



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

September 26, 2022

Greg Mahanna  
86 Church Street, LLC  
120 Aviation Avenue  
Portsmouth, NH 03801

### Notice of Decision

**Z-22-23 86 Church Street, LLC** Seeks a *Variance* from Section 30.3.A to permit an expansion of a previously approved non-conforming use to allow additional multi-family dwellings in the Agricultural District.

**Location:** 84 and 86 Church Street, Map 258 Lots 7 & 8 in the Agricultural Zone.

At its September 14, 2022, the Zoning Board of Adjustment **voted to DENY the Variance** for the parcel located at 84 Church Street citing the hardship criteria has not been met because the hardship of already having multi-family use on the lot was not the case for this lot.

  
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: View Point Z-22-20  
File