



**BUILDING, ZONING & LICENSING SERVICES**

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**ZONING BOARD OF ADJUSTMENT  
NOTICE OF DECISION  
Case No 2015-16**

July 15, 2015

**2015-16** Application by Brenda Rainville for a Variance to allow a boarding house in the Residential One Zone. This request is according to the City's Zoning Ordinance, Article 42, Section 18, Dimensional Regulations, Table 18 A.

**Location:** 52 Walnut St. Map 122 Lot 74, Residential One Zone

The Variance was Denied for the following reasons: The variance will be contrary to the public interest because: It will change the character of the district. It does not consider this district's suitability for this particular use. It will diminish the value of buildings. The spirit of the ordinance is not observed because: It will change the character of the district. It does not consider this district's suitability for this particular use. Substantial justice is done because: If denied, the benefit to the Community as a whole outweighs any disadvantage or harm to this individual applicant. A fair and substantial relationship does not exist between the general public purposes of the ordinance provision and the specific application of that provision to the property because: of the Residential One Zone.

  
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: Assessing  
File