



City of Rochester, New Hampshire

Zoning Board of Adjustment

September 21, 2023

Real Estate Advisors, Inc.
76 Exeter Road
Newmarket, NH 03857

Notice of Decision

Z-23-45 Real Estate Advisors, Inc. Seeks a *Variance* from Section 33.7 to permit four (4) buildings containing eight (8) residential units each on one lot in a conservation subdivision.

Location: Evelyn Drive, Map 223 Lot 21-52 in the Agricultural Zone.

At its September 13, 2023 meeting, the Zoning Board of Adjustment **DENIED the Variance** citing the hardship criteria has not been met because the applicant did not exemplify any characteristics of the land that were unique and created a hardship. In addition, the spirit of the ordinance criteria was not met because the proposed large buildings are not consistent with the description of the Agricultural Zone in the Ordinance.


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: 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.

Cc: Open Gov Z-23-42
File