



City of Rochester, New Hampshire

Zoning Board of Adjustment

Special Exception Application

TO: BOARD OF ADJUSTMENT
CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE

CASE NO. 2-23-56

DATE FILED 10/18/23

CG
ZONING BOARD CLERK

Applicant: Craig & Jessica Hossfeld

E-mail: craig_hossfeld@hotmail.com, jess.hossfeld@gmail.com Phone: 603-817-3383, 603-970-1525

Applicant Address: 55 Gear Road, Rochester, NH 03839

Property Owner: Same

Property Owner Address: _____

Variance Address: 55 Gear Road

Map Lot and Block No: Tax Map 258, Lot 53

Description of Property (give length of lot lines): 362' of frontage, abutting lines around close abutter is 150' see plan for additional details

Proposed use or existing use affected: Proposed Farm Use, Existing Single Family Home, Former Farm Use.

The undersigned hereby requests a special exception as provided in section 20.2 (F)(4) of the Zoning Ordinance to

permit A barn Structure to be used to house animals closer than 100' and 150' from abutting lot line as noted on the enclosed plan.

The undersigned alleges that the following circumstances exist which prevent the proper enjoyment of his land under the strict terms of the Zoning Ordinance and thus constitute grounds for a Special Exception.

Signed: _____

Date: 10-18-23



City of Rochester, New Hampshire

Zoning Board of Adjustment

275.22 Special Exception Sheet

(a) General Provisions

- (1) Certain uses, structures, or conditions are designed as Special Exceptions (E) in this ordinance. Upon application, the Board of Adjustment may, subject to the appropriate conditions and safeguards, grant a permit for these special exceptions and no others.
- (2) Special Exceptions, for which conformance to additional standards is required, may be permitted in their respective districts, subject to the satisfaction of the requirements and standards set forth in this section 275.22, in addition to all other requirements of this ordinance. All such uses are hereby declared to possess such special characteristics that each shall be considered as an individual case.
- (3) The Board of Adjustment may require that a site plan for development for a proposed special exception be submitted showing the location of all buildings, parking areas, traffic access, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed special exception is in harmony with the intent of this ordinance.

(b) Considerations Governing Granting Special Exceptions: In acting upon an application for a special exception, the Board of Adjustment shall take into consideration whether:

(1) The specific site is an appropriate location for the proposed use or structure. **Yes** No
Reasoning: See Enclosed Narrative

(2) The proposal is detrimental, injurious, obnoxious, or offensive to the neighborhood. Yes **No**
Reasoning: See Enclosed Narrative

(3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off street parking. Yes **No** Reasoning: _____
See Enclosed Narrative

(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure. **Yes** No Reasoning: _____
See Enclosed Narrative

(5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan. **Yes** No Reasoning: _____
See Enclosed Narrative

Please check section 275.22 of the Zoning Ordinance for any additional specific conditions that apply to your Special Exception request.



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

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www.BerrySurveying.Com

crberry@metrocast.net

October 17, 2023

City of Rochester Zoning Board
Attention: Shanna Saunders, Director of Planning & Development
33 Wakefield Street
Rochester, NH 03867, .

Re: Special Exception
Craig & Jessica Hossfeld
55 Gear Rd
Tax Map 258, Lots 53
Rochester N.H.

Ms. Saunders

On behalf of our clients, Craig and Jessica Hossfeld (applicant), Berry Surveying & Engineering (BS&E) is submitting Special Exceptions to the Zoning Board of Adjustment for an existing lot of record known as Tax Map 259, Lot 5 pursuant to Rochester Zoning Ordinance Chapter 275, Section 20.2 (F)(4) Farm; farm, crop to permit an existing barn to be used for the purpose of housing a small number of farm animals. The request includes uses defined in RSA 21:34-a Farm, Agriculture, Farming.

Background and General Narrative:

The applicants purchased the property at 55 Gear Road with the expectation of running small hobby farm. The former owner used the existing barn onsite to house farm animals for many years. The Hossfeld family has recently rehabbed the structure in-kind and in-place. The subject parcel has been used as a farm since 1986 and has housed animals in the recent past, as recently as 2021 and the abutting lands to the west currently do the same.

The existing barn structure is located within 53' of the abutting boundary line. The ordinance allows a reduction of the 100' and 150' setback requirement by special exception, upon request by the applicant, with the criteria noted below. The existing barn is 790 Sq.Ft., and contains 6 stalls, one of which will be used for the storage of grain, hay, pine shavings and other needed items for the use, leaving only 5 open stalls for varying farm animals. The barn and space around the barn are the limiting factor on the size of the farm operation. This size of the operation is much akin to a hobby farm. Based on the size of the use there is no need for significant storage of manure.

