

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: **Council Chambers & Council Conference Room, City Hall**
288 Central Ave., Dover, NH 03820
Meeting Date: **Thursday, November 19, 2020**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF SEPTEMBER 17, 2020

3. HEARINGS

- A. Z20-08 Owner/Applicant Diamond Capital, Inc., Gulf Road (Tax Map N, Lot 2-A-2), located in the Rural Residential (R-40) Zoning District, requests a variance from **Section 170-6** of the Zoning Ordinance to permit the construction of two principal buildings (two single-family dwellings) on one lot, where the definition of "lot" does not permit the placement of more than one principal building on a lot.

4. OTHER BUSINESS

5. ADJOURN

Persons with questions or interested in reviewing the meeting materials are invited to visit the Planning Department located in City Hall, open Monday-Thursday from 8:30 am to 5:30 pm and Friday from 8:30 am to 4:00 pm. The meeting materials are also available online at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers & Conference Room, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, August 20, 2020
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Chris Prior (Chair), George Reagan, Nick Couturier, Rich Onufry (Alternate), Anthony Sillitta (Alternate)

Members Absent (Excused): Otis Perry (Vice Chair), Frank Landford, James Burdin (Alternate)

Staff Present: Elena Piekut (Assistant City Planner, Zoning Administrator)

The Chair called the meeting to order at 7:00 PM.

2. APPROVAL OF MEETING MINUTES OF JUNE 18, 2020

Motion: Nick Couturier moved to approve the minutes of June 18, 2020 as submitted. Seconded by Anthony Sillitta. Vote: 3-0-2 with George Reagan and Rich Onufry abstaining.

3. HEARINGS

- A. Z20-05 Owners Theron Alex and Mandy Pemberton, 120 County Farm Cross Road (Tax Map B, Lot 14-C), request a variance from **Sections 170-24.C and 170-24.F** of the Zoning Ordinance to permit an Accessory Dwelling Unit (ADU) of 1,350 square feet in living area, where a maximum of 800 square feet is permitted, and which is served by a separate electric meter, where shared utilities between the principal dwelling and ADU are required.

Chair Prior explained the hearing process.

Nick Couturier noted he is a direct abutter to the applicant, recused himself from the case and left the meeting.

Chair Prior explained four members are still a quorum, but three votes in favor will be necessary for the variance to be granted. The applicant has the option to wait to present the request at another meeting when five voting members are available. The applicant elected to move forward with presenting the request tonight.

Atty Josh Lanzetta, Burton & Berube represented the applicant and presented the case. He thanked the Planning Department for its ongoing assistance. Slides of aerial photos of the property were shown. The cape-style home is in the rear of the property and there is a gambrel-style unfinished barn at the front of the property. The applicants would like to renovate the barn into an ADU so they can live in what's now an unfinished attic space. Large windows on either end of the second story will act as emergency egress.

Current regulations do not allow an ADU over 800 square feet. The current barn structure is 1,350 square feet on the second story which is why they are requesting a variance to finish the second story. Dover requires the utility meter be the same for the primary structure and the ADU. There are already two separate meters and two separate services for the structures which are very far apart on the property. The



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home was built in the 1970s and the barn was built in the early 2000s. Both of these reasons for requesting variance are already in existence. The applicant is looking to use what is already in place.

Mr. Lanzetta noted he has addressed all of the zoning criteria within the paperwork submitted to the City, but he specifically wanted to address the 5th criteria: hardship. He looks at hardship for variance as when the zoning ordinance creates hardship on the specific property. The ordinance cannot uniformly fit all properties because some properties are unique. Here, the 800-square-foot regulation is creating a hardship for this property because no new structure is being built. The applicant only wants to finish a portion of the structure which already exists and is somewhat new. Also, it is an unreasonable ask to have these applicants to combine these two structures back to one utility service. It would require trenching and possibly a utility pole. It would be a very expensive process, and the current configuration is safer anyway. Granting this variance will allow the applicants to use their property to the maximum effect.

Chair Prior asked if the property is on City water/sewer or well and septic? Steve Haight, Civilworks created septic design plan with a separate septic for the ADU which has been submitted, but not yet stamped. The applicant explained their living situation and intentions for use of the structures to the board. The design for the ADU will be two bedrooms, two baths. There are three bedrooms in the primary home.

