



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

**Agenda - Wednesday, February 12, 2020**  
**7:00 PM in the City Hall Council Chambers**

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of minutes for December 11, 2019
5. New Cases:
  - a. **Z-20-01** 717 Rochester Holdings, LLC applicant seeks *Variance* from section 5.5(b)(3) and 5.5(c)(3) of the Zoning Ordinance to permit off-street parking spaces in the front yard of property in the NMU Zone.  
**Location:** 717 Columbus Ave, Rochester NH 03867, MLB 0131-0007-0000 in the NMU Zone.
  - b. **Z-20-02** Rochester Assembly of God DBA Revolution Church applicant seeks *Variance* from Table 18-B of the Zoning Ordinance to permit Office Professional offices in an R1 Zone.  
**Location:** 87 Lowell St, Rochester NH 03867, MLB 0133-0044-0000 in the R1 Zone.
6. Postponed Cases:
  - a. ~~**Z-19-13** Thomas Demchak applicant seeks a *Variance* from section 20.2(q) of the Zoning Ordinance to permit a commercial stable where none of the following requirements will be met:~~
    - i. ~~1. The minimum lot size required shall be 5 acres.~~
    - ii. ~~2. The side and rear setbacks for structures housing horses shall be 100 feet from any property line.~~
    - iii. ~~3. Any storage areas for manure shall be set back at least 200 feet from any lot lines. Manure must be handled according to best management practices.~~
  - b. ~~**Z-19-14** Thomas Demchak applicant seeks a *Variance* from section 23.2(a)(3)(e) of the Zoning Ordinance to permit the keeping of the horses as an accessory use to a residence, not carried out as a business, where the following requirements will not be met:~~
    - i. ~~A lot in the AG District is at least 3 gross acres;~~
    - ii. ~~A lot in all other districts is at least 2 gross acres;~~
    - iii. ~~There is an additional 1/4 acre of land beyond the minimum specified in iii. and iv, above, for each animal kept beyond the first one;~~
    - iv. ~~No area or structure for the housing, stabling, storage of manure/animal waste, or feeding of animals shall be located within 100 feet of any property line;~~
    - v. ~~Handling of manure/animal waste must follow best management practices and not be a nuisance for neighbors;~~

- vi. ~~\_\_\_\_\_~~ No animals shall be pastured within 25 feet of any side or rear property line except where the abutting property owner consents to a reduced setback.
- c. ~~**Z-19-15**~~ Thomas Demchak applicant seeks a *Variance* from section 23.2(a)(3)(e) of the Zoning Ordinance to permit the keeping of the horses as an accessory use to a residence where the following requirements will not be met:
  - i. ~~\_\_\_\_\_~~ The activity is not carried out as a business;
  - ii. ~~\_\_\_\_\_~~ A lot in the AG District is at least 3 gross acres;
  - iii. ~~\_\_\_\_\_~~ A lot in all other districts is at least 2 gross acres; 11
  - iv. ~~\_\_\_\_\_~~ There is an additional 1/4 acre of land beyond the minimum specified in iii. and iv, above, for each animal kept beyond the first one;
  - v. ~~\_\_\_\_\_~~ No area or structure for the housing, stabling, storage of manure/animal waste, or feeding of animals shall be located within 100 feet of any property line;
  - vi. ~~\_\_\_\_\_~~ Handling of manure/animal waste must follow best management practices and not be a nuisance for neighbors;
  - vii. ~~\_\_\_\_\_~~ No animals shall be pastured within 25 feet of any side or rear property line except where the abutting property owner consents to a reduced setback.

**Location:** ~~72 Crown Point Rd, Rochester, NH 03867, MLB 0235-0050-0000 in the Agricultural Zone.~~

**7. Other Business:**

- a. Review By-Laws
- b. Election of Chair & Vice Chair
- c. Review points and information from NHMA Land Use Law Conference held on October 5<sup>th</sup>

**8. Adjournment:**