

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, April 15, 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 FEBRUARY 18, 2021

3. HEARINGS

- A. Z21-06 Owner/Applicant JLDD LLC, 34 Mount Vernon Street (Tax Map 30, Lot 101), located in the Urban Density Multifamily Residential (RM-U) Zoning District, requests a Special Exception from **Sections 170-12.B and 170-52** to convert a two-family dwelling into a four-family dwelling.

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, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, January 21, 2021
Meeting Time: 7:00 pm

The Chair called the meeting to order at 7:00 pm and noted certain members of the Zoning Board of Adjustment are participating in this meeting remotely. As the Chair of the Zoning Board of Adjustment he declared, per NH RSA 91-A:2, III (b), an “emergency” within the meaning of that statute and waive the requirement that a quorum be physically present at the meeting. Remote members will identify their location and any person present with them at that location. All votes will be by roll call.

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1. ATTENDANCE

Members Present: Chris Prior (Chair), Nick Couturier, Rich Onufry (Alternate), Anthony Sillitta, George Reagan
The following Board members called into the meeting: Otis Perry (Vice Chair), James Burdin (Alternate),
Members Absent (Excused): Casey Conley (Alternate)

Staff Present: Christopher Parker (Assistant City Manager)

2. APPROVAL OF MEETING MINUTES OF JANUARY 21, 2021

Motion: N. Couturier moved to approve the minutes of January 21, 2021 as amended. Seconded by A. Sillitta. Vote: C.Prior -yes, N.Couturier-yes, O.Perry-yes, G.Reagan-yes, A. Sillitta-yes, J.Burdin-yes, R.Onufry-yes

3. HEARINGS

Chair Prior explained the hearing process.

- 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.

Attorney FX Bruton, Bruton and Berube representing the owner of the property presented the case. The applicant had discussions with the abutter and a fence was agreed upon as a buffer.

The applicant has worked with Dover staff to make the area safer. The proposal includes a shared driveway. The lot is unique. It shares a 30' access way with the abutter. They would create a medical building and a shared driveway and not use the shared access way- leaving that for the abutter's use. The shared driveway would reduce the access points on Dover Point Rd.

In order to create the shared driveway, the building needs to be pushed back, for which they need a variance. Mr. Bruton reviewed how the plan meets the five criteria. This is a low-impact commercial use. He described the other commercial properties in the neighborhood and how that creates a unique location.



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The board noted staff has requested some conditions. The applicant has no issues with the conditions proposed.

Public hearing open - No one spoke.

Christopher Parker said the Planning Department supports granting the variance. This area is a mixture of uses and the request is reasonable when reviewed in the context of the roadway. There are three zones that converge in the area of this lot and while it is zoned single family residential that is not the nature of the roadway. There are non-residential uses allowed – an assembly hall, school, day care, which would have similar if not more impact on the abutters and this one with limited hours on weekends would fit that level of impact. Regarding the setbacks, the front setback meets the spirit and intent and the lot in question is unique in width and the proposed setback is reasonable. Staff suggests three conditions:

- 1) The property shall be served by a single, shared driveway with Map K lot 19C.
- 2) The applicant shall relinquish any rights to the shared driveway over Map K lot 26-1
- 3) The Site Plan submitted shall include an 8' tall fence and landscaped buffer between the proposed structure and Map K lot 26-1, and landscaping along the frontage of Dover Point road to shield the cars from the abutters across the street.

Public hearing was closed.

G. Reagan commented that the request is reasonable.

Motion: G. Reagan moved to grant the variance with the conditions as noted by staff. N. Couturier seconded.
Vote: C.Prior -yes, N.Couturier-yes, O.Perry-yes, G.Reagan-yes, A. Sillitta-yes,

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

N. Couturier recused himself from the case and the Chair noted R. Onufry will sit for the case.

Attorney FX Bruton, Bruton and Berube representing the owner of the property presented the case. The parcel is five acres and relatively square. There is a significant buffer around the parcel. A portion was cut by the previous owner. An access point was created that goes to an open field. The owners would like to build two single-family homes on the lot – one for themselves and one for their parents. There is enough room for septic on the lot. They propose a shared access to the homes.

The lot could have an ADU, except it would have to be on the second floor which wouldn't work for the parents for this forever home.

They are not proposing a subdivision. They will also not condominiumize the properties. They are proposing two single-family homes and are willing to deed restrict to that along with no commercial uses. They will also agree that no future ADU will go on the property.

Mr. Bruton highlighted the five criteria which was presented in depth in the application.



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Mr. White, White Appraisal addressed the diminution of value criterion by highlighting the document he had submitted to the board.

Mr. Bruton clarified though the applicant is a business, it will be conveyed to the owners for their personal residence.

Mr. Bruton clarified for Chair Prior that the size of both proposed dwellings will be 2500 sq. ft. to satisfy the deed restriction.

Public hearing open

Cecile Savage, 21 Atlantic Ave, is the parent of the applicant and would move into one of the homes. She explained her son grew up in Dover and has now sold their home in Mass. to relocate to live next door to their parents for the rest of their lives.

Attorney Christopher Wyskiel represents the Comstock family at 410 Gulf Rd who oppose the variance. He had submitted some documents earlier this week and brought copies with him for the board members. The ADU on the Comstock's property is deed restricted from future condominiums. He showed pictures of the Comstock's home showing the entrance to the home and ADU.

He looks at the neighborhood not as the whole zone, but the three homes that were part of the original subdivision. The original subdivision intent was that only one primary home would be on each lot. ADUs are different than primary homes. They are meant to be smaller and if detached, then on the second floor. The abutters are not opposed to the family living there in separate units, but they want the regulations to be followed for a legal ADU rather than a second home.

FX Bruton noted they are not relying on the deed restriction for the hardship. He does not agree that the covenant only allows for one single-family home on the parcel.

Christopher Parker noted the Planning Department does not oppose granting the variance, as it is not in conflict with the spirit and intent of the R-40 district, which seeks 1 unit per roughly acre of land. 2 units on 5 acres is consistent with that, and staff believes that the average person passing by the lot will not question its consistency with the zone. The zone precludes two principal buildings and he read from the ordinance. The board should look at if the request is reasonable.

If the Board agrees with the applicant's request, staff recommends the following conditions:

- 1) The property shall be served by a single, shared driveway with Map K lot 19C.
- 2) NHDES well and subsurface disposal system permit approvals shall be submitted to the Zoning Administrator for review in regard to this variance approval.
- 3) A covenant shall be submitted to the City and recorded at the Registry of Deeds noting that the property shall not be subject to a declaration of condominium and must be conveyed as one property with two units in perpetuity.
- 4) A covenant shall be submitted to the City and recorded at the Registry of Deeds noting that neither single family home shall be permitted to have an accessory dwelling unit.
- 5) A covenant shall be submitted to the City and recorded at the Registry of Deeds noting that the two structures shall be single family residential homes, in perpetuity and shall not have any customary home occupation.



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R. Onufry asked if in the future, any allowable use could go into these units. Yes, unless they want to restrict that.

Public hearing was closed.

Chair Prior will not support granting the variance as he does not believe the criteria have been met.

J. Burdin noted the testimony on the applicant's behalf is compelling regarding density, diminution of value, and impact to the character of the neighborhood.

Chair Prior noted the character of the neighborhood is proposing to change compared to the original covenants in the deed.

G. Reagan noted it's a reasonable request and the zone would allow for more homes on that lot, but the deed is restricting that from occurring. There is confusion among Dover zoning and the deed language restrictions.

R. Onufry agreed with G. Reagan. He is concerned though about a future use on the site. There may need to be restrictions built in to keep the character of the neighborhood. The board discussed this, and the 5th condition was added.

