



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

July 18, 2023

JCCM Properties, LLC  
c/o Bruton & Berube, PLLC  
601 Central Avenue  
Dover, NH 03820

### Notice of Decision

**Z-23-19 JCCM Properties, LLC** Seeks a *Variance* from Section 5.1 and Table 18-A regarding expansion of a non conforming use to permit the construction of 4 additional residential units in the R1 zone.

**Location:** 189 South Main Street, Map 125 Lot 84 in the Residential-1 Zone.

At the July 12, 2023, the Zoning Board of Adjustment **voted to Approve the Variance** as presented citing all criteria has been met.

  
Shanna B. Saunders,  
Director of Planning & Development

**It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Any work completed within the thirty (30) day appeal period, explained below, is at your risk.**

**APPEALS:** The selectmen, any party to the action, or any person directly affected has a right to appeal this decision within thirty calendar days following a hearing and to the Superior Court in accordance with State Statute. See New Hampshire Revised Statutes Annotated, Chapter 677 Rehearing and Appeal Procedures, available at the City of Rochester Planning Department This notice has been placed on file and made available for public inspection in the records of the ZBA.

As Per RSA 674:33.I.a.(a)

Variances authorized by the Zoning Board of Adjustment, Rochester NH shall be valid only if exercised within 2 years from the date of this application.

Cc: Open Gov Z.-23-19  
File