

To whom it may concern:

This letter authorizes Indaba Holdings, dba NH Signs of 66 Gold Ledge Ave., Auburn, NH, to act as an authorized agent for Aranosian Oil, LLC property owner of 1166 Greenland Rd., with respect to the submission of applications for sign permits, sign waiver requests to the Town of Portsmouth, NH.

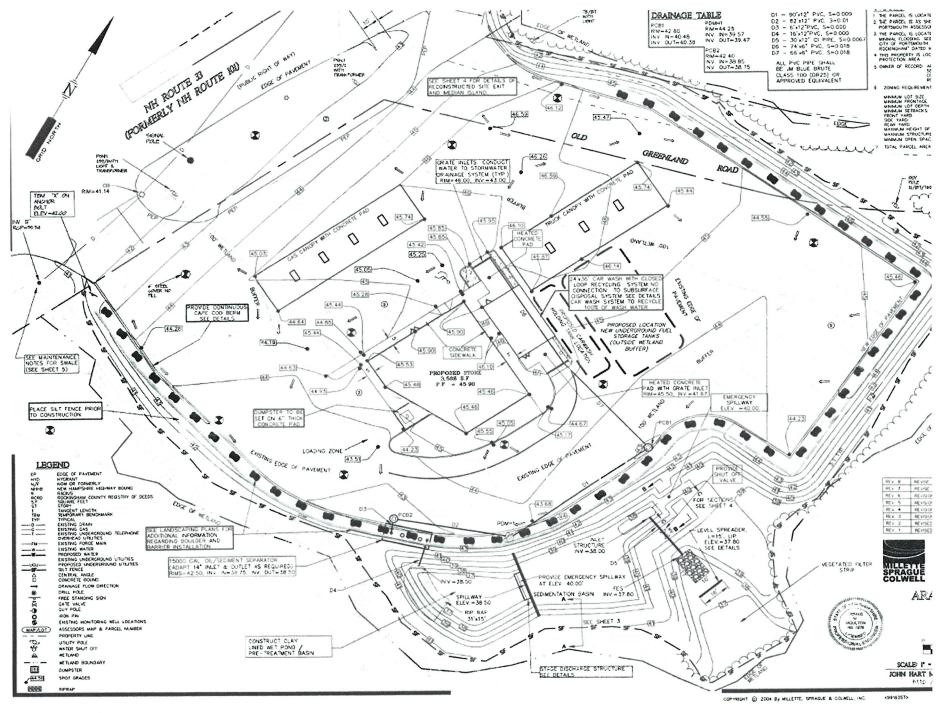
As an authorized agent of the owner, NH Signs is allowed to sign and submit all forms necessary for the aforementioned application.

Date: 5-13-24

Regards,

Signaturé

Title



Plot Plan

- PARCEL IS LOCATED IN THE INDUSTRIAL ZONE
- 2 THE PARCEL IS AS SHOWN ON THE UTIT UP PORTEMOUTH ASSESSOR'S MAP 279 AS LOT 2.
- THE PANDEL IS LOCATED IN FLOOD ZONE C, AMEAS OF MERINAL FLOODING SEE "FLOOD INSURANCE RATE MAP CITY OF FORTSHOUTH, NEW MAMPSHIPE COUNTY OF ROCKINGHAM" DATED MAY 17, 1982
- 4 THIS PROPERTY IS LOCATED IN A WELLMEAD PROTECTION AREA
- 5 OWNER OF RECORD ARANOSIAN CA. COMPANY, INC. 507 NORTH STATE STREET CONCORD, NH. 03301 RCRD 1751-374

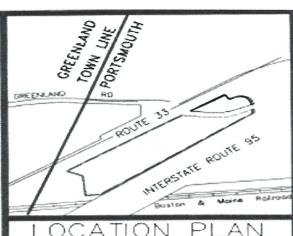
6. ZOMING REQUIREMENTS

MINIMUM LOT SIZE	2 8/08
WEIGHT MERING	200
MINIMUM LOT CEPTH	2000
UNBALM SETBACKS	-
FRONT YARD	70"
SIZE YARICA	242
BENE AWED	50
MAXIMUM HEXCHT OF STRUCTURE	70"
MAXIMUM STRUCTURE COVERACE/LOT	200
MINIMUM DIEN SPACE /LOT	20%

Elect of Malana

, 7. TOTAL PARCEL AREA 759.224 S.F. 17.43 ACRES

2.33



METLAND DELPREATION WAS DONE BY NEW HAMPSHIRE SORL
DONSULTANTS, BIG. BLACCORDANCE WITH THE 1987 CORPS OF
ENGINEER'S WETLAND DELINEATION MANUAL, AND FELD LOCATED
BY MILLETTE, SPRAGUE & COLWELL, INC.
ANY CONSTRUCTION WITHIN THE WELL HEAD PROTECTION AREA
SHOULD COMPLY WITH THE CITY OF PORTSMOUTH ADURFER
PROTECTION GUIDELINES THAT ARE ON FILE AT THE
PORTSMOUTH DEPARTMENT OF PUBLIC MORKS.
ALL CORSTRUCTION AND MATERIALS SHAUL BE IN ACCORDANCE WITH
ALL STATE AND LOCAL CODES.
THE CONSTRUCTION SHALL BE RESPONSERLE FOR VERFYING AND

ALL STATE AND LOCAL CODES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERYING AND DETERMINED THE LOCATIONS. SIZE AND ELEVATIONS OF ALL EXISTING UTLITIES. SHOWN OR NOT SHOWN ON THE SHORES PLANS. FROM TO THE START OF ANY CONSTRUCTION. THE SHORESP SHALL BE MOTFFED IN MINITING OF ANY UTLITIES INTERFERRING APPROPRIES SHOREOUT TO DETERMINE APPROPRIES ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK.
ALL UTLITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR IS TO COMPANIES BEGARDING THE NUMBER OF CONDUITS REQUIRED PROR TO MISTALLATION OF ANY COMDUIT.

