



# City of Rochester, New Hampshire

## Department of Building, Zoning, & Licensing Services

July 12, 2019

### Notice of Decision

**Z-19-18** Ronald Dubois applicant seeks a *Variance* from table 19-A of the Zoning Ordinance to permit a storage shed that encroaches on the 10' setback requirement.

**Location:** 1 Adelia St, Rochester, NH 03867, MLB 0122-0022-0000 in the R1 Zone

*The Variance was approved based on the following finding facts:*

There will be no harm to the public interest, because the applicant has shown there will be no harm to the public interest.

It is not contrary to the spirit of the ordinance, because the existing fence provides the protections contemplated by the setback requirements.

Granting the variance will result in substantial justice because minimum or no gain to public would be realized by denying the variance.

It will not diminish the value of the surrounding property because it will not change the character of the neighborhood in any way.

An unnecessary hardship exists because of the lots small size, the presence of the 20 by 40 pool, and the existing 6' fence.

  
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  
Ronald Dubois