



City of Rochester, New Hampshire

Zoning Board of Adjustment

February 14, 2023

Beth Wiggins
6 Coleman Street
Rochester, NH 03867

Notice of Decision

Z-23-03 Beth Wiggins Seeks a *Variance* from Table 19-A to permit the creation of a new lot without the required frontage.

Location: 6 Coleman Street, Map 128 Lot 88 in the Residential-1 Zone.

At its February 8, 2023, the Zoning Board of Adjustment **voted to APPROVE the Variance** as presented, citing all the criteria have been met.


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.

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-22-37
File