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DONTRACTOR TO ANY COMDUIT.

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DONTRACTOR TO ANY COMDUIT.

DISSAPE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. CALL.

[1-888-344-7233].

PUBLIC SERVICE OF NEW HAMPSHIFE 1700 LAFAYETTE ROAD, FORTSMOUTH, MH. 03600 CONTACT, CONNEX MESTON TRANSMISSION LINES EMONEER (603)436-5660 ELECTRIC

(603)436-5660
NORTHERN UTUTES, BIC
325 VEST ROAD, PORTSHOUTH, N.H. 03601
CONTACT JEFF INGLIS - COMMERCIAL
CONTACT PIR, SEVICINY - BIOUSTRIAL/MANUFACTURING
(603)436-0310
NECTORING

TELEPHONE

VERIZON P.O. BOX 307 CHECKLAND, N.H. 03840 DONTACT CHARLES RANDE (603)427-2900

SEWEY/MATER PORTSMOUTH, DEPT. OF PUBLIC WORKS
680 PEVERLY HAI, ROAD
PORTSMOUTH, N.H. 03601
CONTACT. MIKE JENNINS
(603) 427-1552
14. APPLICANT TO CONTACT MIGOT REGARDING THE EXTENSION OF
TIGHTS.
THENG.
14. APPLICANT TO CONTACT MIGOT REGARDING THE EXTENSION OF
TIGHTS.
THENG.

15 APPLICANT TO CONTACT M-DOT REGARDING THE PLACEMENT OF THO PARKING SIGNS ALONG ROUTE 33 IN THE VICINITY OF THIS SITE.

16. APPLICANT TO ENSURE THAT WATER AND ICE WILL NOT BE TRACKED FROM PROPOSED CAR WASH FACILITY INTO PUBLIC RIGHT-OF-WAY BY TABING ANY AND ALL PREVENTATIVE MAINTENANCE ACTIONS NECESSARY.

PLAN REFERENCES

CAS

"TOPOGRAPHIC SKETCH GREENLAND ROAD PORTSMOUTH, N.H. FOR ATANOSIAN DE COMPANY, INC." DATE 03/15/89, 81 DURGN — SCHOPIELD ASSOCIATES.

"PLAN OF LAND PORTSMOUTH, N.H. FOR ARANGSIAN DIL COMPANY, INC." DATE FEB. 19, BY JOHN N. DIRGIN.

45. 8	REVOX CAR WASH NOTE	99/03/04
AEV 7	REVISE SITE GRADING BREAK OUT UTILITIES AND LANDSCAPING	08/78/04
MEV C	REVISIONS BASED ON PLANNING SIDARD COMMENTS	06/04/04
PEV 5	REVISIONS BASED ON TRAINIC SAFETY COMMENTS	05/20/04
FS V 4	SEVERONS BASED ON TAC COMMENTS	05/13/04
85 V 3	REVISIONS BASED ON TAC. COMMENTS	06/12/04
ECV 2	HE VISED ORACHIS AFOLAND JERSEY BARRIERS	05/04/04
REV. 1	REVISED GRADING, DRAMAGE AND UTILITIES	04/22/04



1

MILLETTE, SPRAGUE & COLWELL, INC.

CIVIL ENGINEERS

LAND SURVEYORS

SITE PLAN **FOR**

aranosian oil comipany, inc. NH ROUTE 33

Application for a Variance

We are applying for a variance from section_10.1251.20 Canopy Signs for a Sunoco site at 1166 Greenland Rd, Portsmouth. The site is zoned industrial and is in District 6.

We applied for a sign permit for 44 sq ft of signage. We are also asking for lightbar. The city considered the lightbar signage and denied it on this basis. Not including the lightbar, the signage is as follows:

			Gas	Diesel	
	Car Wash	Building	Canopy	Canopy	Total
Current sf	33	24	20	18	95
Proposed	33	24	44	18	119
Allowed	100	100	20	20	240

Please note: The Car wash signage and the Diesel Canopy signage have been permitted; the subject of this variance is the Gas Canopy Signage and the Lightbar on the Gas and Diesel canopies.

The Code reads:

10.1252.40 The sign area of a canopy sign shall include all text and symbols, whether or not illuminated, and all illuminated areas; but **shall not include non-illuminated areas** that are distinguished from the background only by color stripes.

The fact that we are illuminating the fascia is the reason it is considered a sign.

We are thus asking for the following:

- a. We have a Sunoco logo on the canopy of 20sf; we are asking to replace this with a Sunoco Logo and arrow motif; the area of this is 44 sq ft. We are allowed 20 sf.
- b. We are asking for Lightbar to illuminate the Gas fascia on 3 sides.
- c. The Diesel canopy has one Sunoco sign that has been permitted, and we are requesting lightbar on 3 sides of this canopy.

The lightbar is a metal channel open on the bottom only. It is designed to project a gentle blue light onto bottom 6" the canopy fascia, and to gently light the drip edge of the pavement below the canopy. The downlighting creates minimal impact while identifying the site and lighting a part of the forecourt that is prone to ice.

This location is a 24-hour truck stop in the Industrial Zone with a c-store and car wash and a commercial and diesel canopy. There are no adjacent businesses or residents- the closest is 500 ft away, also owned by Aranosian Oil. Visibility and effective lighting are key to this type of site; this combats crime and provide a safe haven for ordinary motorists as well as truckers using the site in the night hours.

Although the signage faces Greenland Ave, the site draws custom from Rt 95. Traffic exiting 95 needs to be able to find the site on Greenland Ave.

