



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

October 20, 2023

NM Cook Development, LLC &  
NM Cook 17 Farmington Road, LLC  
22 Isaac Lucas Circle  
Dover, NH 03820

### Notice of Decision

**Z-23-52 NM Cook Development, LLC** Seeks a *Variance* from Section 8.5.B.10(a)(1) to permit minimum building setbacks closer than 50' to the front boundary line to Farmington Road.

**Location:** 0 & 17 Farmington Road, Maps 216 & 221 Lots 29 & 164 in the Granite Ridge Development Zone.

At the October 11, 2023, the Zoning Board of Adjustment **voted to APPROVE the Variance** citing all criteria has been met. Should the setback encroachment be greater than what was shown on the plan presented the applicant must return to the ZBA.

  
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: Open Gov Z-23-50  
File