Public hearing was opened.

No public was present to make any comments in person and no comments were received to the office.

STAFF RECOMMENDATION:

Elena Piekut stated the Planning Department is neutral regarding this variance, and more supportive now that design elements have been discussed. The construction and layout of the proposed finish will be discussed with staff through the permitting process. She has no issue with the electric metering being left as-is. An ADU is a reasonable use and this larger unit wouldn't have negative effects on the neighborhood.

George Reagan began discussion about how to maintain subordination by the ADU on the property.

The public hearing was closed.

George Reagan noted the separate meter is reasonable. The proposal is a great use of the space and meets the criteria and the spirit of what an ADU is for – to create additional residential opportunities without using up a lot of space.

Motion: George Reagan moved to grant the variance to permit an ADU exceeding the maximum square feet of 800 square feet, up to 1,350 square feet, and to allow separate electric metering. Anthony Sillitta seconded. Vote: U/A

4. OTHER BUSINESS

None.

5. ADJOURN

Motion: Rich Onufry moved to adjourn at 7:35pm. Anthony Sillitta seconded. Vote: U/A



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave. Dover, NH 03820
Meeting Date: Thursday, November 19, 2020
Meeting Time: 7:00 pm

INTENT: The Applicant requests a variance to permit two principal buildings (two single-family dwellings) on one lot.

UNITS PROPOSED: Two

AGENDA ITEM #: 3-A

ZONING DISTRICT: Rural Residential (R-40)

FILE: Z20-08

APPLICANT/OWNER:
Diamond Capital, Inc.

LOCATION: Gulf Road (Tax Map N, Lot 2-A-2)

ACREAGE: 5 acres

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Two single-family dwellings

SURROUNDING LAND USE:
Single-family dwellings, conservation land

PREVIOUS ZBA ACTION:
None

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Application, plan

STAFF RECOMMENDATION:
Staff does not oppose granting the variance request.

BACKGROUND INFORMATION

The property subject to this variance request is a vacant five-acre lot located on the north side of Gulf Road. The lot has 388.5 feet of frontage on Gulf Road. The lots on either side are also 5+ acres, with similar or greater road frontage, and were part of the same original subdivision in 2003. This property and all properties surrounding it are located in the Rural Residential (R-40) Zoning District.

The applicant requests a variance from the definition of lot in order to permit two principal buildings (single-family dwellings) on one lot:

LOT means a parcel of land which fronts on and has ingress and egress by means of a public vehicular right-of way and is occupied by, or is intended to be occupied by one (1) PRINCIPAL BUILDING and its accessory BUILDINGS or uses customarily incidental to it, together with such OPEN SPACES and yards as are required by this Chapter. More than one (1) PRINCIPAL BUILDING may be placed on a LOT located in the Central Business or Gateway District. More than one (1) PRINCIPAL BUILDING may also be placed on a LOT in all other districts with PLANNING BOARD approval for non-residential developments, MULTI-FAMILY DWELLING developments, and OPEN SPACE subdivisions.

The applicant notes that a Planning Board approval of transfer of development rights might be a way to achieve the same outcome, but the lot does not qualify because a transfer of development rights is not permitted where public water and sewer is not available.

REASON FOR RECOMMENDATION

The R-40 Zoning District is primarily a single-family residential zoning district. The definition of “lot” applies to all lots in the City regardless of zoning, but it makes a few specific exceptions in which more than one principal building may be placed on a lot if a certain condition is met: it is in the Central Business or Gateway District, it is part of an open space subdivision approval, or it is subject to a non-residential or multi-family site plan review by the Planning Board.

The Zoning Ordinance does not specifically address the reasons for prohibiting multiple principal buildings on one lot, so the restriction can be presumed to serve the general purposes of the Zoning Ordinance. The exceptions listed in the definition of lot identify targeted conditions under which this restriction should not apply. The Zoning Ordinance also provides for the option of an Accessory Dwelling Unit (ADU) in any zoning district that allows single-family dwellings. The applicant has not addressed why an ADU does not meet the needs of the property.

The R-40 Zoning District requires a minimum lot size of 40,000 square feet and 150 feet of street frontage per lot. This lot, like the lots on either side of it, could be subdivided into two lots. The attached plan shows this conceptual, conforming subdivision. The applicant seems to indirectly rely upon the deed restriction imposed on this (and the abutting two) lots that prevents further subdivision as the special conditions of the property creating a hardship.

