



BUILDING, ZONING & LICENSING SERVICES
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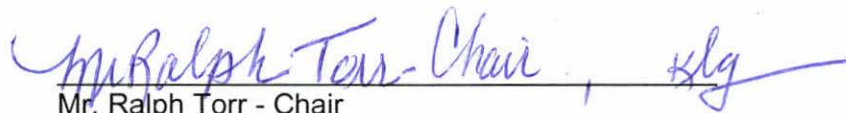
**ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION
Case No 2016-06**

April 14, 2016

2016-06 Application by Wayne Linscott for a Variance to allow a deck closer to the back property setback than what is allowed in the Residential 2 Zone. This variance request is according to the City's Zoning Ordinance, Article 42, Table 19-A Dimensional Standards-Residential Districts.

Location: 1 Coxeter Square. Map 0120, Lot 0054, Block 0000, Residential 2 Zone

The Variance was approved as presented 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 the health and general welfare. 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 generate levels of noise, light, activity or traffic that are significantly different which currently exists. The motion passed unanimously by the voting members.


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: Wayne Linscott
Mike Gills
Assessing
File