



# City of Rochester, New Hampshire

## Zoning Board of Adjustment

August 14, 2019

### Notice of Decision

**Z-19-20** Community Baptist Church applicant seeks a *Variance* from section 29.14(A)(1) of the Zoning Ordinance to permit the replacement of a sign that exceeds 6 square feet in area, in the residential 1 district.

**Location:** 276 Eastern Ave, Rochester, NH 03867, MLB 0110-0014-0000 in the R1 Zone.

*The Variance was approved as presented with the following finding of facts:*

Granting the variance would not be contrary to the public interest because the replacement sign is not of similar design, but modern and elegant.

The spirit of the ordinance would be observed because it would not impede the character of the neighborhood or public rights.

Substantial justice would be observed because no harm to the abutter or the general public would be inflicted.

Surrounding property values would not be diminished because replacing existing sign

Owing to special conditions of the property denial of the variance would result in an unnecessary hardship because the church is in a residential area no relationship between residential and church property. The proposed use is a reasonable one because it will identify the church to those travelling on the road way.

  
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: File

Community Baptist Church