



City of Rochester, New Hampshire

Zoning Board of Adjustment

Agenda - Wednesday, August 14, 2019 7:00 PM in the City Hall Council Chambers

1. Call to Order
 2. Roll Call
 3. Seating of Alternates
 4. Approval of minutes for July 10, 2019
 5. Postponed Cases:
 - a. ~~Z-19-13~~ Thomas Demchak applicant seeks a Variance from section 20.2(P)(1,2,&3) of the Zoning Ordinance to permit a commercial stable where none of the following requirements will be met:
 - i. ~~1. The minimum lot size required shall be 5 acres.~~
 - ii. ~~2. The side and rear setbacks for structures housing horses shall be 100 feet from any property line.~~
 - iii. ~~3. Any storage areas for manure shall be set back at least 200 feet from any lot lines. Manure must be handled according to best management practices.~~
 - b. ~~Z-19-14~~ Thomas Demchak applicant seeks a Variance from section 23.2(A)(3)(E) of the Zoning Ordinance to permit the keeping of less than ten horses as an accessory use to a residence where the following requirements will not be met:
 - i. ~~The activity is not carried out as a business;~~
 - ii. ~~A lot in the AG District is at least 3 gross acres;~~
 - iii. ~~A lot in all other districts is at least 2 gross acres;~~
 - iv. ~~There is an additional 1/4 acre of land beyond the minimum specified in iii. and iv, above, for each animal kept beyond the first one;~~
 - v. ~~No area or structure for the housing, stabling, storage of manure/animal waste, or feeding of animals shall be located within 100 feet of any property line;~~
 - vi. ~~Handling of manure/animal waste must follow best management practices and not be a nuisance for neighbors;~~
 - vii. ~~No animals shall be pastured within 25 feet of any side or rear property line except where the abutting property owner consents to a reduced setback.~~
 - c. ~~Z-19-15~~ Thomas Demchak applicant seeks a Variance from section 23(b)(E) of the Zoning Ordinance. The section does not exist and we have not heard from the representative regarding the clarification of this.
Location: 72 Crown Point Rd, Rochester, NH 03867, MLB 0235-0050-0000 in the Agricultural Zone.
 - Cases Z-19-13, Z-19-14, Z-19-15 Postponed**
 - d. ~~Z-19-19~~ Waste Management of NH applicant seeks a *Special Exception* according to table 18-D of the Zoning Ordinance to permit a contractors storage yard in the agricultural zone.
Location: 214 Rochester Neck Rd, Rochester, NH 03867, MLB 0268-0002-0000 in the Agricultural Zone.
6. New Cases:

- a. **Z-19-20** Community Baptist Church applicant seeks a *Variance* from section 29.14(A)(1) of the Zoning Ordinance to permit the replacement of a sign that exceeds 6 square feet in area, in the residential 1 district.

Location: 276 Eastern Ave, Rochester, NH 03867, MLB 0110-0014-0000 in the R1 Zone.

- b. **Z-19-21** Phillip Stiles applicant seeks a *Special Exception* from section 22.3(c) of the Zoning Ordinance to permit a contractor's storage yard in the HC Zone.

Location: 89 Milton Rd St, Rochester, NH 03868, MLB 0210-0050-0000 in the HC Zone

- ~~c. **Z-19-22** Selden Hannah applicant seeks a *Variance* from table 19-A of the Zoning Ordinance to permit a two lot subdivision with one lot having minimum of 60' of frontage where 100' is required.~~

~~**Location:** 71 Walnut St, Rochester, NH 03867, MLB 0122-0133-0000 in the R1 Zone.~~

Variance Application Withdrawn

7. Other Business:

8. Adjournment:

***Application files are available for review in the Department of Building, Zoning, & Licensing Services. The Council Chambers are handicap accessible by using the elevator in the rear of the building. If you require special accommodations please contact the Department of Building, Zoning, & Licensing Services prior to the meeting, 603-332-3976. ***