



City of Rochester, New Hampshire

Zoning Board of Adjustment

Agenda - Wednesday, February 12, 2020
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 December 11, 2019
5. New Cases:
 - a. **Z-20-01** 717 Rochester Holdings, LLC applicant seeks *Variance* from section 5.5(b)(3) and 5.5(c)(3) of the Zoning Ordinance to permit off-street parking spaces in the front yard of property in the NMU Zone.
Location: 717 Columbus Ave, Rochester NH 03867, MLB 0131-0007-0000 in the NMU Zone.
 - b. **Z-20-02** Rochester Assembly of God DBA Revolution Church applicant seeks *Variance* from Table 18-B of the Zoning Ordinance to permit Office Professional offices in an R1 Zone.
Location: 87 Lowell St, Rochester NH 03867, MLB 0133-0044-0000 in the R1 Zone.
6. Postponed Cases:
 - a. ~~**Z-19-13** Thomas Demchak applicant seeks a *Variance* from section 20.2(q) 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 the horses as an accessory use to a residence, not carried out as a business, where the following requirements will not be met:~~
 - i. ~~A lot in the AG District is at least 3 gross acres;~~
 - ii. ~~A lot in all other districts is at least 2 gross acres;~~
 - iii. ~~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;~~
 - iv. ~~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;~~
 - v. ~~Handling of manure/animal waste must follow best management practices and not be a nuisance for neighbors;~~

- vi. ~~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 23.2(a)(3)(e) of the Zoning Ordinance to permit the keeping of the 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; 11~~
 - 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.~~

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

7. Other Business:

- a. Review By-Laws
- b. Election of Chair & Vice Chair
- c. Review points and information from NHMA Land Use Law Conference held on October 5th

8. Adjournment: