



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, February 18, 2021**
Meeting Time: **7:00 pm**

Certain members of the Zoning Board of Adjustment may be participating in this meeting remotely. In addition, the Chair of the Zoning Board of Adjustment may, per NH RSA 91-A:2, III (b), declare an “emergency” within the meaning of that statute and waive the requirement that a quorum be physically present at the meeting. In either event, remote members will identify their location and any person present with them at that location. All votes will be by roll call.

The City of Dover has taken extra steps to ensure the physical location of this meeting conforms with all safety provisions during the pandemic, including social distancing, face coverings, and frequently sanitized facilities. Although qualified members of the public can participate in the meeting by speaking at the physical location, the public is encouraged to leave comments in advance by calling 516-MEET (6338), emailing Dover-Planning@dover.nh.gov, or mailing written comments to Zoning Board of Adjustment, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF JANUARY 21, 2021

3. HEARINGS

- A. Z21-03 Owner/Applicant Sebring Holdings, LLC., Dover Point Road (Tax Map K, Lot 26), located in the Medium Density Residential (R-12) Zoning District, requests a variance from **Sections 170-12.B, 170-5 (D) and 170-11 (D)** to construct and operate a professional/medical office within a residential district with a distance of 64.5 feet from a residential structure, where 150’ is required and 77.8’ from the front yard property line, where a 25’ build to line is required.
- B. Z21-04 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 the definition of “lot” per **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.
- C. Z21-05 Owner Gloria Michaud and Applicant Colbea Enterprises, LLC, 45 Knox Marsh Road (Tax Map H, Lot 32), located in the Commercial Manufacturing (CM) Zoning District, requests a Special Exception as per **Section 170-11.C** and **Section 170-52 (3)** to permit a vehicle refueling and recharging station in the CM Zoning District.

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>.