



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, May 20, 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 APRIL 15, 2021

3. HEARINGS

- A. Z21-07 Owner/Applicant Susan Wilbur, 3 Ox Bow Lane (Tax Map 39, Lot 70-B), located in the Medium Density Residential (R-12) Zoning District, requests a Variance from **Sections 170-12.B** to convert a detached garage into an accessory dwelling unit with a rear setback of 24’ where 30’ is required.

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

1. ATTENDANCE

Members Present: Chris Prior (Chair), Nick Couturier, Rich Onufry (Alternate), Anthony Sillitta,
Members Absent (Excused): Casey Conley (Alternate), George Reagan, Otis Perry (Vice Chair)

Staff Present: Christopher Parker (Assistant City Manager)

The Chair called the meeting to order at 7:00 PM and noted R. Onufry will vote in tonight's case.

2. APPROVAL OF MEETING MINUTES OF FEBRUARY 18, 2021

Motion: J. Burdin moved to approve the minutes of February 8, 2021 as submitted. Seconded by R. Onufry.
Vote: U/A

3. HEARINGS

Chair Prior explained the hearing process.

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.

Doug Dodd, 5 Trask Dr represented JLDD LLC and presented the case. They purchased this property for their daughter to live in because it is close to the bus transit system. The property is currently a single-family home with an in-law unit. It is a large lot that abuts an 8-unit building on Grove st. They would like to put on two more units which is allowed by special exception. The existing structure is not large enough for the extra units, so they propose adding those to the back. There are a few other examples like this in the neighborhood.

With the proposed added structure, there would still be 74% open space on the lot. The added building would resemble a 2-unit townhome. It would be attached to the existing structure by decking.

Chair Prior read the criteria for special exception.

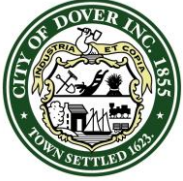
Public hearing open

Natalia Dworjanyn, 30 Mount Vernon St expressed concerns about traffic, maintenance/ trash, screening/ views.

Eileen Murphy, 38 Mount Vernon St loves the neighborhood and is concerned about adding another multi-unit to the area. Concerns for traffic, building height/ views into her property.

Ruth Ryan, 69 Grove St had a drainage issue she had to fix after she purchased the property. There are dead trees at the bottom of the property in question and she wondered what the construction on that site will do to the drainage and if the trees will be removed so they don't fall.

Todd McPherson, 36 Mount Vernon St is not against the project, but would like screening put up.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

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D. Dodd addressed the public comments. The dead trees will be removed by the applicant and they will be replaced. He has removed some trees in poor condition near the parking area and will put screening in that location.

Chair Prior clarified that eight parking spaces are a requirement for four units.

Planning Department recommendation: C. Parker noted a Special Exception is used for uses that are allowed if criteria are met. Staff agrees that the applicant has demonstrated they meet the criteria. If the paved area is over 1,000 sq ft, it will go before technical review and the drainage will be looked at. No increase of runoff will be allowed to run offsite.

Public Hearing was closed.

Motion: J. Burdin moved to grant the special exception since all conditions have been met and criteria satisfied, if all screening represented in the meeting is completed. N. Couturier seconded.

Vote: U/A

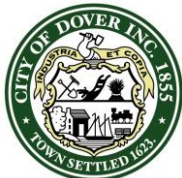
4. OTHER BUSINESS

C. Parker noted the new Planner has been hired and is in process of moving to NH. She will start in May.

5. ADJOURN

Motion: A. Sillitta moved to adjourn at 7:29pm. R. Onufry 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, May 20, 2020
Meeting Time:	7:00 pm

INTENT: The Applicant requests a variance to have a principle structure 24' from the rear property line, where 30' is required.

UNITS PROPOSED: 1 ADU

AGENDA ITEM #: 3-A

ZONING DISTRICT: Medium Density Residential (R-12) Zoning District

FILE: Z21-07

APPLICANT/OWNER: Susan Wilbur.

LOCATION: 3 Oxbow Lane (Tax Map 39, Lot 70-B)

ACREAGE: 0.17 acres (7,405 sf)

EXISTING LAND USE: Single-family dwelling

PROPOSED LAND USE: Two-family dwelling and ADU

SURROUNDING LAND USE: Single-

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 located on the north side of Ox Bow Lane, a residential street off Old Rochester Road. The single story home has a detached garage. The owner seeks to remove the garage and construct an addition to the house in its place for an accessory dwelling unit for an elderly parent.

