



## City of Rochester, New Hampshire

Building, Zoning & Licensing Dept.  
33 Wakefield Street \* Rochester, NH 03867  
(603) 332-3508

Web Site: [www.rochesternh.net](http://www.rochesternh.net)

### Zoning Board of Adjustment Notice of Decision Case No 2018-07

August 09, 2018

**2018-07** Hope on Haven Hill Inc, applicant to request a Variance to permit a residential facility in the R2 Zone, according to Article 42, Table 18-a

**Location:** 38 Charles St, Rochester, NH 03867, 0125-0214-0000, In the R2 Zone.

*The Variance was **approved** for the following finding of facts:*

*Granting this variance is not contrary to public interest. There would be only positive changes and improvements to the building and landscaping. In fact, they would only be making the building safer with the addition of sprinklers. There would be no signage added to the building either. There would be staff present 24/7 as well at the property.*

*There is no benefit to the public that outweighs the hardship of the applicant therefore substantial justice is done.*

*Surrounding properties would not be diminished because the building has been for sale for some time and vacant for 12 years.*

*Filling the building and performing improvement will assist the overall values of the neighborhood. There is also similar buildings in the neighborhood including assisted living and large apartment buildings and other mixed-use properties on Charles St.*

*We do feel a hardship exist on this property. The buildings on the property are unique totaling 12,000 square feet. The sheer mass is a hardship because buildings take up most of the land. The uses available to the property are limited because the current building is creating a burden on current zoning that will not allow the density to make units or apartments out of the building.*

  
Mr. Lawrence Spector - 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 (603) 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) 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: Hope on Haven Hill