The ordinance contemplates a larger scale farm than is proposed which may then inherently require additional setbacks. The ordinance starts from the position of a full-size operating farm

and includes the ability for a reduction for smaller reasonable uses of the land. The size of the barn and surrounding areas limit the scale to a much smaller size.

The closest abutting land owner shares the corner that is 53' away from the barn. This lot has been recently purchased and the owner has installed a new 6' white vinyl fence that faces the applicants land, specifically in the corner facing the existing barn on the subject parcel. The barn first floor elevation is approximately 184.5. The ridge pole of the existing barn is 22' high, however the animals are housed on the first floor at an average height less than 6.5'. The elevation being approximately 191.0 The abutting land has been elevated recently with the lowest corner of the existing 6' fence being at 191.0, placing the top of the fence at elevation 197.0. The abutting house is approximately situated at ground elevation 195.0.

We submit to the board that the activities in the barn are at an elevation well below the abutting land and existing barricades. A structure further from the boundary line would increase the view frame from the abutting land owner. To further shield the structure from the closest abutting land owner, the applicants are willing to install hemlock evergreens along the common boundary line 50' in each direction, 6' tall upon planting and 15' on center.

The applicant has filed a lot line revision with abutting lands under common ownership and can comply with the remaining sections of the criteria for a farm.

Special Exception Criteria.

To the requirements of the special exception, we offer the following:

- (1) *The specific site is an appropriate location for the proposed use or structure.*

The specific lot is located within the Agricultural Zone (AG), which is appropriate for agricultural uses such as a farm use. The existing barn, being requested to be used for the purposes of housing animal of all types, is located 53' to the closest abutting boundary corner. This structure has been used for this purpose in the past and has been recently rehabbed in-place for this purpose. Areas outside of this location contain wetlands and are not well suited for a new barn location.

- (2) *The proposal is not detrimental, injurious, obnoxious, or offensive to the neighborhood.*

The proposed use of the barn within the Agricultural zone is not detrimental or injurious. To the contrary, it is encouraged within the master plan and descriptive use of the Agricultural zone within the zoning document. Based on the small proposed numbers, the overnight housing of animals within the barn will not be obnoxious or offensive to the neighborhood. The fact that the various animals are within a barn structure overnight poses no additional offence than if



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they remain in an open pen during the day, which is a permitted use without the need for a special exception.

(3) There will be undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off-street parking.

There is no obstruction or hazard created to pedestrian or vehicular traffic as the result of a barn being located on a farm within the Agricultural Zone.

(4) Adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use or structure.

As noted above the barn has been rehabbed in place to ensure it is suited to house the small number of animals contemplated on the property.

(5) The proposed use or structure is consistent with the spirit of the ordinance and the intent of the Master Plan.

The proposed use is permitted in the zone, but for the location of barn and the occupants of the barn in relation to the perimeter boundary. The barn setback requirements are 100' and 150' where the barn exists 53' from the abutting lot corner. Chapter 275-5.4 discusses preservation of farms and the expansion of agricultural activity. The section further discusses excepting agricultural uses from additional buffering requirements.

Chapter 275-23.2 (3)(a) through (f) allows for a very similar use as a matter of right as an accessory use. The requirements noted within the accessory use noted in this chapter either are either congruent with the proposed use as a farm or fall under the requested relief sought here.

We hope the board finds this project is worthy of a special exception and approves the request. Thank you all for your time and attention this matter.

Respectfully submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry, SIT
Principal, President



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275-20.2Conditions for particular uses.

For each individual use listed below, all of the specific conditions attached to that use must be met along with any other requirements of this chapter.

F. Farm; farm, crop.

(1) Lot size. The minimum lot size is five gross acres for a farm and five gross acres for a crop farm.

(2) Housing. The Planning Board is empowered to consider and approve special on-site housing arrangements to accommodate farm workers, such as cluster housing or temporary/seasonal housing, under site plan review.

(3) Retail sales. Any farm goods produced on site along with limited related products, such as baked goods, non-alcoholic cider, etc., may be sold on site.

