, DE 19801 TEL: 302.441.1111 WWW.JADDESIGN.COM	JAD DESIGN GROUP, INC. 100 N. 7TH AVENUE, SUITE 100 WILMINGTON, DE 19801 TEL: 302.441.1111 WWW.JADDESIGN.COM	AM: 2/28 Ref: 10/10/10 Date: 1/1/11	Custom Cafe WILMINGTON, DE	Villacourt Building Stoughton Road	Exterior Elevations Scale: 1/8" = 1'-0"	SHEET A-25 Drawn by: JAD
--------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------	-------------------------------	---------------------------------------	--------------------------------------------	---------------------------------------



Main Floor Plan
 1/8" = 1'-0"
 673 square feet

JAD DESIGN GROUP, INC.
 1000 North 17th Street, Suite 200
 Fort Lauderdale, FL 33304
 Phone: (954) 576-1111
 Fax: (954) 576-1112
 Email: info@jadgroup.com
 Website: www.jadgroup.com

JAD DESIGN GROUP, INC.
 1000 North 17th Street, Suite 200
 Fort Lauderdale, FL 33304
 Phone: (954) 576-1111
 Fax: (954) 576-1112
 Email: info@jadgroup.com
 Website: www.jadgroup.com

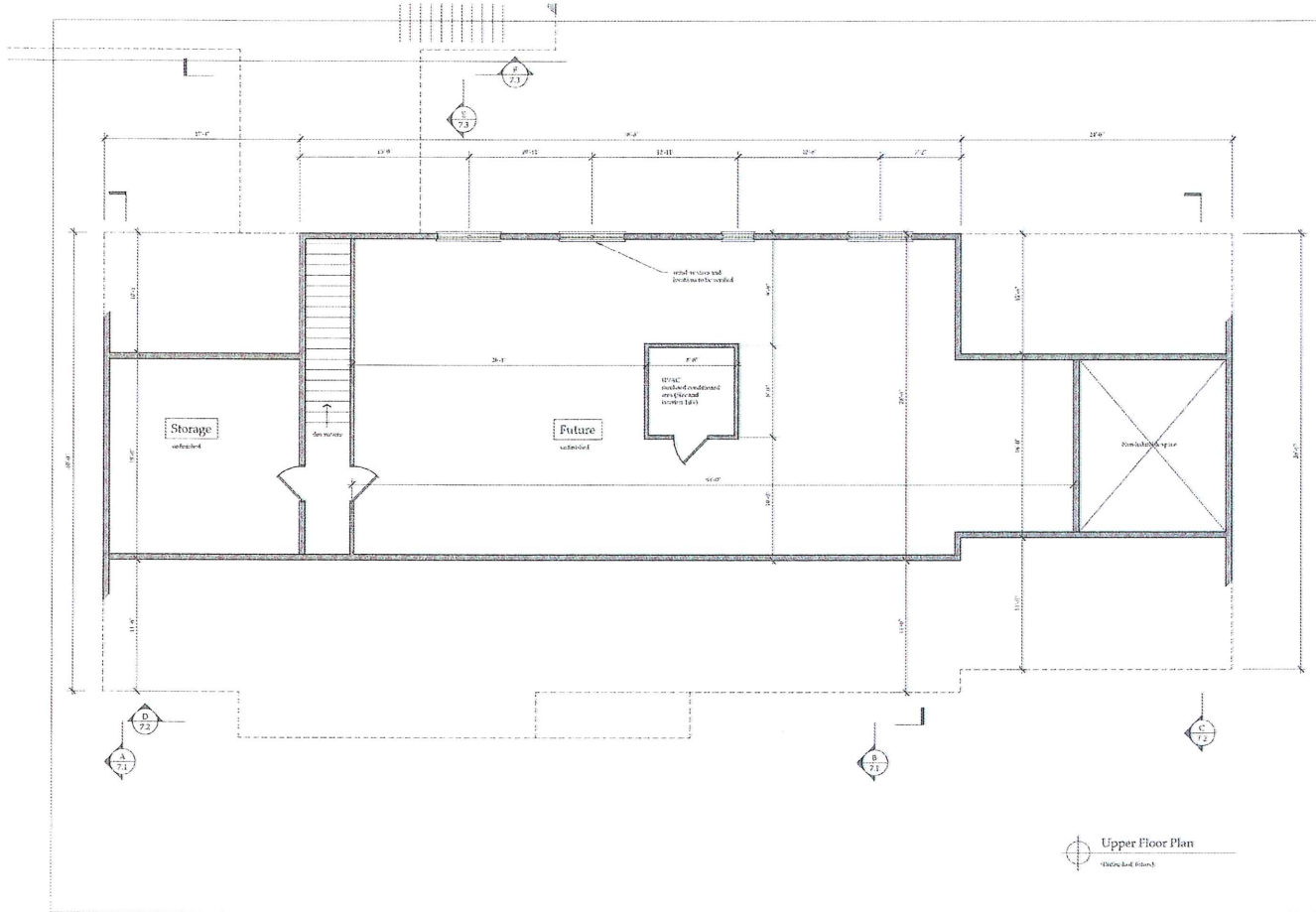
DATE: 08/13/13
 DRAWN BY: JAD
 CHECKED BY: JAD