The detached garage requires a 10 foot rear setback. It is 24 feet from the rear line. In connecting the structure to the house, the setback becomes 30 feet. The owner wishes to retain the 24 foot setback as it provides space for the additional unit, plus allows a garage space attached to the house.

The lot is non-conforming in size (7,405 square feet where 12,000 is required), and has 90 feet of frontage where 100 feet is required. Per 170-14 the lot may have reduced side setbacks reducing from 15 feet to 10 feet. All other setbacks would be maintained with the allowed dimensions.

REASON FOR RECOMMENDATION

The R-12 district is a higher density residential district, with a rear setback of 30 feet and a front build to line of 15 – 25 feet. This is intended to allow buildings closer to the street with a larger private – rear yard. The front plane will remain unchanged and match the plan of neighboring homes.

The rear of the lot already contains the detached garage 24 feet from the rear lot line. The applicant could reduce the size of the addition by 6 feet to accommodate the setbacks.

Alternatively, the whole addition could be moved 6 feet forward bringing the front plane of the addition closer to the road than the existing home.

Both options would encroach upon the driveway area eliminating the ability to park vehicles safely off street. The second option would also change the home so it no longer fit the context of the neighborhood.

Neither option seems reasonable, especially given that the existing condition has a one story intrusion in the setback and no further relief is being sought. In this case, the structure is being designed to blend the new space into the existing massing and will fit in the lot usage today.