1) Granting this variance would not be contrary to the Public Interest

The site is a 24-hour stop servicing traffic on rt 95 as well as local traffic on Greenland Rd. It attracts a lot of evening and nighttime traffic; truckers park in the lot and use the restaurants and parking areas for overnight stays. The public interest is served by:

- a) Allowing businesses to identify themselves. This is a new attractive Sunoco image that does away with the outdated sunrise and Nascar graphics, and is a cleaner, plainer look.
- b) Maintaining lighting for security and visibility; as stated, a contingent use of the lighting is to light the drip edge of the canopy where ice accretes.
- c) Maintaining the visibility of the site and the sightlines for approaching traffic.

2) The proposed use will observe the spirit of the ordinance:

The Zoning Ordinance aims to regulate the type, number, location, size and illumination of signs on private property in order to maintain and enhance the character of the city's commercial to protect the public from hazardous and distracting displays.

This site is an industrial fueling facility serving commercial and retail traffic, predominantly traffic in transit through the area. It is not near any abutters; the closest residential properties are over 500 ft away and are well shielded by trees. In any event, the signage we are requesting cannot be seen by these abutters.

The signage we are requesting is less than the 100-sf allowed on a single building or the 240 sf that this site would normally be allowed-clutter is clearly not an issue.

3) Substantial Justice would be done to the Property owner by granting the Variance:

- a) Identifying the site using the new, upgraded Sunoco image helps the public navigate to this station.
- b) The owner wishes to promote safety for the travelling public as well as truckers.
- c) Making sure that the business is well lit, identified and successful is key to its success. Transitory traffic uses this site to refuel, rest and purchase food and drink. This promotes safety and security. The Rt95 corridor is a well-known crime corridor; lighting the site effectively reduces the risks of bad players using the site.

4) The proposed use will not diminish the values of surrounding properties:

The new Sunoco image is being rolled out across the nation; it is attractive, modern, and will uplift the area. The site is so separated from other properties in the area that it will have no effect, negative or positive in terms of property values for surrounding properties.

5) <u>Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:</u>

The zoning ordinance does not take Gas canopies into account when calculating sign area. The C stores at most gas stations are a secondary to the gas canopy in position and prominence. Treating the canopy signage as secondary to the building signage diminishes the role of the canopy signage-it is the Fuel brand that attracts people to gas stations in the first place.

We request the board's favorable consideration.



1166 Greenland Road Portsmouth, NH 03801

BL# 8000469301





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Revisions:			
Rev. 0 - Original Drawing			03/28/202
		No. hash Pro. Anna Buto ye co ke Parcourie	

Address: 1166 Greenland Road	Joh Number: SUN-30154-SR Date: 03/28/2024		
Portsmouth, NH 03801			
Customer: NH SIGNS			
Drawn by: EG	Customer Approval:		

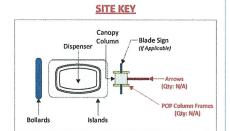
This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.

----- Please initial her



Under Canopy Imaging



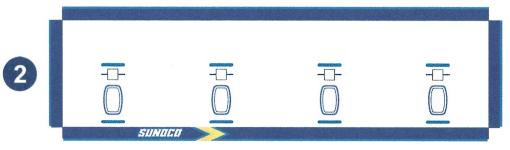






Existing Under Gas Canopy:









Greenland Road

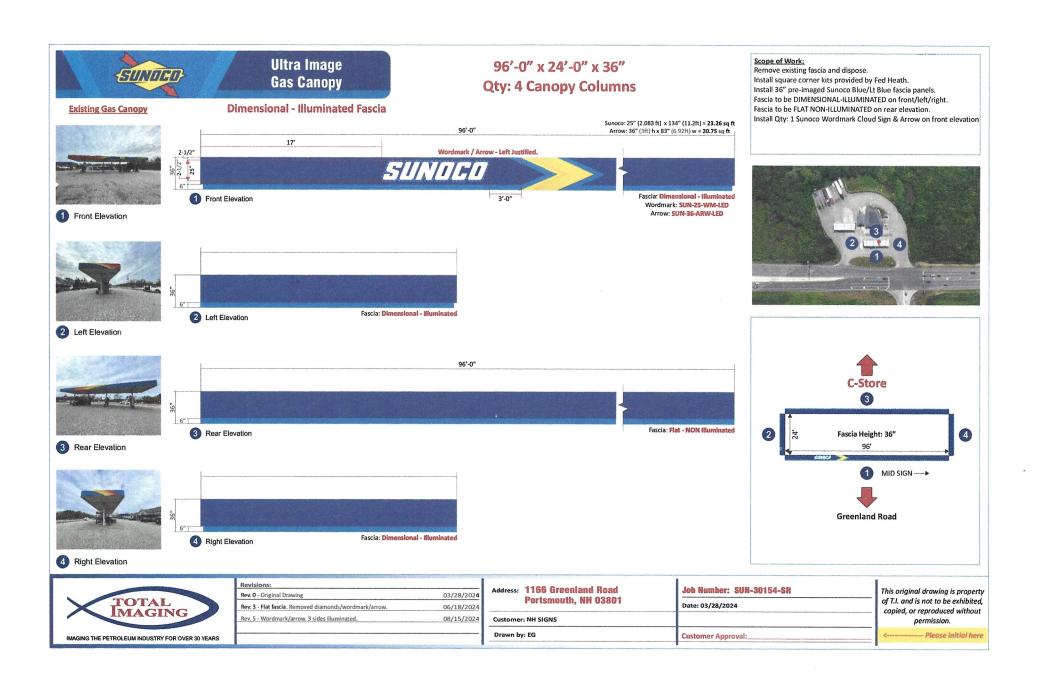


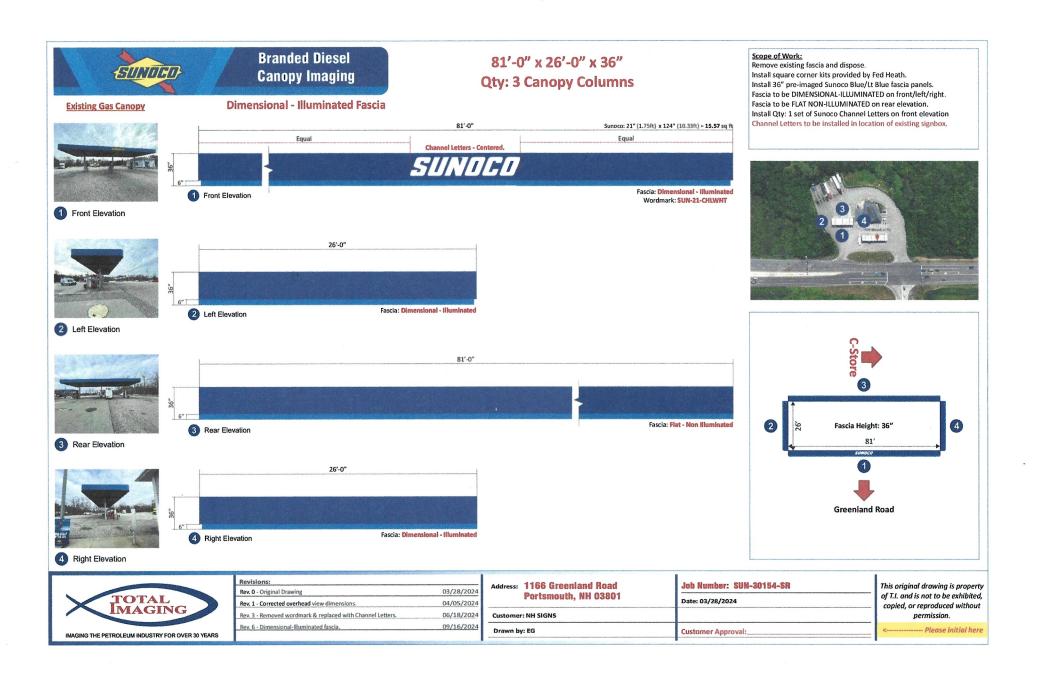
Revisions:	
Rev. 0 - Original Drawing	03/28/2024
Rev. 3 - Flat fascia. Removed diamonds/wordmark/arrow.	06/18/2024
Rev. 4 - Removed POP frames & arrows.	08/12/2024
Rev. 5 - Wordmark/arrow, 3 sides illuminated.	08/15/2024

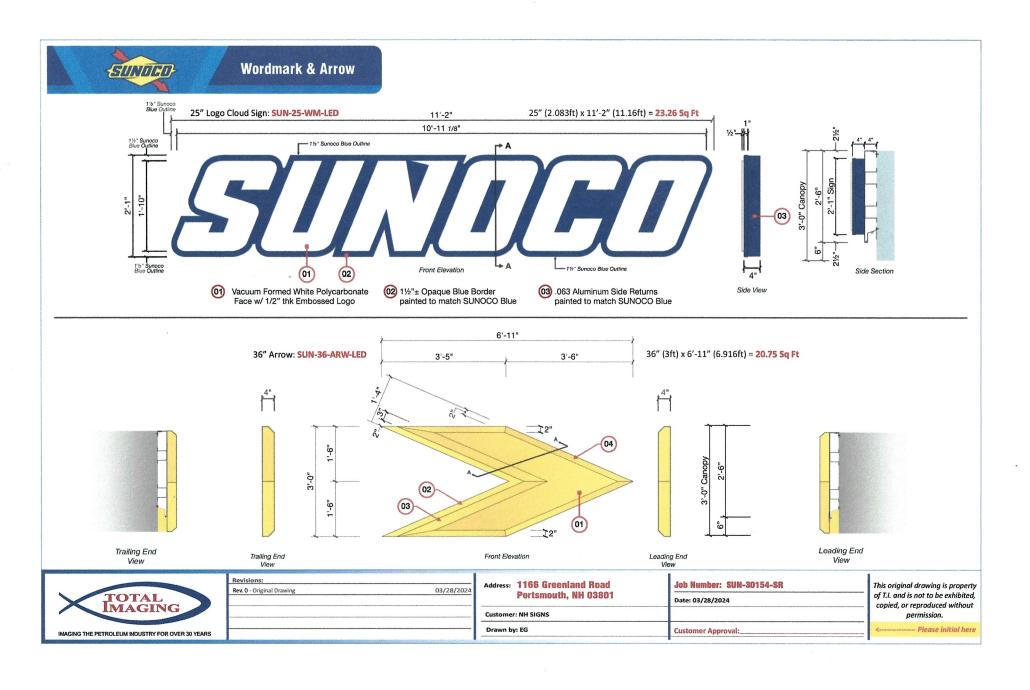
Address: 1166 Greenland Road Portsmouth, NH 03801	Joh Number: SUN-30154-SR Date: 03/28/2024		
Customer: NH SIGNS			
Drawn by: EG	Customer Approval:		

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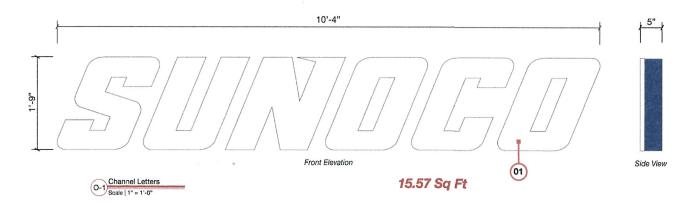






Wordmark & Arrow

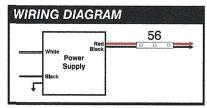
SUN-21-CHLWHT



- All Mounting Hardware to be non-corrosive
- All Holes & Seams to be Caulked & Sealed
- All Letters to be UL Labled