(4) Livestock. Housing for any livestock for a farm shall be set back at least 100 feet from any side or rear lot lines. Housing for fowl, fur-bearing animals, and swine shall be set back at least 150 feet from any side or rear lot lines. The ZBA may reduce or waive this requirement by special exception. There is no setback for open pens and fencing provided animals are not left in such pens overnight.

(5) Manure. Any significant storage areas for manure shall be set back at least 200 feet from any lot lines. Best management practices shall be followed in the handling of manure.

(6) Performance standards. The general provisions of Article **28** of this chapter and RSA 432:33 shall apply.



55 Gear Road

City of Rochester, NH

1 inch = 100 Feet




www.cai-tech.com

October 23, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CURRENT OWNER		UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT			<div>VISION</div> <div>ROCHESTER, NH</div> <div></div>		
HOSSFELD CRAIG & JESSICA	233 NORTH ROAD	0 PROPANE	0 ROLLING	A AGRICULTURAL		NHBD NAME		Description	LUC Co	Prior Assessed		Current Assesse	
		0 WELL	NEIGHBORHOOD		RURAL NORTHWEST								
		0 CITY WATER PBO	1030										
		UTL / ST / TRAF		EXEMPTIONS									
		0 SEPTIC	Year	Code	Description								
DEERFIELD NH 03037		0 PAVED							101	121,100		121,100	
		0 MEDIUM					101	53,500					9,100
		LEGAL DESCRIPTION										Total	183,700
												Total	183,700

SALES INFORMATION- GRANTEE			BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE	PREVIOUS ASSESSMENTS (HISTORY)		
HOSSFELD CRAIG & JESSICA	4967	711	10-18-2021	210,000	25	Year	Descri	Year	Prior Assesse
DAIGLE PATRICIA A & ROBERT R	3386	528	06-09-2006	0	38	2020	BLDG	2021	121,100
DAIGLE PATRICIA	1234	88	06-13-1986	22,000	99		LAND		53,500
MASSE PETER & LOURDES	0	0	01-01-1900	0	99		OB		9,100
Total			Total		183,700		183,700		183,700

BUILDING NOTES			APPRAISED VALUE SUMMARY		
LOT 3			Total		
			184,100	183,700	183,700
			Appraised Building Value (Card)		
			Appraised Extra Feature Value (Bldg)		
			Appraised Outbuilding Value (Bldg)		
			Appraised Land Value (Bldg)		
			Total Appraised Parcel Value		
			Valuation Method		

BUILDING PERMIT RECORD			VISIT / CHANGE HISTORY		
Issue Date	Permit Id	Description	Price	Insp Date	% C
06-19-2009	09-627	ELECTRIC	1,200	01-04-2010	100
02-27-2009	09-145	RENOVATE	500	01-04-2010	100
06-17-2008	08-665	ELECTRIC	4,800	01-04-2010	100
02-26-2008	08-140	KITCHEN	6,500	04-14-2009	100
07-03-2007	07-853	ELECTRIC	225	02-20-2008	100
Total Appraised Parcel Value			183,700		

LAND LINE VALUATION SECTION									
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd
1	1010	SINGLE FA	1.000	PRIMARY	P	1,000	50,000	1.000	1030
1	1010	SINGLE FA	1.390	EXCESS A	E	1,000	2,500.0	1.000	1030
Total Card Land Units									
2.39 AC									
Parcel Total Land Area									
2.39 AC									
Total Land Value									
53,500									

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description							
Style	12	COTTAGE	Solar	0								
Grade	D-	POOR	Central Vac	0								
Stories	1		Nbnd Modifier									
Units	1		MH Make									
Frame	01	WOOD	MH Serial #									
Foundation	02	CONC BLOCK	Color;Mdl #;D		GREY;							
Exterior Wall 1	04	VINYL										
Roof Structure	01	GABLE										
Roof Cover	01	ASPH SHINGLE										
View	N	NONE										
Interior Wall 1	06	AVERAGE										
Interior Floor 1	08	AVERAGE										
Basement Flo	13	DIRT										
Bsmt Garage	0											
Finished Bsmt												
FBLA												
Rec Room												
Electric	02	GOOD										
Insulation	02	TYPICAL										
Interior/Exterio	SAME	SAME										
% Heated	100.00											
Heat Fuel	01	OIL										
Heat Type	03	FORCED H/W										
AC Percent	0.00											
Bedrooms	2											
Full Bath(s)	2											
3/4 Bath(s)	0											
Half Bath(s)	0											
Extra Fixture(s)	0											
Kitchen(s)	1											
Extra Kitchen(0											
Total Rooms	6											
Fireplace(s)	0											
WS Flues	0											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Qty	Dim 1	Dim 2	Grade	Condition	Yr Blt	% Gd	Unit Price	Grade Adj.	Appr. Value
41	GENERATOR	L	1	14	1	C	AV	2009	100	0.00	1.00	0
46	FLAT BARN	L	1	31	25	D	FR	1990	55	24.45	0.87	9,100
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description		Living Area	Floor Area	Eff Area	Unit Cost	Undepreciated Value					
BMT	BASEMENT		0	168	42	19.22	3,229					
CRL	CRAWL SPACE UNDER DWELLI		0	918	0	0.00	0					
FFL	1ST FLOOR		1,682	1,682	1,682	76.88	129,307					
GAR	GARAGE		0	575	0	22.05	12,679					
WDK	WOOD DECK		0	90	0	22.55	2,030					
Ttl Gross Liv / Lease Area			1,682	3,433	1,724	147,245						