Client: City of Fort Lauderdale
 2000 North 17th Street, Suite 200
 Fort Lauderdale, FL 33304
 Phone: (954) 576-1111
 Fax: (954) 576-1112
 Email: info@jadgroup.com
 Website: www.jadgroup.com

Village of Fort Lauderdale
 2000 North 17th Street, Suite 200
 Fort Lauderdale, FL 33304
 Phone: (954) 576-1111
 Fax: (954) 576-1112
 Email: info@jadgroup.com
 Website: www.jadgroup.com

Main Floor Plan
 Scale: 1/8" = 1'-0"
 673 square feet

SHEET
 A-3.1



Upper Floor Plan
 (This is not a final)

Construction Date: 10/15/2011
 Project Name: JAD DESIGN GROUP INC.
 Project Address: 1000 W. 10th St.
 Project City: PAINE, ND 58054
 Project Phone: 701.281.1195
 Project Email: JAD@JADDESIGNGROUP.COM

JAD DESIGN GROUP INC.
 1000 W. 10th St.
 PAINE, ND 58054
 JAD@JADDESIGNGROUP.COM

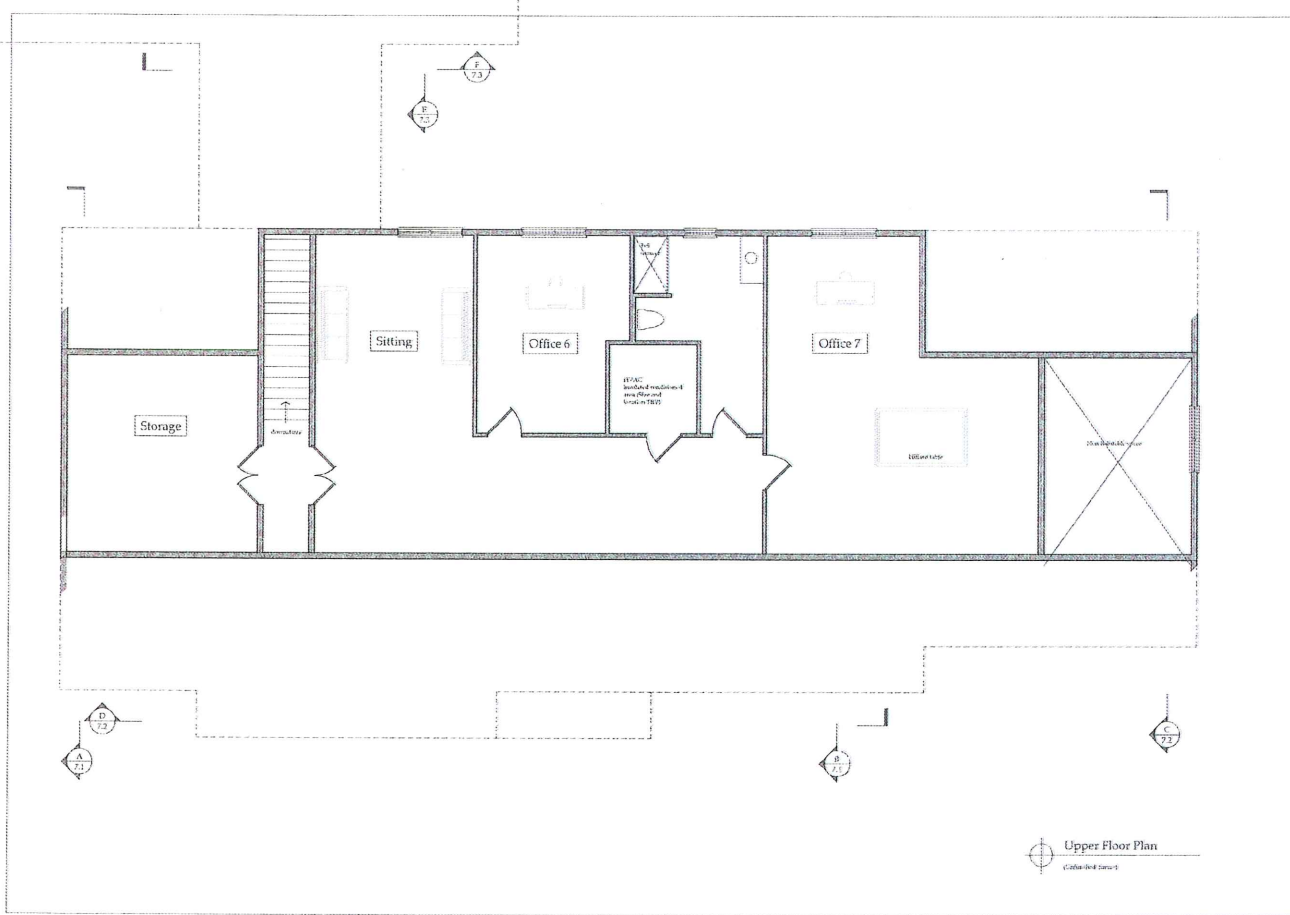
Job No: 1011
 Date: 10/15/2011
 Drawn By: JAD
 Checked By: JAD

