



BUILDING, ZONING & LICENSING SERVICES
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**ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION
Case No 2016-20**

August 16, 2016

2016-20 Ekimbor, LLC applicant requests a Variance to permit 5,452 sq. ft. of lot area for each unit on lot 1, instead of the required 7,500 sq. ft. per unit. This request is according to the City's Zoning Ordinance Chapter 42.19, Section b.8.

Location: 15 Norway Plains Rd. Map 0215 Lot 0017 Block 0000, Residential 2 Zone.

The variance was Approved with the following stipulations:

1. The road is to remain privately maintained.
2. No more than forty (40) two bedroom units.

The variance will not be contrary to the public interest because: It will not reduce safety from fires, panic, and other dangers. The spirit of the ordinance is observed because: It will not reduce safety from fires, panic, and other dangers. If granted, the benefit to this individual applicant outweighs any harm to the community as a whole. The value of the surrounding properties will not be diminished because: It will not be visible from the abutting properties.

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: Ekimbor, LLC
Ken Mavrogeorge, Tighe & Bond Inc.
Assessing
File