Motion: R. Onufry moved to grant the variance with the conditions as noted by staff. O. Perry seconded.

Vote: C.Prior -no, O.Perry-yes, G.Reagan-yes, A. Sillitta-yes, R.Onufry-yes

The variance was granted 4-1 with C. Prior opposed.

The board took a five-minute recess.

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.

Chair Prior noted the voting member in place of N. Couturier will be J. Burdin for this case.

Attorney FX Bruton, Bruton and Berube representing the owner of the property presented the case. This is a gas station proposal at the location he described. It will have six gas dispensers with 12 places to refill. There will be a canopy and a convenience store. There will also be an electric charging station on site. The relief sought is a special exception for the use.

Mr. Bruton addressed the requirements for special exception highlighting that the use will be beneficial to the public, there will be no traffic or pedestrian safety issues due to the proposal, and the minimum lot frontage and coverage and green space all meet the standards as do their sign measurements. Technically, there is a conservation area on site, and they will go before the Planning Board for a CUP which will be needed to move the proposal forward if granted tonight.

Mr. White, White Appraisal presented why there will be no diminution of value to abutting properties.



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O. Perry wondered how many electric vehicle charging stations there will be. The Dover regulations require one and that is what they are proposing.

A. Sillitta asked for more information about where the entry point will be since it is a tricky location. DOT and the Planning Board will have input, but there will likely be two access points.

Public hearing open. No one spoke.

Christopher Parker stated the Planning Department noted that the Board should not consider site plan aspects of the plan, such as traffic, access or the need for the Conditional Use Permits for steep slope removal or Wetlands and Wetlands Buffer encroachment. A Special Exception is used for uses that are allowed if criteria are met. Staff agrees that the applicant can seek the Exception here and that the condition they are asking for has merit, as it is in line with the general allowances for relief in the Zoning Ordinance. Furthermore, while staff does agree that an approval should be conditioned upon the Planning Board granting the Conditional Use Permit to remove the steep slope, neither staff nor the ZBA is in a position to review the criteria for that Conditional Use Permit and that approval is not pre-ordained. If the CUP is not issued, the applicant would need to reconsider its plan. If the Board agrees with the applicant's request, staff recommends the following conditions:

- 1) The Special Exception criteria are only met, if a Conditional Use Permit is approved to remove the steep slope, absent that Permit, the special exception shall be null and void

Public hearing was closed.

Motion: O. Perry moved to grant the special exception with the conditions as noted by staff. A. Sillitta seconded. Vote: C.Prior -yes, O.Perry-yes, G.Reagan-yes, A. Sillitta-yes, J.Burdin-yes

4. OTHER BUSINESS

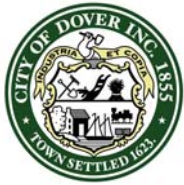
O. Perry noted some audio issues during the meeting for the members on the remote call.

He also commented there's been a complaint about a particular property, and he asked C. Parker for an update. C. Parker updated the board on the status of the situation.

5. ADJOURN

Motion: O. Perry moved to adjourn at 9:37pm. A. Sillitta seconded.

Vote: C.Prior -yes, O.Perry-yes, G.Reagan-yes, A. Sillitta-yes, R.Onufry-yes



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, April 15, 2021
Meeting Time:	7:00 pm

INTENT: The Applicant requests a special exception to convert a two family building to a four family dwelling unit.

UNITS PROPOSED: 2

AGENDA ITEM #: 3-A

FILE: Z21-06

APPLICANT/OWNER: JLDD, LLC.

LOCATION: 34 Mount Vernon Street (Tax Map 30, Lot 101))

ACREAGE: .54 acres

ZONING DISTRICT: Urban Density Multifamily Residential (RM-U)

EXISTING LAND USE: Two Family

PROPOSED LAND USE: Four Family

SURROUNDING LAND USE: Single-family, two family dwellings, and multi-family

PREVIOUS ZBA ACTION: N/A

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Application, plan

STAFF RECOMMENDATION:
Staff does not oppose granting the special exception.

