



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

December 14, 2021

Steven Hartford  
5 Wilson Street  
Rochester, NH 03867

### Notice of Decision

**Z-21-27 Steven Hartford** Seeks a *Variance* from Section 23.2 to permit the construction of a shed within the 10 foot setback.

**Location:** 5 Wilson Street, Rochester, Map 128 Lot 249 in the Residential-1 Zone.

At the December 8, 2021 meeting, the Zoning Board of Adjustment ***Tabled*** the Variance request to the January 12, 2022 meeting allow the applicant time to look at alternate locations for the shed that have less impact on the setback (in which case the applicant needs to re-appear before this board at the January ZBA meeting) **OR** perhaps not be within setbacks at all (in which case the applicant does not need to re-appear before this board, and can simply file for a building permit)

  
Shanna B. Saunders,  
Director of Planning & Development

**It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. 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 Planning Department 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.

As Per RSA 674:33.I.a.(a)

Variances authorized by the Zoning Board of Adjustment, Rochester NH shall be valid only if exercised within 2 years from the date of this application.

Cc: View Point Z-21-25  
File