



BUILDING, ZONING& LICENSING DEPARTMENT
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ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION
Case No 2014-01


January 8, 2014

2014-01 Application by Christine and Edward Garcia for a variance under Article 42.16 Table 2 of the City's Zoning Ordinance to permit a garage w/ in-law unit closer to the front property line than what is allowed in the R-1 zone.

Location: 19 Brookfield Dr.
Map 128 Lot 183 Residential 1 Zone

The above variance was **GRANTED** as presented, at the Zoning Board of Adjustment's January 8, 2014 meeting by an affirmative vote of the regular 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 negatively impact health and the general welfare.
- The spirit of the ordinance is observed because it will not diminish the value of buildings.
- Substantial justice is done because if granted, the benefit to this individual applicant, outweighs any harm to the community as a whole.
- The value of the 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 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: Building, Zoning & Licensing Services
Assessing Department
File