BACKGROUND INFORMATION AND SUMMARY OF REQUEST

The Applicant's property is located on the west side of Mount Vernon Street and contains an existing two family home with parking and a yard area. The Applicant intends to create two more units to the rear of the structure providing parking for all units onsite.

The Applicant requests a special exception to permit four dwellings on the lot. Per the Urban Density Multifamily Residential (RM-U) Zoning District table of uses and dimensional requirements, conversion from two family is permitted by special exception provided that the following criteria are met:

- The specific site must have an amount of open space, either landscaped or left natural, at least equal to the average amount of open space on all developed lots in the RM-U District that are wholly or partly within two hundred (200) feet of the subject parcel. Existing parking areas, either gravel, paved or unpaved, shall not be considered to be open space.
- Off-street parking, in accordance with Chapter 153, Site Review, shall be provided as to avoid vehicles backing into the street. Two (2) parking spaces per unit shall be required.
- Parking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line.
- Parking areas shall be screened from the street and from abutting lots.
- Structures shall be at least twenty (20) feet from a front property line, fifteen (15) feet from a rear property line and fifteen (15) from a side property line unless abutting a street, in which case, the distance from the side property line shall be twenty (20) feet.

REASON FOR STAFF RECOMMENDATION

The Board must grant a special exception if all special exception criteria are met. Staff has reviewed the materials submitted and believes the application is consistent with the criteria.

Staff is also of the opinion that the general criteria of **170-52.C(3)** are met by the proposal.

STAFF RECOMMENDATION

Staff recommends the Board hold a public hearing, evaluate each of the special exception criteria, and grant the special exception.

Z21-06 Special Exception 34 Mount Vernon Street

**Property Information**

Property ID 30101-000000
Location 34 MOUNT VERNON ST
Owner JLDD LLC
Land Use 104

**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 **RECEIVED**]

Planning Office

Office Use Only

Case #:

221-06

Date Received:

MAR 22 2021

Amount Paid:

\$1378.00

Time Received:

Dover, New Hampshire

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Douglas Dodd Phone # 603-235-8175

Address of Applicant: 7 Trask Dr. Dover, NH

E-Mail Address: ddbuild77@gmail.com

PROPERTY OWNER (if different from applicant): JLDD, LLC

Address: 7 Trask Dr. Dover, NH Phone # 603-235-8175

E-Mail Address: same

PROPERTY/PARCEL INFORMATION

Address: 34 Mt Vernon St.

Brief Directions: Between Milk St and Hough St.

Zoning District: RM-U Assessor's Map # 30 Lot(s) # 101

TYPE OF APPEAL: (Please check one)

☐ Variance

from Section _____ of the Zoning Ordinance

☐ Physical Disability Variance (RSA 674:33-V)

from Section _____ of the Zoning Ordinance

☒ Special Exception

per Section 120-52 of the Zoning Ordinance

☐ Appeal of Administrative Decision

regarding Section _____ of the Zoning Ordinance

☐ Equitable Waiver

per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

We would like to add two additional rental units to this property as is permitted by Special Exception in the RM-U zone. The lot contains 1.545 acres which is more than enough space.

SPECIAL EXCEPTION REQUIREMENTS

THIS SECTION TO BE COMPLETED BY SPECIAL EXCEPTION APPLICANTS ONLY

A. General Special Exception Requirements (as set forth in §170-52.C.3 of the Zoning Ordinance)

1. Explain how the requested use would be essential or desirable to the public convenience or welfare.

These two new units would provide two affordable* rental units close to the downtown area where many of the new apartments are renting for over \$2000 a month. * approximately \$1600/month

2. Detail how the requested use would not create undue traffic congestion or unduly impair pedestrian safety.

Traffic from two additional rental units would hardly be noticeable. My daughter is living in the main house and she will never drive. Additionally, there are two covered Coast bus stops one block away on Central Avenue which will encourage public transportation use.