Owner: JAD DESIGN GROUP INC.
 Address: 1000 W. 10th St.
 Paine, ND 58054

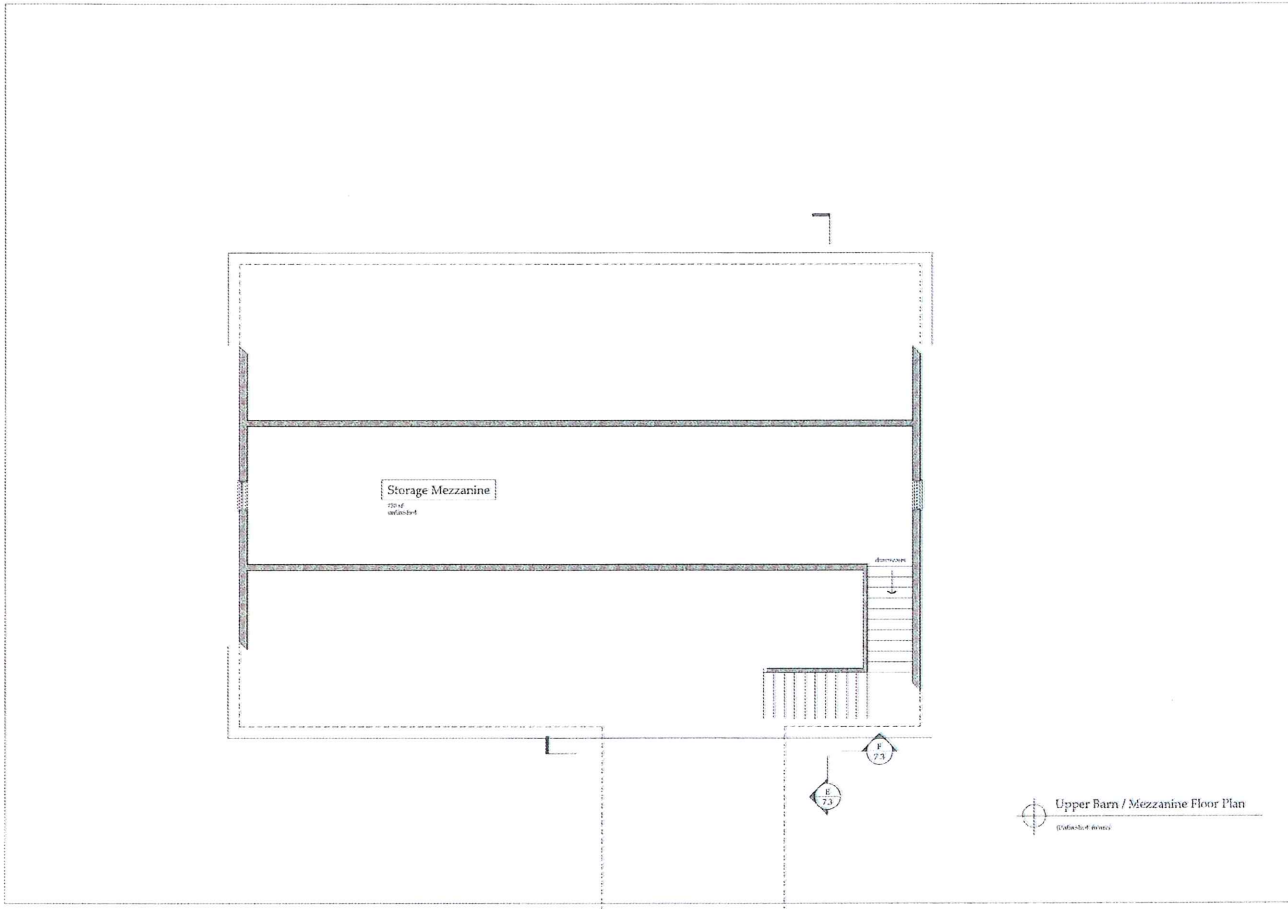
Multitask Building
 Staircase Detail

Upper Floor Plan
 Scale: 1/8" = 1'-0"
 2011.10.15

SHEET
 A-4.1



CONSULTANT'S WORK IS LIMITED TO THE SERVICES SPECIFICALLY LISTED HEREON AND DOES NOT INCLUDE DESIGN OF STRUCTURE OR MECHANICAL, ELECTRICAL OR PLUMBING SYSTEMS.	
JAD DESIGN GROUP, INC. 200 WEST 7TH AVENUE, SUITE 100 DENVER, CO 80202 PHONE: (303) 555-1100 FAX: (303) 555-1101 WWW.JADGROUP.COM	
Job No. Part Date Rev.	Project Name Address City, State, Zip Architect Date
Designer Checker Engineer	License No. State Title Date
Upper Floor Plan Scale: 1/8" = 1'-0" Date: 08/01/01	Project No. Drawing No. A-12



Upper Barn / Mezzanine Floor Plan
(Professional Review)

Professional Seal
 State of New Hampshire
 License No. 10000
 Exp. Date 12/31/2024