Staff has confirmed that the deed restrictions on these lots were not imposed as a condition of their 2003 subdivision approval.

STAFF RECOMMENDATION

Staff recommends that the Board open the public hearing and accept testimony. Staff suggests that the Board continue the hearing and request more information about how and whether deed restrictions can constitute a special condition in the context of hardship, particularly if any similar cases have ever been heard in NH courts.

If the Board is inclined to grant the variance, staff suggests the Board give consideration to whether limiting the addition of Accessory Dwelling Units to these two single-family dwellings in the future would be appropriate.

Gulf Road

**Property Information**

Property ID N0002-A00002
Location GULF RD
Owner DIAMOND CAPITAL INC
Land Use 130

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 5/20/2020
Data updated Daily



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised April 7, 2017]

<i>Office Use Only</i>	Case #: <u>220-08</u>	Date Received: <u>OCT 29 2020</u>	RECEIVED Planning Office Dover, New Hampshire
	Amount Paid: \$ <u>CK#1507</u> <u>\$224.00</u>	Time Received: _____	

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Diamond Capital, Inc. Phone # _____

Address of Applicant: 35 Village Road, Suite 100, Middleton, MA 01949

E-Mail Address: diamondcapital@icloud.com

PROPERTY OWNER (if different from applicant): Same

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: Gulf Road, Dover, NH

Brief Directions: Second lot on left after Baer Road off of Gulf Road.

Zoning District: R-40 Assessor's Map # N Lot(s) # 2-A-2

TYPE OF APPEAL: (Please check one)

- ☒ Variance
- ☐ Physical Disability Variance (RSA 674:33-V)
- ☐ Special Exception
- ☐ Appeal of Administrative Decision
- ☐ Equitable Waiver

170-12.B of the Zoning Ordinance and the R-40 Zoning District of Table of Uses and Dimensional Regulations
from Section _____ of the Zoning Ordinance
from Section _____ of the Zoning Ordinance
per Section _____ of the Zoning Ordinance
regarding Section _____ of the Zoning Ordinance
per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

The Applicant intends to construct two single family dwellings on the lot.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested 170-12.B of the Zoning Ordinance and the R-12 Zoning District of Table of Uses and Dimensional Regulations

A variance is requested from Section(s) _____ of the Zoning Ordinance to permit:

Two single family dwellings on the lot.

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

See attached.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

See attached.

3. Granting the variance would do substantial justice because:

See attached.

4. The value of surrounding property will not be diminished because:

See attached.

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(i) The following special conditions of the property distinguish it from other properties in the area:

See attached.

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

See attached.

and

(iii) The proposed use is a reasonable one because:

See attached.

OR

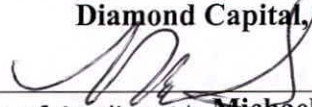
5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

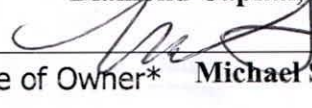
Diamond Capital, Inc.

BY: 

10/29/2020

Signature of Applicant* **Michael Savage, President**

Diamond Capital, Inc.

BY: 

10/29/2020

Signature of Owner* **Michael Savage, President**

*Both Signatures Required

IMPORTANT

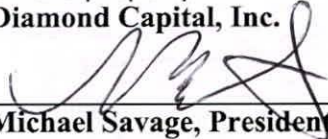
PROPERTY IDENTIFICATION SIGN
MUST BE POSTED ON THE PROPERTY
FOR THE 5 DAYS PRIOR TO HEARING.

FAILURE TO POST MAY RESULT IN
APPLICATION NOT BEING ACCEPTED.

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Zoning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Diamond Capital, Inc.

