



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 2013-07 (#1)**

March 14, 2013

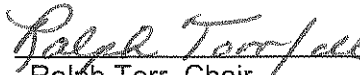
2013-07 Application by McGroen Partners, LLC for a variances as follows:

A variance under Article 42.9 Section (b)(7) of the City's Zoning Ordinance to permit less parking than required by the ordinance (78 spaces where 102 are required).

Location: 120-122 Washington Street (Rte 202)
Map 123 Lots 65 & 66 Business 1 Zone

The above variance was **GRANTED** as requested, 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 variances are not 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 exacerbate the overcrowding of land.
- 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.



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 2013-07 (#2)

March 14, 2013

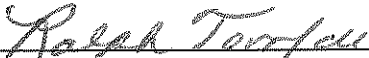
2013-07 Application by McGroen Partners, LLC for a variances as follows:

A variance under Article 42.19 Section (i)(1)(B)(i) of the City's Zoning Ordinance to permit a building to be constructed within the inner 25 ft of the required wetland buffer

Location: 120-122 Washington Street (Rte 202)
Map 123 Lots 65 & 66 Business 1 Zone

The above variance was **GRANTED** as requested, 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 variances are 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.



Ralph Torr, Chair
Rochester Board of Adjustment

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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

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**ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION
Case No 2013-07 (#3)**

March 14, 2013

2013-07 Application by McGroen Partners, LLC for a variance as follows:

A variance under Article 42.19 Section (h) of the City's Zoning Ordinance to permit parking in the required 50 ft wetland buffer.

Location: 120-122 Washington Street (Rte 202)
Map 123 Lots 65 & 66 Business 1 Zone

The above variance was **GRANTED** as requested, 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 variances are 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 reduce safety from fires, panic and other dangers.
- 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.

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

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