



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

March 22, 2024

Kevin Coppinger  
60 Stillwater Circle  
Rochester, NH 03839

### Notice of Decision

**Z-24-08 Kevin Coppinger** Seeks a *Variance* from Table 19-A to permit the construction of a garage within the front setback.

**Location:** 60 Stillwater Circle, Map 261 Lot 57 in the Agricultural Zone.

At the March 13, 2024 meeting, the Zoning Board of Adjustment *voted to DENY the Variance* application citing the hardship criteria had not been met because the lot did not exhibit unique characteristics compared to the other lots in the neighborhood. In addition, the board felt that there seemed to be alternate locations on the property to put the garage, that would be out of the setback and the spirit of the ordinance was not being observed.

 3/22/24  
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-24-3  
File