



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
31 Wakefield Street
Rochester, New Hampshire 03867-1917
(603) 335-1338 - Fax (603) 335-7585
Web Site: www.rochesternh.net

Planning & Zoning
Community Development
Conservation Commission
Historic District Commission
Arts & Culture Commission

**ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION
Case No 2013-08 (Variance)**

March 14, 2013

2013-08 Application by 17 Glenwood Avenue LLC for the following:

A variance under Article 42.16 Table 2 of the City's Zoning Ordinance to permit lot size to be calculated using the square footage minimum required for elderly housing (14 units/ac. or 3,111 sf. per unit) where 6,000 sf. is required, for proposed lots 1 and 2 that are not elderly housing.

Location: 17 Glenwood Avenue
Map 117 Lot 3 Residential 2 Zone

The above variance was **GRANTED** as presented, at the Zoning Board of Adjustment's March 13, 2013 meeting, by an affirmative vote of at least three members of the Zoning Board of Adjustment for the following reasons:

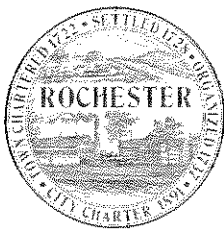
- The variance is not contrary to the public interest because it will not diminish the value of buildings.
- The spirit of the ordinance is observed because it will not diminish the value of buildings.
- If granted, the benefit to this individual applicant outweighs any harm to the community as a whole.
- The value of surrounding properties will not be diminished because the hours operation are such that impacts from increased levels of noise, light, activity or traffic are not problematic.

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
Norway Plains Associates
File



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**ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION
Case No 2013-08 (Special Exception)**

March 14, 2013

2013-08 Application by 17 Glenwood Avenue LLC for the following:

A special exception under Article 42.23 Section (c)(26) of the City's Zoning Ordinance to permit elderly housing on proposed lot 3 in the Residential 2 Zone.

Location: 17 Glenwood Avenue
Map 117 Lot 3 Residential 2 Zone

The above special exception was **GRANTED** as presented, at the Zoning Board of Adjustment's March 13, 2013 meeting, by an affirmative vote of at least three members of the Zoning Board of Adjustment for the following reasons:

- The specific site is an appropriate location for the proposed use or structure.
- The proposal is not detrimental, injurious, obnoxious, or offensive to the neighborhood.
- There will not be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off-street parking.
- Adequate and appropriate facilities and utilities will be provided to insure the proper operation of the proposed use or structure.
- The proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan.
- The special exception meets all criteria under Article 42.23 Section (c)(26) of the City's Zoning Ordinance.


Ralph Torr, Chair

Rochester Board of Adjustment

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