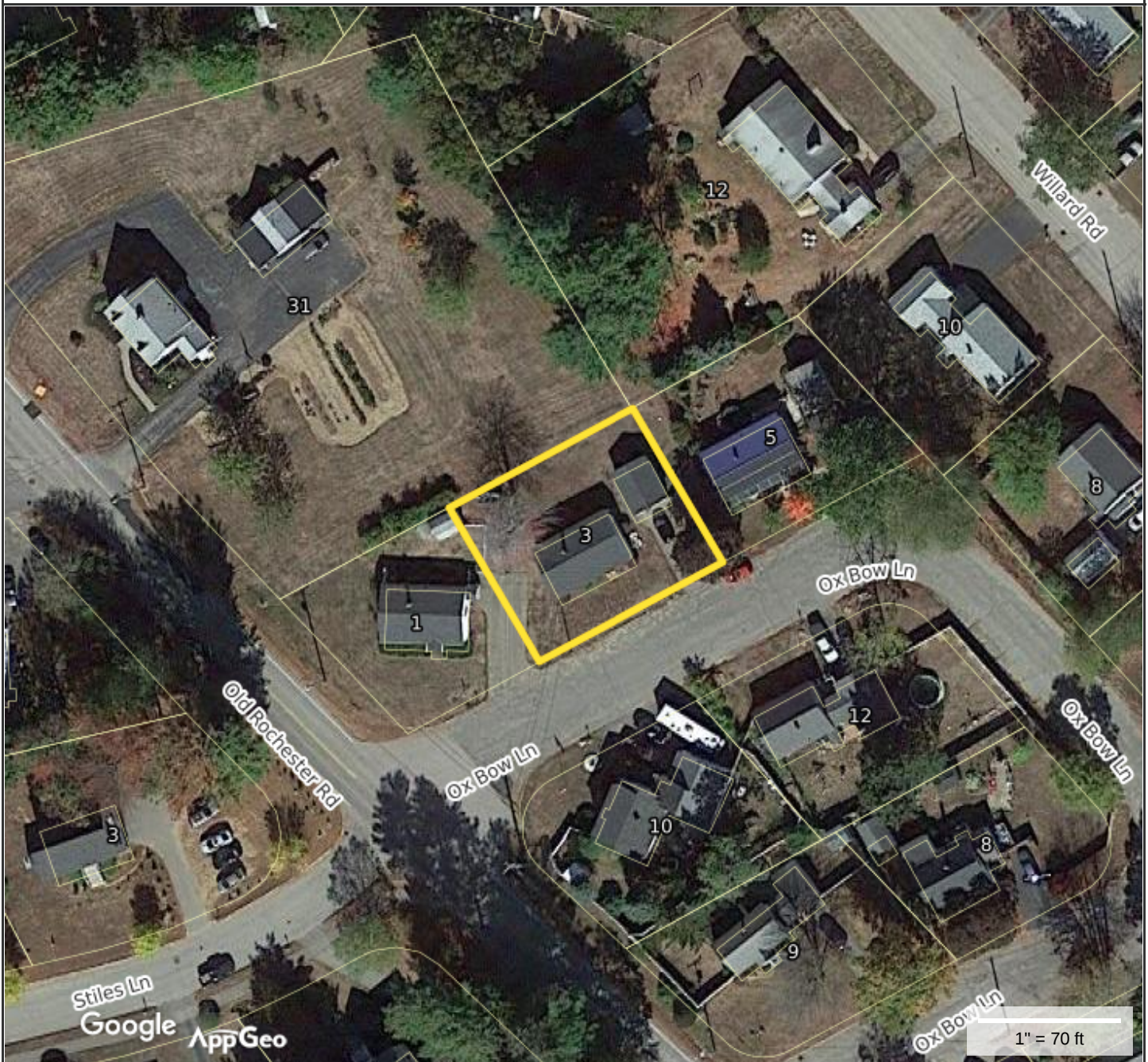
STAFF RECOMMENDATION

Staff recommends that the Board open the public hearing and accept testimony, and make findings on each of the five variance criteria.

If the Board grants the variance, staff recommends two conditions:

- 1) The encroachment be limited to the area of the existing garage.
- 2) If the addition is an ADU, the permit be granted prior to CO.

3 Ox Bow Lane

**Property Information**

Property ID 39070-B00000
Location 3 OX BOW LN
Owner WILBUR SUSAN L
Land Use 101

**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 5/3/2021
Data updated Daily

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised April 7, 2017]

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Planning Office

APR 28 2021

Dover, New Hampshire

Office Use Only Case #:

221-07

Date Received:

Amount Paid: \$ _____

Time Received:

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Susan L. Wilbur Phone # 603-953-6895

Address of Applicant: 3 Ox Bow Lane

E-Mail Address: Susanwilbur@comcast.net

PROPERTY OWNER (if different from applicant): Same

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 3 Ox Bow Lane

Brief Directions: From Indian Brook Road, travel North on Old Rochester Rd, turn right onto Ox Bow Ln. Second house on the left

Zoning District: R-12 Assessor's Map # 39-70-B-D Lot(s) # _____

TYPE OF APPEAL: (Please check one)

☐ Variance	from Section _____ of the Zoning Ordinance
☒ Physical Disability Variance (RSA 674:33-V)	from Section <u>170</u> of the Zoning Ordinance
☐ Special Exception	per Section _____ 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:

Our hope is to build an Accessory Dwelling unit for aging, disabled mother, who was forced into the sale of her home of 40 years due to unexpected medical illness. Currently, there is a garage on the property that extends into the setbacks. The garage is to be removed to make space for the ADU. We ask to maintain the encroachment into the setback of +/- 162 sq ft or +/- 6' x 27' of the new structure in order to make a usable space for our mother. Requesting 24' instead of 30' from rear

APPLICATION CHECKLIST (Please check off)

- A. **Application signed** by Applicant and Property Owner (if different from Applicant)
Note: In order for the application to be accepted by Planning Department staff and placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE 1 as well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING. ✓
- B. **10 Copies of Completed Zoning Board of Adjustment Application**
Note: Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 10 copies (include only as part of original signed application (Part A above)). ✓
- C. **10 copies of a plot plan** drawn in accordance with a boundary line to scale not less than 1" = 40'. They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. ✓
- D. Submit at least one (1) copy of the plot plan at a size of **8 1/2 x 11** (this is in addition to the 10 copies required in 'C' above). ✓
- E. **10 copies of photos** (suggested but optional) and any **other** materials applicant would like to submit in support of the application. ✓
- F. **Abutter Notification/Mailing Labels** - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.
1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
 Certified letters fee # _____ of x \$8.00 = \$ _____
 2. Certified letters fee: # of abutters _____ X \$8.00 = \$ _____
 3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
 4. Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00 = \$ _____
- G. **TOTAL FEE** paid by cash or check made payable to "City of Dover"
1. Application fee of:

\$100.00 VARIANCE (per Section requested)	\$ _____
\$100.00 SPECIAL EXCEPTION	\$ _____
\$100.00 APPEAL FROM ADMINISTRATIVE DECISION	\$ _____
\$100.00 EQUITABLE WAIVER	\$ _____
 2. Foster's newspaper public notice \$ **100.00**
- TOTAL FEE** \$ _____

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170 of the Zoning Ordinance to permit:

Construction of ADU in rear setback.

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:

The existing structure to be removed already extends into setbacks

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

The existing structure is in the setbacks and does not add to non-conformity.

3. Granting the variance would do substantial justice because:

The variance would allow the applicants mother to stay with family and enjoy a better quality of life.