Signature of Property Owner: BY: 

Michael Savage, President

Date: 10/29/2020

FRANCIS X. BRUTON, III
CATHERINE A. BERUBE
JOSHUA P. LANZETTA

OF COUNSEL
JAMES H. SCHULTE

Bruton & Berube, PLLC

ATTORNEYS AT LAW

601 Central Avenue
Dover, NH 03820

TEL (603) 749-4529
(603) 743-6300
FAX (603) 343-2986

www.brutonlaw.com

October 29, 2020

VIA HAND DELIVERED

Christopher G. Parker,
Director of Planning and Community Development
City of Dover
288 Central Avenue
Dover, New Hampshire 03820

**RE: Diamond Capital, Inc.
Gulf Road, Dover, NH
Map N, Lot 2-A-2**

RECEIVED
Planning Office

OCT 29 2020

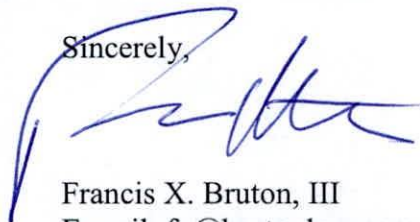
Dover, New Hampshire

Dear Mr. Parker:

Enclosed please find an original and nine (9) copies of an Application for Variance together with a check in the amount of \$224.00 for the application fee, legal notice fee and a portion of abutter fees.

We understand that this matter will be placed on the agenda of the Zoning Board of Adjustment for its meeting of November 19, 2020. As such, should there be any questions regarding the enclosed application, please do not hesitate to contact me.

Sincerely,



Francis X. Bruton, III
E-mail: fx@brutonlaw.com

FXB/mas
Enclosure

cc: Diamond Capital, Inc.
Joseph D. Peznola, P.E., Hancock Associates

**Diamond Capital, Inc.
Gulf Road
Dover, NH 03820
Map N, Lot 2-A-2**

RECEIVED
Planning Office
OCT 29 2020
Dover, New Hampshire

APPLICATION FOR VARIANCE

Introduction

The property subject to this application is a five-acre vacant lot located at Gulf Road (no number address has yet to be assigned) and is depicted on the City's Tax Maps at Map N, Lot 2-A-2. The property is located in the Residence 40 ("R-40") Zone. The lot is flat and is vacant. The trees and vegetation were cut by a previous owner of the property, leaving, however, a significant dense level of trees and vegetation from any other surrounding property. The property is subject to a restriction on subdivision, however the Applicant does not wish to subdivide the property, but intends to build a single-family house for the Mike and Sarah Savage and their immediate family, to reside, as well as a second single-family house for the elderly parents of Mr. Savage, John and Cecile Savage, who are life-long Atlantic Avenue Dover residents. The configuration is depicted on the enclosed plan. This configuration will allow the Savage family to reside close together. Thus, although the property would contain two primary structures, the property will not be subdivided. The R-40 does not permit two primary structures. Given the 5 acres of land, where only 40,000 (less than 1 acre) of land is required for minimum lot size, the Applicant submits that the second house could likely qualify as permitted under the City's Transfer of Development Rights ("TDR") provisions. However, although the lot is oversized, it is not serviced by water and sewer, and, as such, does not qualify for an additional TDR "unit."

For the reasons set forth herein, the Applicants respectfully submit that the grant of the variance is reasonable and can be supported by the following evidence:

Variance Requirements:

1. The variance will not be contrary to the public interest.

Within the general community, and more specifically located within the subdivisions of Wisteria Drive, Childs Drive, Saddle Trail Drive, and homes along Gulf Road, most houses are located on parcels less than an acre in size, or if larger only Gulf road, on lots that have more acreage, but are narrow, and thus most suitable for one single-family house. In contrast, the Applicant's lot is 5 acres in size and mostly shaped as a square, with a width that is similar to its depth. This configuration of the lot lends itself to the location of two single-family dwellings where other lots in the vicinity are much smaller or narrow in design, where a second single-family house would be impossible. The Applicants respectfully submit that the proposed use represents a reasonable use of the property in question. By permitting the use, the public interest is served by permitting a reasonable use of the property for a lot, if subdivided as have other lots been, would be similar to that which exists within the entire local community. The size and

squared shape, as opposed to rectangular shape of the property, and proposed location of the houses, serves to continue to protect the health, welfare and general safety of the surrounding neighborhood. As such, the proposed use will not be contrary to the public interest, as the use will not "alter the essential character of the locality."

