



City of Rochester, New Hampshire

Zoning Board of Adjustment

July 18, 2023

Aranosian Oil Company, Inc.
Aranco Realty, Inc.
557 North State Street
Concord, NH 03301

Notice of Decision

Z-23-04 Aranosian Oil Company, Inc & Aranco Realty, Inc. Seeks a *Variance* from Section 30.3 to permit the expansion of a non-conforming use (a gas station) onto a lot zoned R2 and seeks a variance from Table 19-A, for lot coverage where 35% is allowed in the R2 and they are proposing 68% on that lot.

Location: 160 & 162 Charles Street, Map 128 Lots 214 & 215 in the Residential-2 and Neighborhood Mixed Use Zones.

At the July 12, 2023, the Zoning Board of Adjustment **voted to Approve both Variance requests** 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-23-2
File