



BUILDING, ZONING & LICENSING SERVICES
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ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION
Case No 2015-11

July 15, 2015

2015-11 Application by Omer Croteau for a Variance to allow conversion of a single family to a four unit apartment building with less square footage of minimum lot area than what is required. This request is according to the City's Zoning Ordinance, Article 42 Section 19 Dimensional Regulations, Table 19 B.

Location: 9 Central Ave.
Map 120 Lot 373, Downtown Commercial Zone

The Variance was Approved as presented for three units for the following reasons:
The variance will not be contrary to the public interest because: It will not increase congestion in the streets. The spirit of the ordinance is observed because: It will not negatively impact health and the general welfare. If granted, the benefit to this individual applicant outweighs any harm to the community as a whole. The value of surrounding properties will not be diminished because: It will not generate levels of noise, light, activity or traffic that are significantly different from that which currently exists.


Mr. Ralph Torr - Chair
Rochester Zoning Board of Adjustment

It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Contact the Department of Building, Zoning and Licensing Services at 332-3508 ext. 1, to apply for any necessary permits and certificates. Any work completed within the thirty (30) day appeal period, explained below, is at your risk.

Note: Any person affected has a right to appeal this decision. A request for a rehearing is the first step of an appeal. The request must be submitted to the Department of Building, Zoning and Licensing within **thirty (30) days** (calendar days starting the day after the decision is made). If a rehearing is not granted, the next step is to appeal to Superior Court within thirty (30) days. If a rehearing IS granted, it is the responsibility of the original applicant to present the case to the Zoning Board, with the same obligations and following the same procedure used when the case was first heard.

cc: Attorney Schulte
Assessing
File

