

# EPSOM BOARD OF ADJUSTMENT

1598 Dover Road, Epsom

## RECORD OF DECISION

**Zoning Appeal:** Case 2023-02 (Patel-Var.)

**Applicant & Owner:** Rajipo 1921, LLC

**Tax Map:** U-5 **Lot:** 29

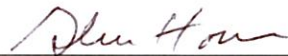
**Zoning District:** Residential/Commercial

Notice is hereby given that the appeal submitted by Vipulkumar (Ricky) Patel of Rajipo 1921, LLC for a Variance to Article III, Section M (Signs), paragraphs 1 (Size) and 1b (lighting) to permit a 15.5 sq. ft. sign, a portion of which is digital, was **approved** by unanimous vote of the Zoning Board of Adjustment at the Public Hearing held on Wednesday, May 3, 2023. The property is located on Dover Road (Rte. 4) within the Residential/Commercial Zone and is identified by Epsom Tax Map U-5 as Lot 29.

Approval was based on verification that the appeal met the variance criteria and ~~with conditions ensuring acceptable use of the digital sign by an adjacent abutter.~~

The variance was approved with the following conditions:

1. The digital gas sign shall be put on a timer such that it is only illuminated, for a maximum period of time, from 7 am to 11 pm daily.
2. The sign illumination shall be reduced to the maximum extent possible.
3. The new digital sign is approved as shown in the "After" picture provided with the application. No other digital signage shall be allowed on the property.



Glenn A. Horner, Chairman  
Zoning Board of Adjustment  
Date: May 5, 2023

*Note: Any person affected has the right to appeal this decision and/or conditions of the approval. If you wish to appeal the decision, or any conditions contained herein, you must act within a thirty (30) day period beginning with the next working day after the Zoning Board of Adjustment meeting when the decision was made. The first step in the appeal process is to apply to the board of adjustment for a rehearing. The motion for a rehearing must set forth all the grounds on which you will base your appeal.*

Zoning Appeal Case 2023-02 (Patel-Var.)  
RECORD OF DECISION (Cont.)

cc: RAJIPO 1921, LLC, 6 Williamsburg Ave., Gilford, NH 03249  
Epsom Board of Selectmen  
Epsom Planning Board Chair  
Epsom Zoning Compliance Officer  
Epsom Town Clerk  
File Case 2023-02 (Patel-Var.)