



City of Rochester, New Hampshire
Department of Building, Zoning & Licensing Services
31 Wakefield Street
Rochester, NH 03867
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Web Site: www.rochesternh.net

**ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION
Case No 2013-36**


December 12, 2013

2013-36— Application by Susan Paquette of Cornerstone, VNA for a variance under Article 42.8 Section (c2) (c5) of the City's Zoning Ordinance to allow a sign replacement when the lot has no frontage on the Farmington Rd.

Property Owner: Jon Robidas, Robidas Properties LLC,
Location: 176 Farmington Rd. Map 208 Lot 1, GRD Zone

The above variance was **GRANTED** as presented, at the Zoning Board of Adjustment's December 11, 2013 meeting by an affirmative vote of all 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 reduce safety from fires, panic, and other dangers.
- 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 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, Zoning & Licensing Services
Assessing Department
File