- O1) SUNOCO Face Lit Remote Channel Letters
 -Cut out 3/16" white acrylic faces (#7328)

 - -1" white Jewelite trimcap
 -5" Deep Heron Blue .040 aluminum coil side returns
 - -Internally illuminated with white LED's
 - -Remote Power Supplies



NOTES

- **Ø PRIMARY ELECTRIC BY OTHERS TO BE**
- WITHIN 3'-0" OF SIGN (TYP)
- **ADEQUATE BLOCKING BEHIND WALL**
- REQUIRED BY OTHERS
- SIGN WIRING INSTALLED IN FIELD TO MAINTAIN ALL STATE & LOCAL CODES/ REGULATIONS

View

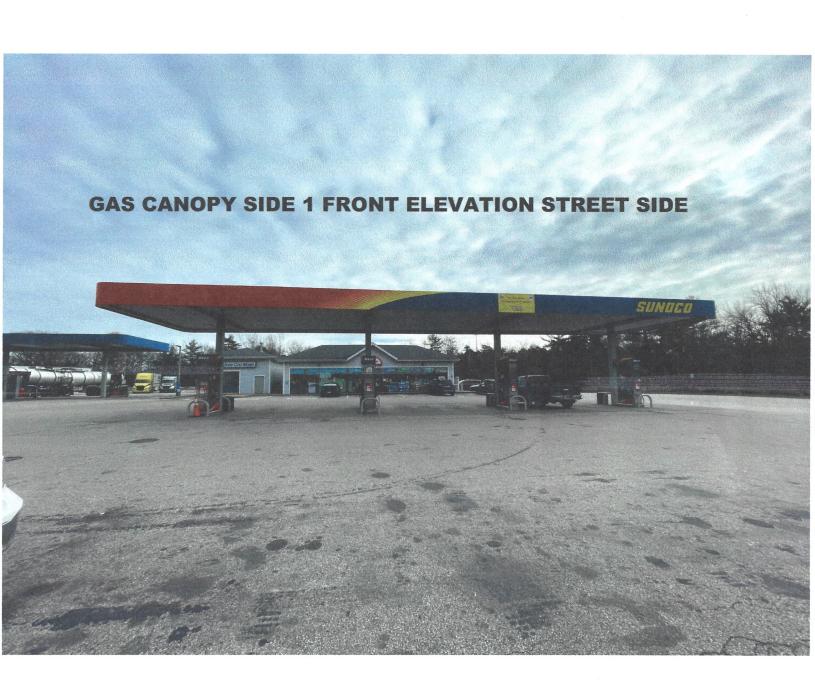


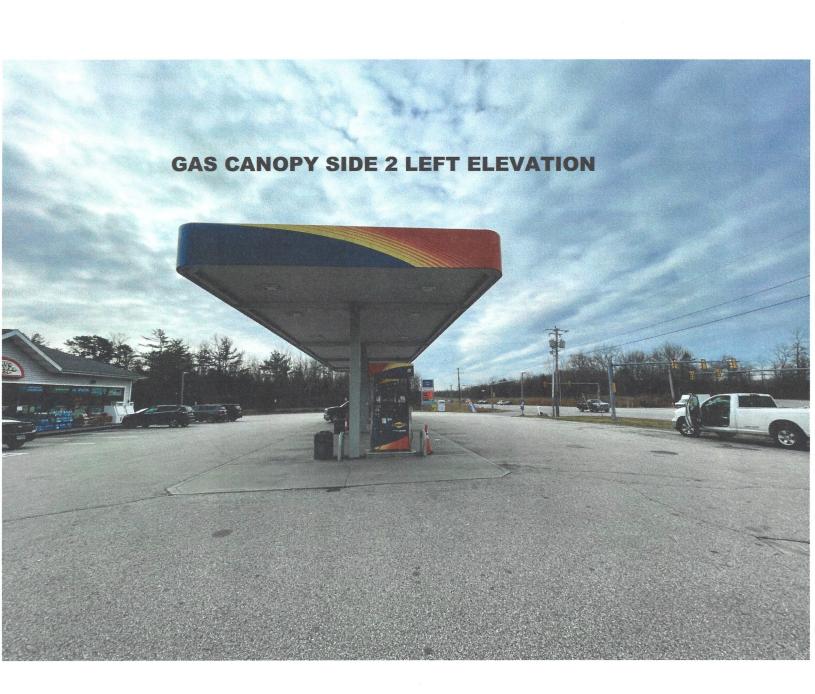
Revisions:	
Rev. 0 - Original Drawing	03/28/2024