3. Describe how the requested use would not overload any public water, drainage or sewerage system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the City will be unduly subjected to hazards affecting health, safety or the general welfare.

Two more 2-bedroom units will add little to the available public sewer and water system in that area.

B. Specific Special Exception Requirements (as may be set forth in the applicable Table of Use)

Explain how the proposal meets the specific special exception requirements as may be set forth in the Table of Use for the zoning district in which the subject property is located:

A. With the proposed new unit, the open space on this lot will be 74.7%. The average open space of the existing lot and that of the other lots within 200 ft of the property is 62.3%. The open space of the lot with the new units will be greater than that in most of the neighborhood.

B. The proposed concept plan by McEneaney Survey Associates shows six parking spaces, with plenty of turnaround, and more space available if needed.

C. The parking areas will be a minimum of 20' of a side boundary and approximately 60' from the front boundary line.

D. The parking areas will be screened on the north side by an existing 6' high fence and on the south side by existing trees and shrubs. The west (rear) boundary abuts the parking lot behind an 8-unit building on Grove Street and is also screened by trees and shrubs.

E. The concept plan show the proposed structure to be 15' from the north side property line; approximately 80' from the south side property line; approximately 85' from the east (front) property line; and 75' from the west (rear) property line.

F. _____

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.

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.

Signature of Applicant*

Signature of Owner*

*Both Signatures Required

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.

Signature of Property Owner:

Date:

34 Mt. Vernon Open Space Calculations

\\haightserver1\MSA Archive\2176\Documents\RM-U open space.xlsx										PROJECT 20-2260 (DODD)						
\\haightserver1\MSA Archive\2176\Drawings\2176 TAX MAP FOR OPEN SPACE.dwg																
		Map	Lot	Area - TaxMap	bldg1	bldg2	bldg3	bldg4	drive1	drive2	walk1	walk2	addl	imperv		open space
P	locus	30	101	25124.3	1356.3	1800.0			3159.1		16.8	16.7		6348.8	25.3%	74.7%
E	locus	30	101	25124.3	1356.3	403.2	177.4		1376.6		16.8	16.7		3347.0	13.3%	86.7%
	1	30	75	9853.6	1229.1	120.0			1167.9		15.8			2532.8	25.7%	74.3%
	2	30	76	9971.9	1915.1	240.0			3610.0		57.2	24.2		5846.4	58.6%	41.4%
	3	30	77	11916.8	1732.6				1352.8	462.8				3548.1	29.8%	70.2%
	4	30	78	7401.9	915.0	396.0			560.7					1871.7	25.3%	74.7%
	5	30	79	10368.1	982.5	100.0			277.9	426.9	30.7			1817.9	17.5%	82.5%
	6	30	80	6072.8	1146.1	240.0			658.8		55.1			2100.0	34.6%	65.4%
	7	30	81	5567.8	1393.0	576.0			1528.6		68.5			3566.2	64.1%	35.9%
	8	30	82	15707.5	3309.0				8257.5		42.2			11608.7	73.9%	26.1%
	9	30	83	5061.8	1629.9				1913.7		37.0	32.2		3612.8	71.4%	28.6%
	10	30	84	16999.3	1998.0				3045.3					5043.3	29.7%	70.3%
	11	30	85	19809.3	2829.0				2407.3	516.0	51.5	62.8	56.7	5923.2	29.9%	70.1%
	12	30	96	13259.3	1408.0				1988.8		1988.8	1988.8	38.6	7412.9	55.9%	44.1%
	13	30	97	9021.2	1033.0	144.0			144.0					1321.0	14.6%	85.4%
	14	30	98	11272.6	1618.2				958.1					2576.3	22.9%	77.1%
	15	30	99	12123.4	1652.5				1652.5		8.6			3313.7	27.3%	72.7%
	16	30	100	6505.6	1742.0				477.3					2219.3	34.1%	65.9%
	17	30	102	15382.3	1591.3	109.8			3373.3		16.8	16.7		5107.9	33.2%	66.8%
	18	30	103	4939.5	1062.8				337.9		17.7			1418.4	28.7%	71.3%
	19	30	104A	6074.7	1899.1	144.0			584.3		125.4	129.9		2882.7	47.5%	52.5%
	20	30	104	7296.0	1496.0				2308.0		10.7	9.8		3824.5	52.4%	47.6%
	21	30	105	10136.6	1526.0	784.0			2914.5		104.5	101.8		5430.8	53.6%	46.4%
	22	30	106	5272.8	1757.0				344.0	330.4				2431.3	46.1%	53.9%
	23	30	107	6080.4	1659.8				494.3					2154.1	35.4%	64.6%
	24	30	119A	14643.3	1566.3	744.0	80.0		1839.6		126.6			4356.5	29.8%	70.2%
	25	30	119B	12745.4	2169.0				2223.8					4392.8	34.5%	65.5%
	26	30	121	9561.6	1106.8	400.0			1503.4					3010.1	31.5%	68.5%
	27	30	122	9259.2	1146.0	480.0			1413.0		67.3			3	31.5%	66.5%

