



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 2012-18**

August 10, 2012

2012-18 Application by Ronald and Dorothea Riley for a variance under Article 42.19 Section (h)(2) of the City's Zoning Ordinance to permit single family residence that encroaches into the outer 25 feet of the wetland buffer.

Location: 18 Snow Street
Map 122 Lot 26-1 Residential 1 Zone

The above variance was **GRANTED** as presented, at the at the Zoning Board of Adjustment's August 8, 2012 meeting, by an affirmative vote of at least three members of the Zoning Board of Adjustment to permit a single family residence, the house to be 43 feet from the wetland and the porch to be 35 feet from the wetland, for the following reasons:

- The variance is not contrary to the public interest because it will not increase congestion in the streets.
- The spirit of the ordinance is observed because it will not increase congestion in the streets.
- 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 exists.


Lawrence Spector, Vice 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