Address: 1166 Greenland Road Portsmouth, NH 03801	Job Number: SUN-30154-SR Date: 03/28/2024		
Customer: NH SIGNS			
Drawn by: EG	Customer Approval:		
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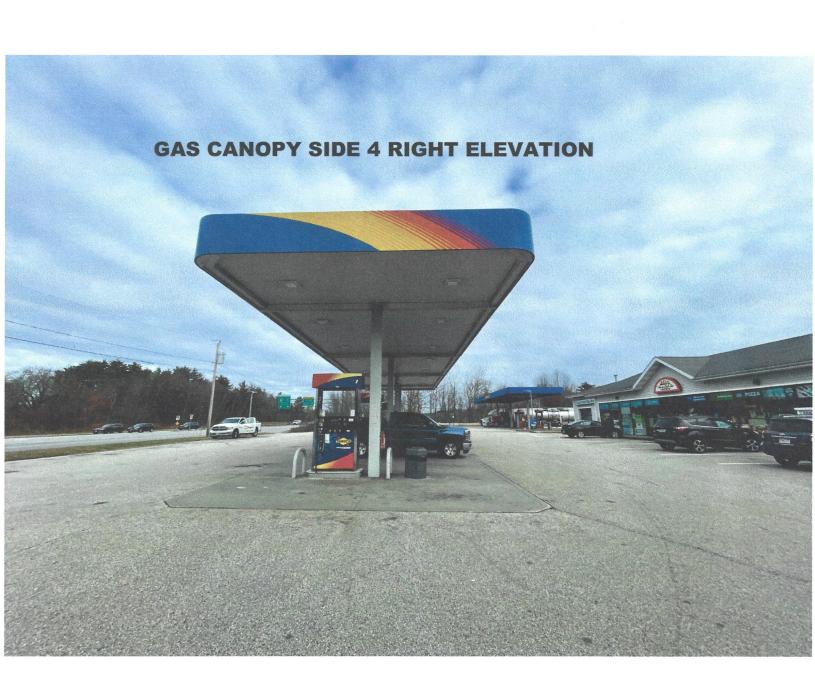
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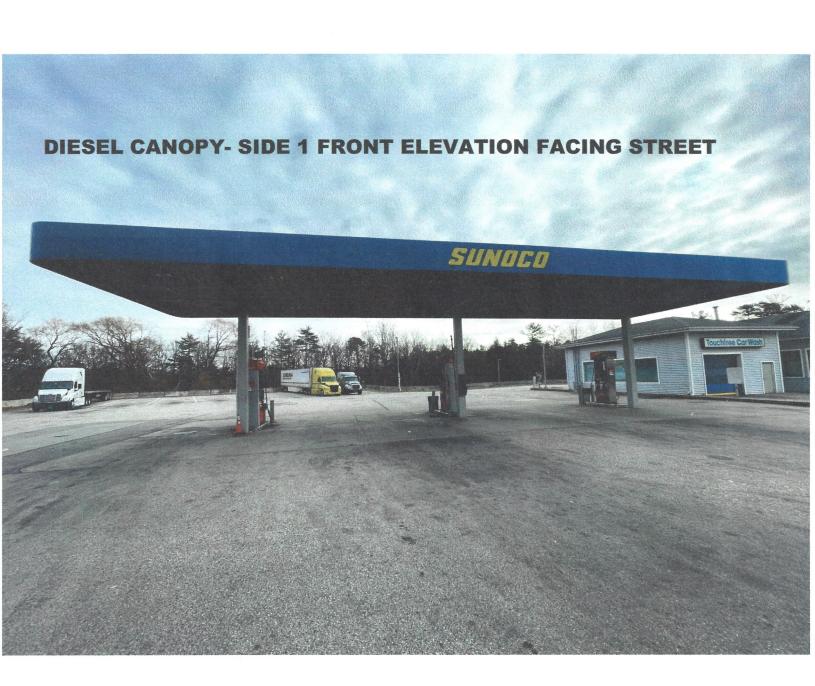
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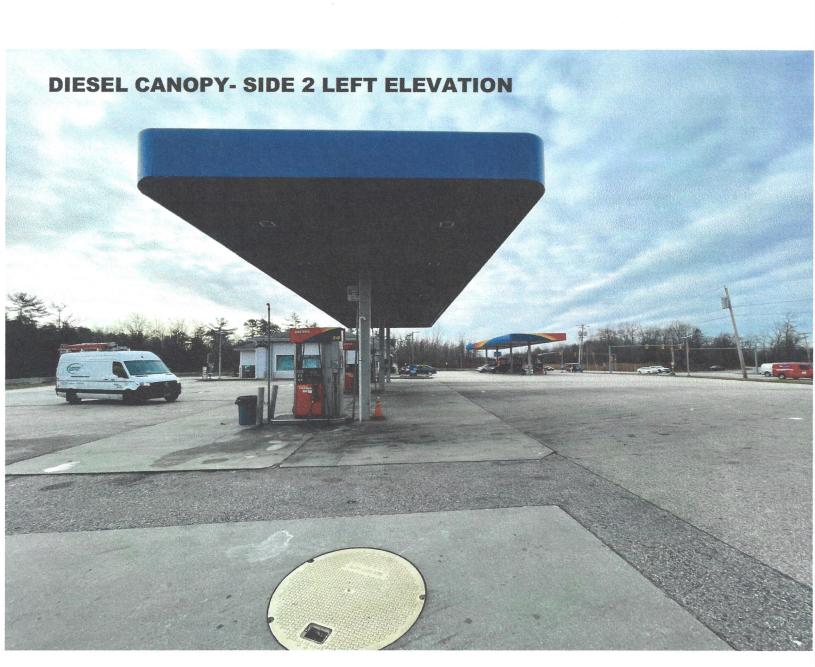


