



BUILDING, ZONING & LICENSING SERVICES
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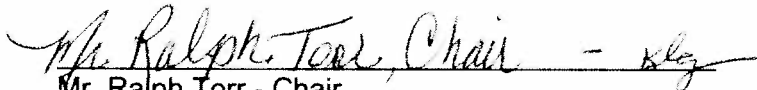
**ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION
Case No 2015-06**

April 14, 2015

2015-08 Application by Christopher A. Stone of C&S Signs USA, for a Variance to allow an additional five (5) signs for the IHOP, in the Highway Commercial Zone, according to the City's Zoning Ordinance, Article 42.29, section (c) (3).

Location: 160 Washington St.
Map 130 Lot 38, Highway Commercial Zone

The above Variance was unanimously **Approved** as presented, by the five voting members at the Zoning Board of Adjustment April 8, 2015 meeting with the following criteria: The variance will not be contrary to the public interest because: It will not negatively affect the health and general welfare. The spirit of the ordinance is observed because: It will not exacerbate the overcrowding of the land. 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: The hours of operation are such that impacts from increased levels of noise, light, activity or traffic are not problematic.


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: Mr. Christopher Stone
Ms. Paige Quigley, The Wilder Comp.
Assessing
File