AVG
61.7

RECEIVED
Planning Office

MAR 22 2021

Dover, New Hampshire

Proposed 2 Unit Building for 34 Mt Vernon



South Elevation



East Elevation

RECEIVED
Planning Office
MAR 22 2021
Dover, New Hampshire

34 Mt Vernon Street



Street elevation



South Elevation Existing House

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Planning Office

MAR 22 2021

Dover, New Hampshire

34 Mt Vernon Street



Existing Garage to be Removed



West Elevation of Existing House

34 Mt Vernon Street



Approximate location of two addition units



34 Mt Vernon Street



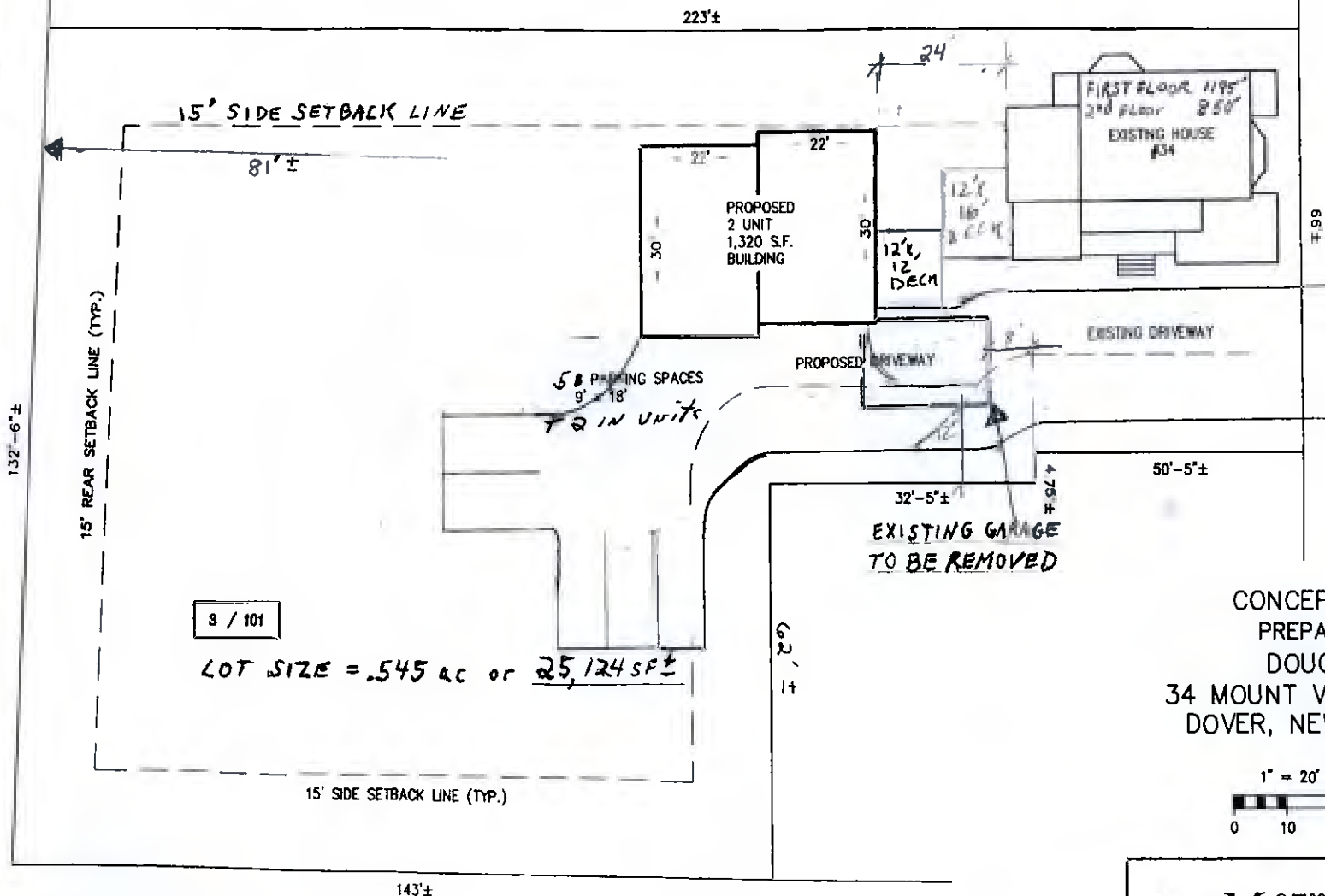
Backyard backing up to 8 unit building on Grove Street.



Looking south on lot.