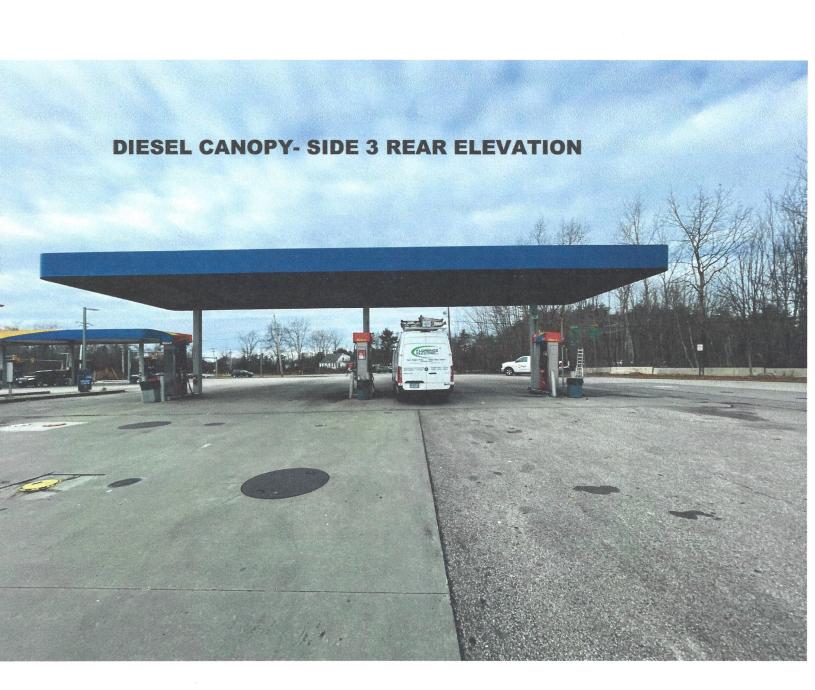














QWIK MOD™

12V LED channel letter illumination

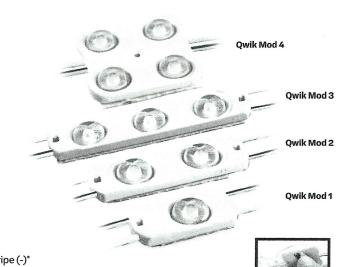
WIKM®

Specifications

Dimensions L × W × HQwik Mod 1......0.69" × 1.4" × 0.25" Qwik Mod 20.69" × 2.2" × 0.25" Qwik Mod 30.69" \times 3.14" \times 0.25" Qwik Mod 41.7" × 1.77" × 0.25" Beam angle170° Ultra-wide low dome batwing optic with diamondback optic lens technology Mounting options Peel & Stick and mechanical screw hole Operating temp.....-30° C to +60° C EnvironmentIP68 Spacing.... ..Qwik Mod 1.....2.5 mods/ft Qwik Mod 21.7 mods/ft (fully-stretched) Qwik Mod 3 & 4 1.5 mods/ft .. WhitesWhite solid (+) / White/Black stripe (-)* Colors......Gray, Red, Green, or Blue solid (+) / White/Black stripe (-)

.....10-Year Product / 5-year Limited Labor



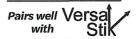


Product	Max. mods (series)	CCT/Wavelength	SKU	Intensity	Efficacy	 Packaging	UL number	
		7100 K M-QMSX0-71				PL-QM1-TW110-P		
Qwik Mod 1		5000 K	M-QMSX0-50	47.2 lm/mod (118 lm/ft)	118 lm/W	Mods per bag: 150 (60 ft) Mods per case: 1500 (600 ft)	PL-QM1-NW110-P	
IVIOU I	(3011)	4100 K†	M-QMSXO-41			mode per caser rece (cos re	PL-QM1-MW110-P	
		7100 K	M-QMDX0-71				PL-QM2-TW150-P	
		5700 K [†]	M-QMDXO-57					PL-QM2-WN150-P
		5000 K	M-QMDX0-50				PL-QM2-NW150-P	
		4100 K [†]	M-QMDX0-41	94.1 lm/mod (160 lm/ft)	118 lm/W		PL-QM2-MW150-P	
		3500 K [†]	M-QMDX0-35		""		PL-QM2-WW150-P	
		3000 K	M-QMDX0-30				PL-QM2-DW150-P	
Qwik Mod 2	38 mods (22.35 ft)	2700 K	M-QMDX0-27			Mods per bag: 76 (44.7 ft) Mods per case: 912 (536.52 ft)	PL-QM2-IW150-P	
WOU Z	(22.3311)	Red (625 nm)	M-QMDXO-RD	22 lm/mod (37.4 lm/ft)	27.5 lm/W	I mode per caser one (cooler te)	PL-QM2-RD37-P	
		Amber (589 nm)	M-QMDXO-AM	20.4 lm/mod (34.68 lm/ft)	22.93 lm/W		PL-QM2-AM150-P	
		Red-Orange (613 nm)	M-QMDX0-RO	29.97 lm/mod (50.95 lm/ft)	34 lm/W		PL-QM2-RO150-P	
		Orange (617 nm)	M-QMDXO-OR	25.66 lm/mod (43.62 lm/ft)) 29.68 lm/W		PL-QM2-OR37-P	
		Green (525 nm)	M-QMDXO-GR	44 lm/mod (75 lm/ft)	53.51 lm/W		PL-QM2-GR75-P	
		Blue (460 nm)	M-QMDXO-BL	10 lm/mod (17 lm/ft)	12.31 lm/W		PL-QM2-BL17-P	
		7100 K	M-QMTX0-71	7			PL-QM3-TW200-P	
		5000 K	M-QMTX0-50		114 lm/W		PL-QM3-NW200-P	
		4100 K [†]	M-QMTX0-41	1			PL-QM3-MW200-P	
		Red (625 nm)	M-QMTXO-RD	34 lm/mod (51 lm/ft)	28.33 lm/W		PL-QM3-RD51-P	
Qwik Mod 3	25 mods (16.67 ft)	Amber (593 nm)	M-QMTXO-AM	33.44 lm/mod (50.16 lm/ft)	26.42 lm/W	Mods per bag: 50 (33.3 ft) Mods per case: 750 (500 ft)	PL-QM3-AM200-P	
Wiou	(10.0711)	Red-Orange (610 nm)	M-QMTX0-RO	67.86 lm/mod (101.78 lm/ft)	52.5 lm/W	I woods per case, you (ood to)	PL-QM3-R0200-P	
		Orange (612 nm)	M-QMTXO-OR	63.77 lm/mod (95.66 lm/ft)	50.06 lm/W		PL-QM3-OR200-P	
		Green (525 nm)	M-QMTX0-GR	86 lm/mod (129 lm/ft)	68.61 lm/W		PL-QM3-GR129-P	
		Blue (460 nm)	nm) M-QMTXO-BL 18 lm/mod (27 lm/ft) 14.81 lm/W		PL-QM3-BL27-P			
		7100 K	M-QMQX0-71			,	PL-QM4-TW260-P	
Qwik Mod 4	19 mods	5000 K	M-QMQX0-50	180 lm/mod (270 lm/ft)	113 lm/W	Mods per bag: 38 (25.3 ft) Mods per case: 912 (608 ft)	PL-QM4-NW260-P	
1710U T	flod 4 (12.67 ft)	4100 K [†]	M-QMQX0-41		"""		PL-QM4-MW260-P	

