

PLANNING & DEVELOPMENT DEPARTMENT
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Planning & Zoning
Community Development
Conservation Commission
Historic District Commission
Arts & Culture Commission

ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION
Case No 2013-01

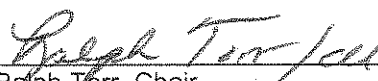
January 10, 2013

2013-01 Application by Lounes Yacoub for a variance under Article 42.14 Table 1 (A)(2) of the City's Zoning Ordinance to permit a two family dwelling in a Residential 1 Zone.

Location: 784 Portland Street
Map 107 Lot 53 Residential 1 Zone

The above variance was **DENIED** at the Zoning Board of Adjustment's January 9, 2013 meeting, by a vote of at least three members of the Zoning Board of Adjustment for the following reasons:

- The variance is contrary to the public interest because it will change the character of the district.
- The spirit of the ordinance is not observed because it will change the character of the district and diminish the value of buildings.
- If denied, the benefit to the community as a whole outweighs any disadvantage or harm to this individual applicant.
- The value of surrounding properties will be diminished because it will be visible from the abutting properties.



Ralph Torr, Chair
Rochester Board of Adjustment

It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Contact the City of Rochester Code Enforcement Department at 332-3508 to apply for any necessary permits and certificates. Any work completed within the thirty (30) day appeal period, explained below, is at your risk

Note: Any person affected has a right to appeal this decision. A request for a rehearing is the first step of an appeal. The request must be submitted to the Planning Department within **thirty (30) days** (calendar days starting the day after the decision is made). If a rehearing is not granted, the next step is to appeal to Superior Court within thirty (30) days. If a rehearing IS granted, it is the responsibility of the original applicant to present the case to the Zoning Board, with the same obligations and following the same procedure used when the case was first heard

cc: Building Safety Department
Assessing Department
File