



**BUILDING, ZONING & LICENSING DEPARTMENT**  
31 Wakefield Street,  
Rochester, New Hampshire 03867-1917  
(603) 332-3976- Fax (603) 509-1912  
Web Site: [www.rochesternh.net](http://www.rochesternh.net)

**ZONING BOARD OF ADJUSTMENT  
NOTICE OF DECISION  
Case No 2014-10**

May 14, 2014

**2014-10** Mr. Dan Aubert requests a variance for setback relief on the side property lot line to increase the one bay garage to a two bay garage to accommodate family vehicles. Request is in accordance with Table XIX-A dimensional table of the City's Zoning Ordinance.

**Location:** 15 Stair Falls Ave.  
Map 108 Lot 24 R1 Zone

The above variance was **APPROVED** as presented, at the Zoning Board of Adjustment's May 14, 2014 meeting, by an affirmative vote of at least four members with the following stipulations: The distance between the garage and the side lot line is no less than four feet.

- The variance will not be contrary to the public interest because it will not negatively impact health and the general welfare.
- The spirit of the ordinance is observed because it will not negatively impact health and the general welfare.
- If granted, the benefit to this individual applicant, outweighs any harm to the community as a whole.
- The value of surrounding properties will not be diminished because it will not generate levels of noise, light, activity or traffic that are significantly different from that which currently exist.

  
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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 Department of Building, Zoning and Licensing at 332-3508 ext 1, 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 Department of Building, Zoning and Licensing 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:

Assessing Department  
File