Z21-06 34 Mt Vernon Street

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
30075-000000	62 GROVE ST	AINSWORTH DONALD O	AINSWORTH PATRICIA A	62 GROVE STREET	DOVER	NH	03820
30076-000000	66 GROVE ST	INFLECTION POINT PROPERTY INVESTMENTS LL		14 SILVER ST	DOVER	NH	03820
30077-000000	70 GROVE ST	SWAIN DOUG M		70 GROVE ST	DOVER	NH	03820
30078-000000	74 GROVE ST	WHITE ROBERT W	WHITE MICHELLE M	74 GROVE ST	DOVER	NH	03820
30079-000000	78 GROVE ST	TIBBETTS DORIS J		78 GROVE STREET	DOVER	NH	03820
30080-000000	28 HOUGH ST	MCCRACKEN MICHAEL B &	MCCRACKEN CASSANDRE	43 MAIN ST	DOVER	NH	03820
30081-000000	73 75 GROVE ST	KEATING DENNIS W & BARBARA H 50%	HUSTON CAROLYN D 50%	73-75 GROVE ST	DOVER	NH	03820
30082-000000	71 GROVE ST	MULVEY J & B TRUST & BROWN P TRUST	C/O CARDINAL POINT PM	520B PORTSMOUTH AVE	GREENLAND	NH	03840
30083-000000	69 GROVE ST	RYAN RUTH A		69 GROVE ST	DOVER	NH	03820-3003
30084-000000	67 GROVE ST	AMAZEEN TODD A		4 HAM STREET	DOVER	NH	03820
30085-000000	53 59 GROVE ST	O BRIEN LOUISE J		PO BOX 2801	SEABROOK	NH	03874
30096-000000	20 22 MOUNT VERNON ST	MOUNT VERNON HOLDINGS LLC		27 GROVE ST	GREENLAND	NH	03840
30097-000000	24 MOUNT VERNON ST	PETERMAN HENRY		252 CANAAN BACK RD	BARRINGTON	NH	03825-7253
30098-000000	26 MOUNT VERNON ST	CROWELL STEVEN H JR		26 MOUNT VERNON ST	DOVER	NH	03820
30099-000000	28 MOUNT VERNON ST	VALLEY CHRISTOPHER A	VALLEY JACQUELINE M	28 MOUNT VERNON ST	DOVER	NH	03820
30100-000000	30 MOUNT VERNON ST	DWORJANYN NATALIA A		30 MOUNT VERNON ST	DOVER	NH	03820
30102-000000	36 MOUNT VERNON ST	MCPHERSON MARY BETH &	MCPHERSON TODD R	36 MOUNT VERNON ST	DOVER	NH	03820
30103-000000	38 MOUNT VERNON ST	MURPHY EILEEN		38 MOUNT VERNON ST	DOVER	NH	03820