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October 18, 2023

Abutters List

Owners of Record

Tax Map 258, Lots 55

Craig & Jessica Hossfeld
233 North Rd
Deerfield, NH 03037
Book 4967, Page 711

Abutters

Tax Map 258, Lot 53

Hossfeld Inner Peace Rev Tst
Craig P & Jessica L Hossfeld Tstees
233 North Rd
Deerfield, NH 03037
Book 5024, Page 986

Tax Map 258, Lot 54

Richard L Davis Jr Rev Tst
Richard L Davis Tstee
57 Gear Rd
Rochester, NH 03839
Book 5098, Page 161

Tax Map 258, Lot 56

John S Ruzzi
PO Box 1856
Rochester, NH 03866
Book 4452, Page 038

Tax Map 258, Lot 51

MUCCIO LLC
14 Huckins Rd
Madbury 03823
Book 5128, Page 385

23-117 Hossfeld, Craig & Jessica
55 Gear Rd, Rochester, NH

Page 2 of 2

Tax Map 258, Lot 50-1

Gear Rd Station Homeowners Assoc
67 Jonathan Ave
Rochester, NH 03867
Book 3358, Page 717

Professionals

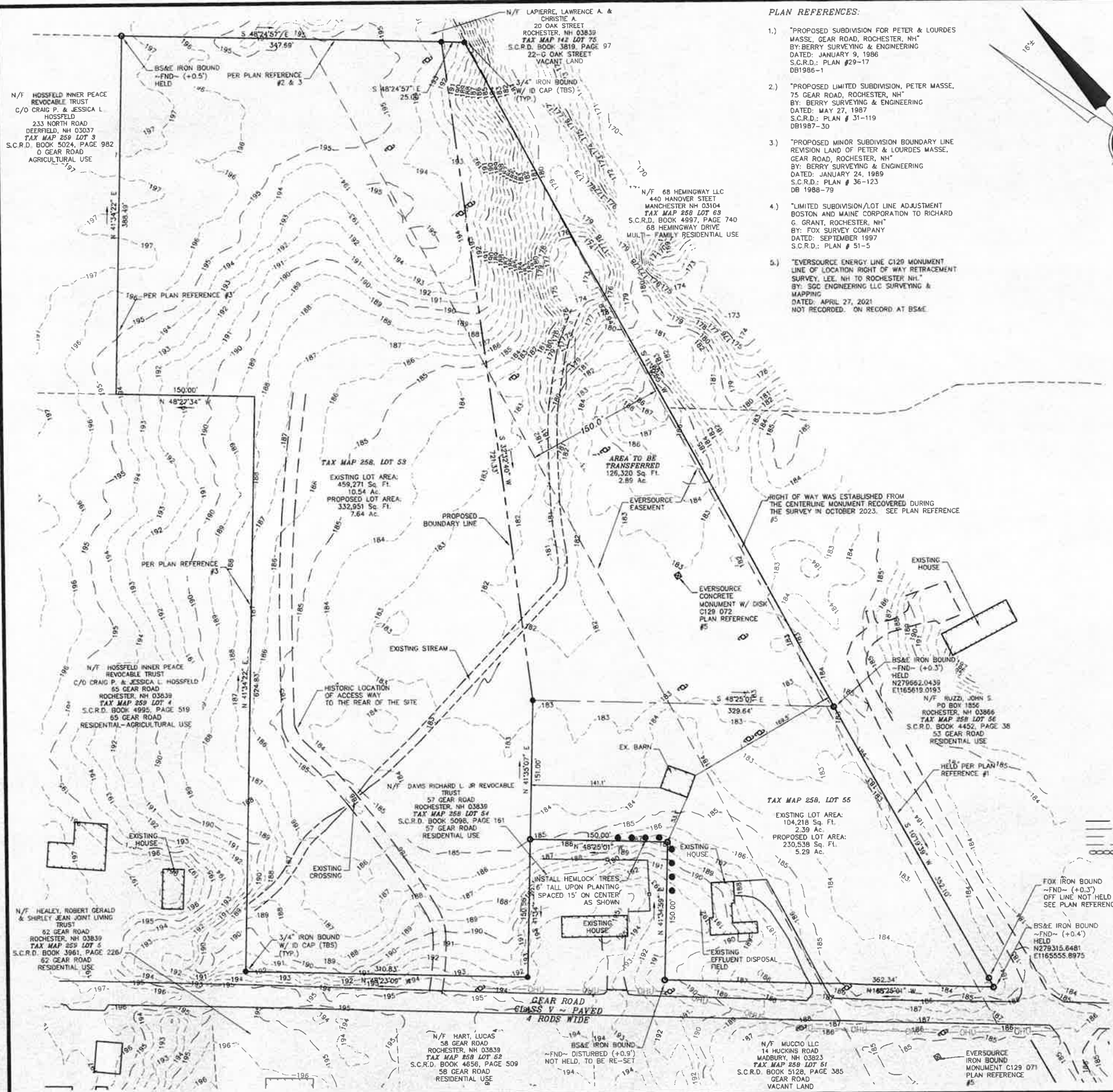
Fraggle Rock Environmental Services
Damon Burt, CWS
38 Garland Rd
Strafford, NH 03884