2. The spirit of the Ordinance will be observed.

The Applicants respectfully submit that if the variance is granted, the spirit of the ordinance would be observed as the use in question is suitable, considering configuration and size of the lot given the surrounding properties and dense tree and vegetative buffer to any neighboring property, resulting in an encouragement of the most appropriate use of the land. Given that the minimum lot size in the R-40 zone is less than an acre, the allowance of the second single-family house, the spirit of the ordinance will be observed. To be contrary to the public interest or injurious to the public rights of others, the variance must unduly and in a marked degree conflict with the ordinance, such that it violates the ordinance's basic zoning objectives. It is respectfully submitted, that given the reasons set forth above, the granting of the variances will be consistent, and thus preserve, the ordinance's basic zoning objectives.

3. Granting the variances will result in substantial justice.

The granting of the variances would do substantial justice as it would allow the Applicants' property to be utilized in a reasonable fashion given the similar surrounding location of single-family houses, typically on less than an acre. This test considers whether the benefit to the Applicants outweighs the burden to the public. In this instance, given the size and squared configuration of the property, which if subdivided would still have excess acreage than required or that exists in the area, there will be no burden to the public whatsoever. Accordingly, the benefit to the Applicants would exceed the burden to the public, thus resulting in substantial justice being done.

4. Granting the variances will not diminish the values of the surrounding properties.

It is respectfully submitted that all of the surrounding properties have a value associated with them that is premised upon the existence of the same type of structure and use to be located upon the Applicants' property. In this instance, the Applicant intends to build two single-family homes on this unique lot. After construction, the homes will be buffered from the road. However, even if the homes were visible from the road, the houses would appear to be located on excess acreage, and would be similar in appearance to surrounding properties. The construction of two single-family houses on this unique lot will have no negative affect upon any abutter with respect to its property, and consistent with the intent of the existing zoning.

5. A. Owing to special conditions of the property that distinguish it from other properties in the area,

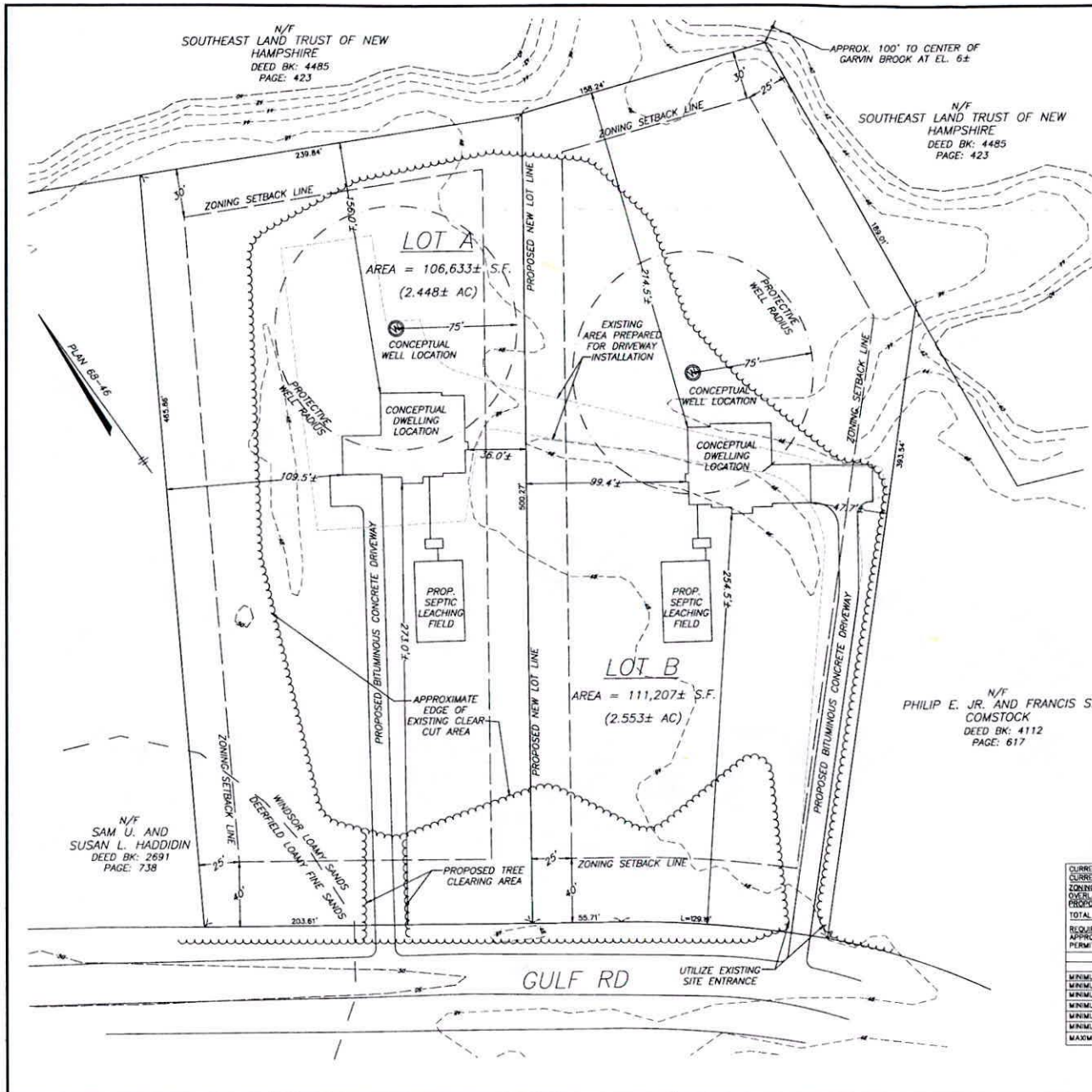
(1) No fair and substantial relationship exists between the general public purposes of the Ordinance provision and the specific application of that provision to the property.

