



PLANNING & DEVELOPMENT DEPARTMENT  
City Hall Annex  
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**Board Members**

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Lance Powers, *Vice Chair*  
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Brylye Collins, *Alternate*  
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Laura Zimmerman, *Alternate*

Planning Board  
Zoning Board  
Conservation Commission  
Historic District Commission  
Arts and Culture Commission

**AGENDA**  
**CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT**  
**Wednesday, April 10, 2024 at 7:00 p.m.**  
*City Hall Council Chambers*  
*31 Wakefield Street, Rochester, NH*

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of minutes from March 13, 2024
5. Continued Cases:

**Z-24-12 Matthew Hilgendorf & Michelle Ciani** Seek a *Special Exception* from Section 23.2.A(1)(a) to permit a detached accessory dwelling unit. ***Public Hearing***

**Location:** 8 Trestle Road, Map 104 Lot 39 in the Residential-2 Zone.

**Z-24-13 Matthew Hilgendorf & Michells Ciani** Seek a *Variance* from Section 2.2 to permit a Dwelling, Two Family to not occupy its own individual lot. ***Public Hearing***

**Location:** 8 Trestle Road, Map 104 Lot 39 in the Residential-2 Zone.

6. New Cases:

**Z-24-14 Terri Atwood** Seeks a *Special Exception* from Section 23.2.A(1)(a) to permit a detached Accessory Dwelling Unit. ***Public Hearing***

**Location:** 12 Ford Lane, Map 221 Lot 58 in the Agricultural Zone.

**Z-24-15 Christopher Towle** Seeks a *Special Exception* from Table 18-A to permit an attached Accessory Dwelling Unit off the existing garage. ***Public Hearing***

**Location:** 494 Portland Street, Map 118 Lot 14 in the Residential-1 Zone.

**Z-24-16 Timothy & Lucyana Chapman** Seek a *Special Exception* from Table 18-A to permit an Accessory Dwelling Unit. ***Public Hearing***

**Location:** 58 Franklin Street, Map 119 Lot 72 in the Residential-1 Zone.

**Z-24-17 Zachariah Thone** Seeks a *Variance* from Table 19-A to permit the creation of a lot with 50-feet of frontage where 150-feet is required, using a “flag lot” configuration.

***Public Hearing***

**Location:** 632 Salmon Falls Road, Map 224 Lot 12 in the Agricultural Zone.

**Z-24-18 Revival Day of Hope** Seeks a *Variance* from Table 18-C to permit a “theater” greater than 5,000 square feet for musical performances in the Office Commercial zone.

***Public Hearing***

**Location:** 72 Lafayette Street, Map 124 Lot 67 in the Office Commercial Zone.

**7. Other Business**

**8. Adjournment**