



**BUILDING, ZONING & LICENSING SERVICES**  
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**ZONING BOARD OF ADJUSTMENT  
NOTICE OF DECISION  
Case No 2014-07**

May 14, 2014

**2014-07** Mr. Michael Turgeon requests a variance to build an addition closer to the lot line than what is allowed under 42.16 Dimensional Regulations-Table 2, of the City's Zoning Ordinance.

**Location:** 112 Washington St.  
Map 123 Lot 49 Residential 2 Zone

The above variance was **GRANTED** as presented at the Zoning Board of Adjustment's May 14, 2014 meeting with the following stipulations: distance between the new addition be no less than six feet from the side property line and the front setback of the new addition (Washington St. side) be no closer than the specific living area of the house. Approval was by an affirmative vote of four members of the Zoning Board of Adjustment for the following reasons:

- The variance will not be 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 it will not generate levels of noise, light, activity or traffic that are significantly different from that which currently exists.

  
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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 Services 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