



City of Rochester, New Hampshire

Zoning Board of Adjustment

Notice of Decision

March 14, 2019

2019-05 SCR River Street LLC applicant seeks a *Variance* from table 19-A of the City Zoning Ordinance to permit one 6 unit building and 4 rental cottages with a lot area per dwelling unit of 2,047.32 square feet, where 5,000 square feet is required.

Location: 27-29 River Street, Rochester, NH 03867, MLB 0121-0077-0000 in the R2 Zone.

The Zoning Board of Adjustment *denied* the Variance because the applicant failed to prove an unnecessary hardship because the multifamily is similar to the multi-families in the surrounding neighborhood.


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: SCR River Street LLC
File