As illustrated above, it is respectfully submitted that the Applicant's property is unique, give its lot size at five acres, but also given its squared shape. This squared shape differs from other properties in the area as it is neither odd shaped, or narrow in width, as many of the properties are shaped along Gulf Road. Further, with the squared shape, the property lends itself nicely to the construction of the two-single family homes, which, after construction, will appear as if the two homes are located on a more traditional lot, as found in the surrounding area. Given the foregoing, and as the general purpose of the ordinance is to promote orderly development and to protect the health, safety and general welfare of the public, with house lots required to have less than one-fifth, or 20%, of the lot size of the property subject to this application, the purpose of the ordinance and the purposes of the specific restrictions as to the location of a single-family house upon a certain minimum prescribed area will be preserved. Further, but for not being serviced by water and sewer, the Applicant's lot would be a perfect candidate for award of a second single-family "unit" pursuant to the City's TDR regulations. Thus, the Applicants respectfully submit that there is no relationship between the general public purpose of the ordinance, and the specific application of the limitation as to one single-family house restriction, given the lot size and configuration and the proposed use submitted by the Applicants and that to impose the restriction to limit the construction of only one single-family house on this lot would result in an unnecessary hardship.

AND

(2) The proposed use is a reasonable one.

The proposed use is reasonable as it provides for the location of two-single family residences on an oversized lot, which will, after construction, present as a conventional location of single-family houses.



ASSESSORS:

PARCEL ID: N0002-A00002

ZONING:

RURAL RESIDENTIAL (R-40)

REFERENCES:

DEED BOOK 4756, PAGE 592
PLAN 68-46

RECORD OWNER:

DIAMOND CAPITAL, INC.
35 VILLAGE RD, SUITE 100
MIDDLETON, MA 01949

NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO CONCEPTUALLY SHOW A DIVISION OF EXISTING PARCEL N0002-A00004 INTO TWO SINGLE FAMILY HOUSE LOTS, AS WELL AS POTENTIAL BUILDING AND DRIVEWAY LOCATIONS. THIS PLAN IS NOT SUITABLE FOR PERMITTING PURPOSES.
- 2) CONTOUR DATA SHOWN HEREON IS APPROXIMATE ONLY AND HAS BEEN TAKEN FROM DATA AVAILABLE ON THE GRANITVIEW GIS WEBSITE.
- 3) NO SURVEY HAS BEEN DONE BY HANCOCK ASSOCIATES ON THE SUBJECT PROPERTY. ALL EXISTING SITE FEATURES, PROPERTY LINES, AND CONTOUR INFORMATION SHOWN HEREON IS APPROXIMATE ONLY.
- 4) ACCORDING TO AVAILABLE GIS DATA, NO HYDRIC SOILS ARE PRESENT ON SITE.
- 5) PROJECT WILL REQUIRE STATE SUBDIVISION APPROVAL FOR NEW LOTS LESS THAN 5 ACRES IN AREA. HIGH INTENSITY SOIL MAPPING BY A NH CERTIFIED SOIL SCIENTIST, SOIL TESTING FOR SEPTIC DESIGN BY A LICENSED SEPTIC DESIGNER, AND SEPTIC SYSTEM APPROVAL BY THE CITY OF DOVER HEALTH DEPARTMENT WILL BE REQUIRED.
- 6) WRITTEN DETERMINATION BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT THAT THE PROPOSED PROJECT IS A MINOR SUBDIVISION AND NOT A MAJOR SUBDIVISION MUST BE RECEIVED PRIOR TO THE SUBMITTAL OF ANY PLANS OR APPLICATION.

