



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

April 25, 2022

Raymond Negrón  
Positive Transitions, Inc.  
92 Goffe Street  
Manchester, NH 03102

### Notice of Decision


**Z-22-13 Positive Transitions, Inc.** Seeks a *Variance* from Table 18-A to permit a boarding house in the residential-2 zone to be used as a sober house for people in recovery to live.

**Location:** 16 Pine Street, Tax Map 121 Lot 119 in the Residential-2 Zone.

At its April 13, 2022 meeting, the Zoning Board of Adjustment **Granted** the Variance as presented per the provisions of Chapter 275 Section 4.1 of the Zoning Ordinance which allows the following:

*"The Board may grant a variance from the terms of this chapter without a finding of a hardship arising from conditions of a premises subject to this chapter when reasonable accommodations are necessary to allow a person with a recognized physical disability to reside in or regularly use the premises, provided that: (a) Any variance granted under this subsection shall be in harmony with the general purpose and intent of this chapter; and (b) In granting any variance pursuant to this subsection, the Zoning Board of Adjustment may provide, in a findings included in the variance, that the variance shall survive only so long as the particular person has continuing need to use the premises."*

For that reason, this variance allowing the Boarding House to operate is valid as long as Raymond Negrón and his company Positive Transitions is in operation. Should the business ownership change or should the business structure change, the variance become null and void and the new owner or new business must return to the ZBA.

  
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-22-11, File