Kenneth A. Berry PE LLS
Christopher R. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825



BERRY SURVEYING & ENGINEERING

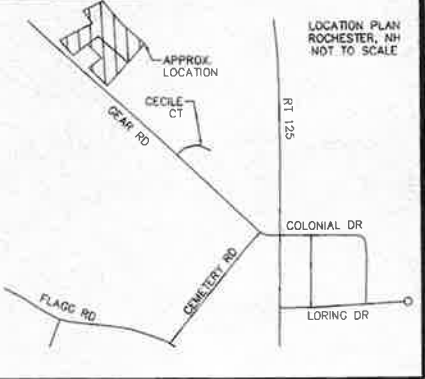
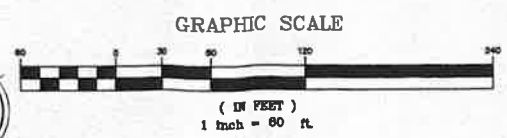
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PLAN REFERENCES:

- 1.) "PROPOSED SUBDIVISION FOR PETER & LOURDES MASSE, GEAR ROAD, ROCHESTER, NH" BY: BERRY SURVEYING & ENGINEERING DATED: JANUARY 9, 1986 S.C.R.D.: PLAN #29-17 DB1986-1
- 2.) "PROPOSED LIMITED SUBDIVISION, PETER MASSE, 75 GEAR ROAD, ROCHESTER, NH" BY: BERRY SURVEYING & ENGINEERING DATED: MAY 27, 1987 S.C.R.D.: PLAN #31-119 DB1987-30
- 3.) "PROPOSED MINOR SUBDIVISION BOUNDARY LINE REVISION LAND OF PETER & LOURDES MASSE, GEAR ROAD, ROCHESTER, NH" BY: BERRY SURVEYING & ENGINEERING DATED: JANUARY 24, 1989 S.C.R.D.: PLAN #36-123 DB1989-79
- 4.) "LIMITED SUBDIVISION/LOT LINE ADJUSTMENT BOSTON AND MAINE CORPORATION TO RICHARD G. GRANT, ROCHESTER, NH" BY: FOX SURVEY COMPANY DATED: SEPTEMBER 1997 S.C.R.D.: PLAN #51-5
- 5.) "EVERSOURCE ENERGY LINE C129 MONUMENT LINE OF LOCATION RIGHT OF WAY RETRACEMENT SURVEY, LEE, NH TO ROCHESTER, NH" BY: SGC ENGINEERING LLC SURVEYING & MAPPING DATED: APRIL 27, 2021 NOT RECORDED. ON RECORD AT BS&E

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW, NON - ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.