ZONING TABULATION

CURRENT ZONING BY-LAW: AMENDED THROUGH JULY 22, 2020

CURRENT ZONING MAP: MARCH 15, 2017

ZONING CLASSIFICATION: RURAL RESIDENTIAL DISTRICT (R-40)

OVERLAY DISTRICTS: NONE

PROPOSED USE: SINGLE FAMILY DWELLING

TOTAL LOT AREA: 217,840± S.F.

REQUIRED PERMITS: STATE SUBDIVISION APPROVAL PURSUANT TO RSA 485-A:29; CITY MINOR SUBDIVISION APPROVAL PER DOVER NH CODE CHAPTER 155, ARTICLE 10; BUILDING PERMIT; PLUMBING PERMIT; ELECTRICAL PERMIT; DRIVEWAY PERMIT; SEPTIC SYSTEM APPROVAL.

ITEM (BY-LAW REFERENCE)	REQUIRED	EXISTING	LOT A CONCEPTUAL	LOT B CONCEPTUAL
MINIMUM LOT AREA	40,000 S.F.	217,840± S.F.	106,633± S.F.	111,207± S.F.
MINIMUM FRONTAGE	150 FEET	308.5± FEET	203.8± FEET	184.9± FEET
MINIMUM FRONT YARD SETBACK	40 FEET	VACANT	273.0± FEET	254.5± FEET
MINIMUM SIDE YARD SETBACK	25 FEET	VACANT	36.0± FEET	47.7± FEET
MINIMUM REAR YARD SETBACK	30 FEET	VACANT	156.0± FEET	214.5± FEET
MINIMUM COVERAGE	10%	0.0%	6.6%	6.7%
MAXIMUM BUILDING HEIGHT	35 FEET	VACANT	<35 FEET	<35 FEET

SCALE: 1" = 30'

RECEIVED
Planning Office

OCT 29 2020

Dover, New Hampshire

Variance Sketch

Dover, New Hampshire 03820

PREPARED FOR
DIAMOND CAPITAL, INC.
35 Village Rd, Suite 100
Middleton, Massachusetts 01949

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

NO. BY APP. DATE. ISSUE/REVISION DESCRIPTION

DATE: 8/18/20 DRAWN BY: JLL

SCALE: 1" = 30' CHECK BY: JLL

CONCEPTUAL PLAN OF LAND IN DOVER, NH

DATE: 8/18/20

PROJECT: 23953-CONCEPT

LAYOUT: Lryou13-Layout11

SHEET: 1 OF 1

PROJECT NO.: 23953

Z20-08

Gulf Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
N0001-A00000	GULF RD	SOUTHEAST LAND TRUST OF NEW HAMPSHIRE		PO BOX 675	EXETER	NH	03833
N0002-003000	32 THREE RIVERS FARM RD	MOURGENOS NICHOLAS G &	MOURGENOS BECKY L	32 THREE RIVERS FARM	DOVER	NH	03820
N0002-A00000	410 GULF RD	COMSTOCK PHILIP E JR &	COMSTOCK FRANCES S	410 GULF RD	DOVER	NH	03820-5123
N0002-A00001	11 BAER RD	HADDADIN SAM U &	HADDADIN SUSAN L	11 BAER RD	DOVER	NH	03820-5114
N0002-A00002	GULF RD	DIAMOND CAPITAL INC		35 VILLAGE RD STE 100	MIDDLETON	MA	01949
		BRUTON & BERUBE, PLLC	FRANCIS X. BRUTON, III	601 CENTRAL AVENUE	DOVER	NH	03820
		HANCOCK ASSOCIATES	JOSEPH D PEZNOLA, P.E.	185 CENTRE STREET	DANVERS	MA	01923