JAD DESIGN GROUP, P.L.L.C.
 100 RAY 724 AIRBORNE AVENUE
 PHOENIX, ARIZONA 85042
 JADDESIGNGROUP.COM

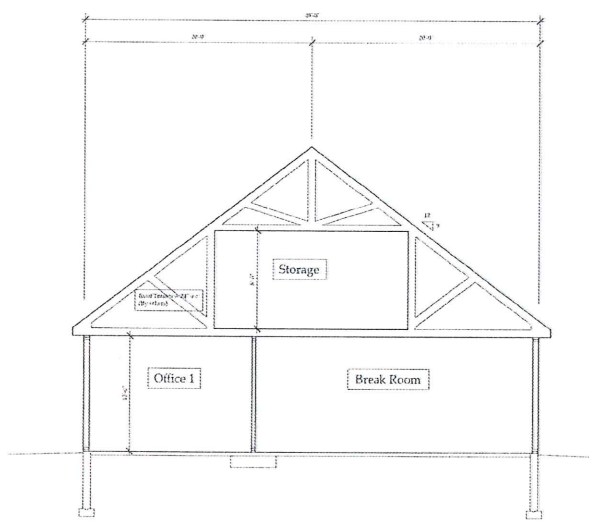
Job No. 2024
 Date: 05/21/24

Custom Copy
 Mezzanine

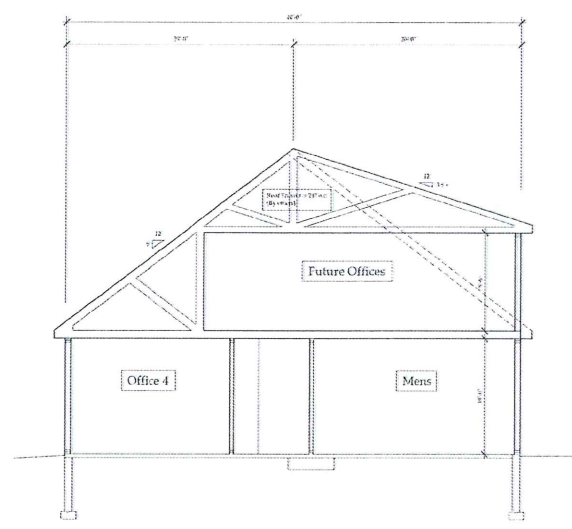
Millwright Building
 Seward Street

Upper Barn / Mezzanine
 Scale: 1/8" = 1'-0"

SHEET
 A-43



Section - A



Section - B

JAD DESIGN GROUP, INC.
 100 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.JADDESIGN.COM

JAD DESIGN GROUP, INC.
 100 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.JADDESIGN.COM

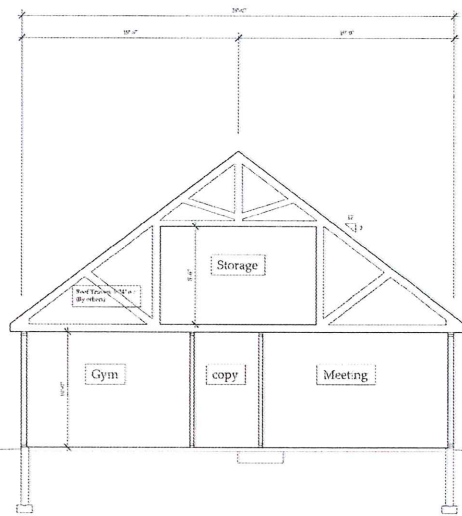
Date: 08/08
 Rev: 001

Design User:
 Villavest, NH

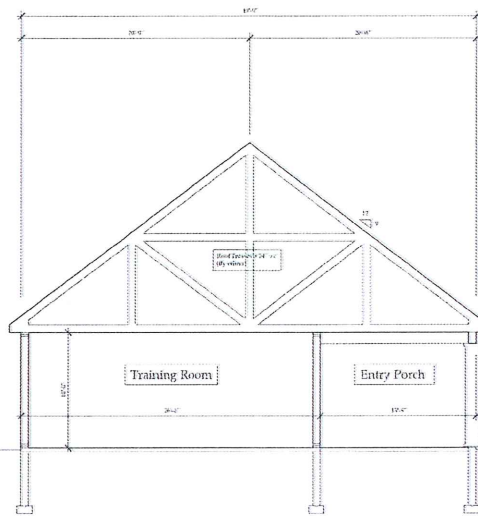
Villavest, Rolling
 Steeplechase Road

Cross Section
 Scale: 1/4" = 1'-0"

SHEET
A-7.1



Section - C



Section - D

JAD DESIGN GROUP, INC.
 1111 W. 10th Street, Suite 100
 Tulsa, Oklahoma 74103
 Phone: 918.438.1234
 Fax: 918.438.1235
 Email: info@jad-design.com
 Website: www.jad-design.com

Job No: 0808
 Rev: 01/20/09
 Date:

Client: City of Tulsa
 Project: Municipal Office

Structural Engineer: [Signature]
 Professional Seal: [Seal]

Cross Sections
 Scale: 1/8" = 1'-0"

SHEET
A-72











Must
Applicant
1/4 Myle
Mailbox
12/1/26
12/1/26

33 Mack Hill
Bacon

EOM
Inventory
Margins (ick)
Lead Source YTD 20/19 - MTD 20/19 - LM 20
Closing Percent - Katie MTD 20/19 - LM 20 - YTD 20/19

Direct

500,
40%

How many - / OB Financing /

Done
Bark -
Over The Deck
Front -
- Energy -
- Director -

Deposit -
Adm - seriously
Closing Meet