NOTES:

- 1.) OWNER: HOSSFELD INNER PEACE REVOCABLE TRUST C/O CRAIG P. & JESSICA L. HOSSFELD 233 NORTH ROAD DEERFIELD, NH 03037
- 2.) TAX MAP 258, LOT 53
- 3.) EXISTING LOT AREA: 459,271 Sq. Ft., 10.54 Ac.± PROPOSED LOT AREA: 332,951 Sq. Ft., 7.64 Ac.±
- 4.) S.C.R.D. BOOK 5024, PAGE 986
- 5.) OWNER: HOSSFELD, CRAIG & JESSICA 233 NORTH ROAD DEERFIELD, NH 03037
- 6.) TAX MAP 258, LOT 55
- 7.) EXISTING LOT AREA: 104,218 Sq. Ft., 2.39 Ac.± PROPOSED LOT AREA: 230,538 Sq. Ft., 5.29 Ac.±
- 8.) S.C.R.D. BOOK 4967, PAGE 711
- 9.) ZONING: AG / AGRICULTURAL DISTRICT W/ MUNICIPAL WATER: THE PROPERTY DOES CONTAIN WETLANDS AND THEREFORE IS WITHIN THE CONSERVATION OVERLAY DISTRICT (COD) FRONTAGE ~ 150' MINIMUM LOT SIZE ~ 30,000 Sq. Ft. FRONT SETBACK ~ 20.0' REAR SETBACK ~ 20.0' SIDE SETBACK ~ 10.0' MAX. LOT COVERAGE ~ 35% MAX. BUILDING FOOTPRINT ~ 30% MAX. BUILDING HEIGHT ~ 35.0'
- 10.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF. FEMA COMMUNITY PANEL #02130 #33017C02130, DATED MAY 17, 2005.
- 11.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 12.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER 2023, WITH AN ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000
- 13.) THE INTENT OF THIS PLAN SET IS TO REVISE THE LOT LINE BETWEEN TAX MAP 258 LOT 55 AND 53 TO INCREASE THE LOT AREA OF LOT 53.
- 14.) THIS IS A ONE SHEET PLAN SET TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. FOR MORE INFORMATION ON THIS LOT LINE REVISION, CONTACT THE CITY OF ROCHESTER PLANNING DEPARTMENT, 33 WAKEFIELD STREET, ROCHESTER, NH 03867, (603) 335-1338.
- 15.) EACH LOT WILL CONTINUE TO CONTAIN 3,000 Sq.Ft. OF BUILDABLE LAND. LOT 53 PROVIDES THIS AREA AROUND THE EXISTING HOUSE. LOT 55 HAS PREVIOUSLY BEEN APPROVED FOR A HOME SITE IN THE NORTH WESTERN CORNER OF THE LOT WHICH CONTAINS MORE THAN 3,000 Sq.Ft. OF BUILDABLE AREA.
- 16.) PORTIONS OF THE SUBJECT PARCEL ARE WITHIN CURRENT LAND USE. THE APPLICANT IS TO WORK WITH THE ASSESSING DEPARTMENT TO DETERMINE WHAT LAND USE CHANGE IS APPLICABLE IF AT ALL.
- 17.) NHDES SUBDIVISION APPROVAL IS NOT REQUIRED. THE AREA BEING TRANSFERRED IS NOT USED FOR SEWAGE DISPOSAL AND EACH LOT WILL BE GREATER THAN 5 ACRES IN SIZE. THE SITE IS SERVICED BY MUNICIPAL WATER AND ONSITE SEWAGE DISPOSAL.
- 18.) THERE ARE NO UTILITIES SERVING EITHER PARCEL WITHIN THE AREA TO BE TRANSFERRED. NEITHER PARCEL IS DEPENDANT ON THE LAND PROPOSED TO BE TRANSFERRED TO LOT 55

LEGEND:

- 3/4" REBAR W/ ID CAP (TBS)
- IRON PIPE (FND)
- IRON BOUND/REBAR (FND)
- DRILL HOLE (FND OR SET)
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE, TO BE ABANDONED
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- STONE WALL TO BE SET

ZBA DEMONSTRATION PLAN

REVISION	DATE	DESCRIPTION
		LOT LINE REVISION LAND OF HOSSFELD INNER PEACE REVOCABLE TRUST & HOSSFELD, CRAIG & JESSICA 55 GEAR ROAD ROCHESTER, N.H. TAX MAP 258, LOT 55 & 53
		BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863
		SCALE : 1 INCH EQUALS 60 FEET
		DATE : OCTOBER 17, 2023
		FILE NO. : DB 2023-117