



City of Rochester, New Hampshire

Zoning Board of Adjustment

Agenda - Wednesday, September 11, 2019
7:00 PM in the City Hall Council Chambers

1. Call to Order
2. Roll Call
3. Welcome New Board Members
4. Seating of Alternates
5. Approval of minutes for August 14, 2019
6. 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.

Location: 72 Crown Point Rd, Rochester, NH 03867, MLB 0235-0050-0000 in the Agricultural Zone.
 - 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 ¼ 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.

Location: 72 Crown Point Rd, Rochester, NH 03867, MLB 0235-0050-0000 in the Agricultural Zone.
 - 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.

7. Motion to Rehear:

- a. **Z-19-11** Krzysztof Kozlowski applicant seeks a *Variance* from table 19-A of the City Zoning Ordinance to permit a duplex on a lot that id 6,098 square feet where 9,000 square feet id required.

Location: 7 Academy Street, Rochester, NH 03867, MLB 0125-0199-0000 in the R2 Zone.

8. Other Business:

9. 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. ***