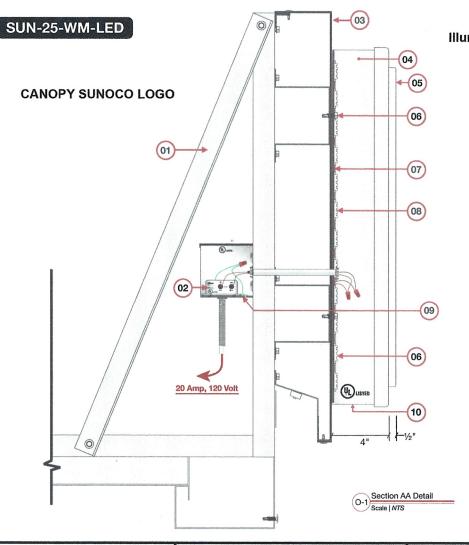
Check module for polarity.











Illuminated from Dusk to Dawn - 46.7 NITS per linear ft.

- -Existing canopy structure
- -(1) One 60w Power Supply Located Inside Enclosure 02 with disconnect switch
- (03) -Canopy fascia
- -063" thk Aluminum Returns (Gussets as needed)
- -Vacuum Formed Polycarbonate Faces Mechanically Fastened to side returns
- (06) -Tek 3 #12 X 1" Metal Screws into Canopy fascia
- -Aluminum Logo backer
- (08) -White 7100K LED Modules taped to back of Logo Cabinet
- -Metal Enclosure with Primary Disconnect Switch Located Behind Canopy Fascia.
- -1/4" Dia Drain Holes
 - All Mounting Hardware to be Non-Ferrous Metal
 - All Penetrations Thru Surfaces to be Watertight
 - All Signage to be UL Listed, Classified



PRODUCT ID





POWER SUPPLY	INPUT VOLATGE	(MAX) INPUT CURRENT
(1) 60 WATT	120 / 277	1.1 A @ 120 / .9 A @ 277





SUN-25-WM-LED | SECTION

REVISIONS: 1. (Initial): (Revision Date) -(Revision Explanation)

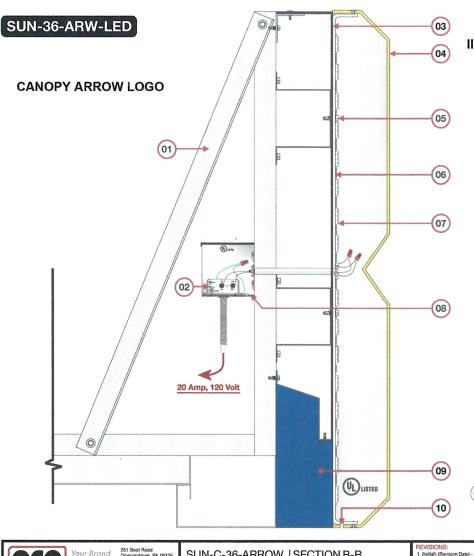
PM: JD DESIGNER: DK

Copyright, Pro Sign Company, 2021

DWG: Y:\S\Sunoco\PRODUCT ID\CANOPY SIGNAGE\ILLUMINATED\ SUNOCO WORDMARKS\SUN-25-WM-LED\DESIGN\SUN-25-WM-LED.cdr

ART:
Y:\S\sunoco\PRODUCT ID\CANOPY SIGNAGE\ILLUMINATED\
SUNOCO WORDMARKS\SUN-25-WM-LED\DESIGN\ARTIVARIOLIS

Page 2



Illuminated from Dusk to Dawn - 46.7 NITS per linear ft.



-(2) 60 watt Power Supplies Located Inside Enclosure

(03) -Canopy fascia by others

(04) -Vacuum Formed Sunoco Yellow Polycarbonate

-Tek 3 #12 X 1" Metal Screws into Canopy fascia/fascia supports

(06) -Vacuum Formed White ABS Backer

07 -Principal Quik Mod 2 (3500K) White LED Modules taped to back of Arrow Backer

(08) -Metal Enclosure with Primary Disconnect Switch Located Behind Canopy Fascia.

(09) -Aluminum Canopy Filler to match 3M 180C-47 Intense Blue Vinyl. Filler to Cap off Recess Section of Canopy On Left, Right & Bottom Of Arrow Sign

(10) -1/4" Dia Drain Holes

POWER SUPPLY	INPUT VOLATGE	(MAX) INPUT CURRENT
(2) 60 WATT	120 / 277	2.2 A @ 120 / .9 A @ 277

Corporate

ACCT #: 13659

DWG #1

PRODUCT ID

All Mounting Hardware to be Non-Ferrous Metal

All Penetrations Thru Surfaces to be Watertight

All Signage to be UL Listed, Classified

O-1 Section B-B Detail



251 Boot Road Downingtown, PA 19335 610.518.5881 610.518.5244 info@prosign.ne SUN-C-36-ARROW | SECTION B-B

PM: JD DESIGNER: DK Copyright, Pro Sign Company, 2021

Y:\S\Sunoco\PRODUCT ID\CANOPY SIGNAGE\ILLUMINATED\CANOPY ARROWS\ SUN-36-ARW-LED\DESIGN\SUN-36-ARW-LED.cdr ART:
Y:\S\u00edunoco\PRODUCT iD\CANOPY SIGNAGE\iLLUMINATED\CANOPY ARROWS\
SUN-36-ARW-LED\DESIGN\ART\Various

Page 3

ILLUMINATED CANOPY LED DOWNLIGHTING Illuminated from Dusk to Dawn - 4.96 NITS per linear ft.

