



PLANNING & DEVELOPMENT DEPARTMENT
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Board Members

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Planning Board
Zoning Board
Conservation Commission
Historic District Commission
Arts and Culture Commission

AGENDA
CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT
Wednesday, May 8, 2024 at 7:00 p.m.
City Hall Council Chambers
31 Wakefield Street, Rochester, NH

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of minutes from April 10, 2024
5. Continued Cases:

Z-24-18 Revival Day of Hope Seeks a *Variance* from Table 18-C to permit a “theater” greater than 5,000 square feet for musical performances in the Office Commercial zone.
Public Hearing

Location: 72 Lafayette Street, Map 124 Lot 67 in the Office Commercial Zone.

Z-24-12 Matthew Hilgendorf & Michelle Ciani Seek a *Special Exception* from Section 23.2.A(1)(a) to permit a detached accessory dwelling unit. ***Public Hearing***

Location: 8 Trestle Road, Map 104 Lot 39 in the Residential-2 Zone.

Z-24-13 Matthew Hilgendorf & Michells Ciani Seek a *Variance* from Section 2.2 to permit a Dwelling, Two Family to not occupy its own individual lot. ***Public Hearing***

Location: 8 Trestle Road, Map 104 Lot 39 in the Residential-2 Zone.

Z-24-15 Christopher Towle Seeks a *Special Exception* from Table 18-A to permit an attached Accessory Dwelling Unit off the existing garage. ***Public Hearing***

Location: 494 Portland Street, Map 118 Lot 14 in the Residential-1 Zone.

6. New Cases:

Z-24-19 Douglas Coulstring Seeks a *Variance* from Section 21.4.M(10) to permit the construction of a duplex on a lot in an approved porkchop subdivision where only single-family is allowed. ***Public Hearing***

Location: 16 Sweet Court, Map 204 Lot 34 in the Agricultural Zone.

Z-24-20 Darcy Murphy Seeks a *Special Exception* from Section 23.2.A(1)(a) to permit a detached accessory dwelling unit. ***Public Hearing***

Location: 283 Old Dover Road, Map 256 Lot 69 in the Agricultural Zone.

Z-24-21 Darcy Murphy Seeks a *Variance* from Section 23.2.A(1)(d) to permit an accessory dwelling unit larger than 800 square feet. ***Public Hearing***

Location: 283 Old Dover Road, Map 256 Lot 69 in the Agricultural Zone.

Z-24-22 Packy's Investment Properties, LLC Seeks a *Variance* from Section 8.5.B(10) to permit the construction of a mini-warehouse facility with co-located commercial solar with zero setbacks. ***Public Hearing***

Location: 18 Sterling Drive, Map 208 Lot 18-1 in the Granite Ridge Development Zone.

Z-24-23 SWD Property Management, LLC Seeks a *Variance* from Table 19-A to permit a 2-lot subdivision to create one lot having approximately 38.5% lot coverage and one lot having approximately 67.5% lot coverage where 35% maximum coverage is allowed. ***Public Hearing***

Location: 25 Old Dover Road, Map 132 Lot 39 in the Residential-2 Zone.

7. Other Business

8. Adjournment