30104-000000	10 12 HOUGH ST	MARKEY JAMES C		12 SANDERSON RD	GREENLAND	NH	03840-2417
30104-A00000	42 MOUNT VERNON ST	SAVAGE EVELYN	SAVAGE JEFFREY W	42 MOUNT VERNON STREET	DOVER	NH	03820
30105-000000	16 18 HOUGH ST	DUNN CHRISTOPHER M		18 B HOUGH ST	DOVER	NH	03820
30106-000000	20 22 HOUGH ST	DIPIRRO JOSEPH		20 22 HOUGH ST	DOVER	NH	03820
30107-000000	24 26 HOUGH ST	SCOTT WILLIAM H FAMILY TRUST 73% &	SCOTT WAYNE ALLEN 27%	26 HOUGH ST	DOVER	NH	03820
30119-A00000	4 HOUGH ST	NADEAU BARBARA J TRUSTEE	NADEAU BARBARA J REVOCABLE TRUST OF 2020	4 HOUGH ST	DOVER	NH	03820
30119-B00000	33 MOUNT VERNON ST	CARRIER ERNEST TRUSTEE	CARRIER ERNEST REV TRUST 98	50 FW HARTFORD DR	PORTSMOUTH	NH	03801
30120-000000	31 MOUNT VERNON ST	NATIONAL CENTER FOR THE IMPROVEMENT OF E		31 MOUNT VERNON ST	DOVER	NH	03820
30121-000000	29 MOUNT VERNON ST	COLE ROE G III & BARD JANE TRUSTEES	COLE FAMILY REVOCABLE TRUST OF 2018	4 WILDWOOD LN	KITTERY	ME	03904
30122-000000	27 MOUNT VERNON ST	DEMETRACOPOULOS FAMILY TRUST		PO BOX 279	DOVER	NH	03821
30127-000000	612 CENTRAL AV	U HAUL REAL ESTATE CO		PO BOX 29046	PHOENIX	AZ	85038
30101-000000	34 MOUNT VERNON ST	JLDD LLC	DOUGLAS DODD	7 TRASK DR	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES	KEVIN MCENEANEY	24 CGESTNUT STREET	DOVER	NH	03820



MOUNT VERNON STREET

CONCEPT PLAN 1
 PREPARED FOR
 DOUG DODD
 34 MOUNT VERNON STREET
 DOVER, NEW HAMPSHIRE

1" = 20' DECEMBER 7, 2020
 0 10 20 30 40

NOTES:

- 1.) ZONING DISTRICT IS RM-U.
- 2.) THE PLAN INTENT IS TO DEPICT A 30' x 44' - 2 UNIT ADDITIONAL STRUCTURE WITH A NEW DRIVEWAY AND SIX PARKING SPACES.

McEneaney
Survey
Associates
 of NEW ENGLAND
 RECEIVED
 Planning Office
 APR 01 2021
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