## AGENDA
## CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT
### Wednesday, January 11, 2023 at 7:00 p.m.
*City Hall Council Chambers*
*31 Wakefield Street, Rochester, NH*

1. **Call to Order**

2. **Roll Call**

3. **Seating of Alternates**

4. **Approval of minutes from December 14, 2022**

5. **Continued Cases:**

    **Z-22-35 Nelson Lee** Seeks a *Variance* from Section 19.2.E(1) to permit a two-family home on a parcel that does not meet the density requirement. ***WITHDRAWN***

    **Location:** 43 Summer Street, Map 117 Lot 75 in the Neighborhood Mixed Use Zone.

    **Z-22-38 Packy's Investment Properties, LLC** Seeks a *Special Exception* from Table 18-D to permit utility power generation. ***Public Hearing***

    **Location:** 17 Sterling Drive, Map 208 Lot 18 in the Granite Ridge Development Zone.

6. **New Cases:**

    **Z-23-01 Gregory Jeanson** Seek a *Variance* from Sections 24.4 & 24.7; Tables 18-A & 18-B to permit a Home Occupation III and a Commercial Yard Sale in the R1 zone. ***Public Hearing***

    **Location:** 173 Old Dover Road, Map 253 Lot 90 in the Residential-1 Zone.

    **Z-23-02 Packy's Investment Properties, LLC** Seeks an *Appeal of Administrative Decision* that the addition of thirteen (13) more trackers to a mini -storage (self storage) site that already contains eleven (11) trackers is an addition of use of a Utility – Power Generation and not simply an expansion of an accessory solar use. ***Public Hearing***

    **Location:** 17 Sterling Drive, Map 208 Lot 18 in the Granite Ridge Development Zone.

7. **Other Business**

8. **Adjournment**