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

Existing structures exist in setbacks and the addition would add value to the house and neighborhood

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:

Limited lot size and shape prevent placing of ADU elsewhere.

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:

The existing structure exists in the setback without harm.

and

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

It does not take away from the quality of the neighborhood and ADUs are allowed use.

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.

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.

Susan G. Wilbur

Signature of Applicant*

Susan G. Wilbur

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: Susan G. Wilbur Date: 4/28/2021

Z21-07

3 Ox Bow Lane

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
39069-B00000	6 WILLARD RD	CHAPMAN RICHARD S &	CHAPMAN KIM E	6 WILLARD ROAD	DOVER	NH	03820
39069-C00000	8 WILLARD RD	CICCOTELLI LISA MARIE CARVER		8 WILLARD RD	DOVER	NH	03820
39069-D00000	10 WILLARD RD	MUNSON KATHERINE A	MUNSON THOMAS P	10 WILLARD ROAD	DOVER	NH	03820
39069-H00000	12 WILLARD RD	JELLEY ROBERT		12 WILLARD RD	DOVER	NH	03820
39070-000000	9 OX BOW LN	LOVEJOY CINDY LEE		9 OX BOW LN	DOVER	NH	03820
39070-A00000	1 OX BOW LN	O MALLEY MARK &	O MALLEY KAREN	1 OX BOW LN	DOVER	NH	03820
39070-C00000	5 OX BOW LN	WORMSTEAD JUSTIN T &	WORMSTEAD SHERRI J	5 OX BOW LN	DOVER	NH	03820
39070-D00000	12 OX BOW LN	CUNNINGHAM REGINA A &	CUNNINGHAM DAVA A	12 OX BOW LN	DOVER	NH	03820
39070-E00000	10 OX BOW LN	MARQUARDT EDWARD R &	MARQUARDT LORRAINE M	10 OXBOW LN	DOVER	NH	03820-2126
39070-F00000	8 OX BOW LN	DOW PHYLLIS J	DOW JOSEPH F	8 OX BOW LANE	DOVER	NH	03820
40032-001000	3 STILES LN	FATUROHMAN FNU &	TAGOR SARMILA	3 STILES LN	DOVER	NH	03820
40032-007000	2 STILES LN	LANE JEFFREY &	LANE JESSICA	2 STILES LN	DOVER	NH	03820
40033-000000	31 OLD ROCHESTER RD	CHENEY MARION & HARRY C TRUSTEES	MCHC TRUST	31 OLD ROCHESTER RD	DOVER	NH	03820
40045-000000	14 WILLARD RD	FREDETTE ALEXANDER R & STINE S &	FREDETTE RONALD	14 WILLARD RD	DOVER	NH	03820
D0057-000000	2 MAPLEWOOD AV	SAVRAMIS KAREN TRUSTEE	SAVRAMIS KAREN REVOCABLE LIVING TRUST	PO BOX 61	DOVER	NH	03821-0061
39070-B00000	3 OX BOW LN	WILBUR SUSAN L		3 OX BOW LN	DOVER	NH	03820-2126

Residential Property Record Card - Dover, New Hampshire

3 Ox Bow Ln

Parcel ID: 39070-B00000

Map Block No. 39-70-B-0

Class: R

Use:

101

Card 1 of 1

Current Owner	Previous Owner History						Miscellaneous		Assessment Information	
Wilbur Susan L 3 Ox Bow Ln Dover Nh 03820-2126	Name		Deed		Date		Deed Info: 4550/633-02/27/2018 Zoning: R-12 Neighborhood: 101 Living Units: 1 Street/Road: Public		Assessed Value: * Prior Land: 110,800 99,000 Building: 113,400 111,100 Total: 224,200 210,100 Assessed Information: Value: 224,200	
	Mundy Susan L		3516/984		04/18/2007					
	Gonthier Ronald A &		2960/720		03/24/2004					
	Santin Stacie M		2328/657		06/19/2001					
Notes	Entrance Information						Estimates MRA: Weighted: Market:		Effective DOV: 4/1/2020 Value Flag: COST VALUE	
Stps=nv wall Ac=nv	Date	Time	ID	Actv	Entrance Code	Source				
	08/07/2002	C	RC		Entry Gained	Owner				
	04/09/2018	C	C		Ext. Insp.					
	09/13/2007	S	TC		Ext. Insp.					

Sales History				
Book/Page	Date	Price	Type	Validity
3516/984	04/18/2007	215,000	2	08
2960/720	03/22/2004	192,000	2	

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
				0
				0

Land Information				
Type	Size	Grade	Influence Factor 1, 2 and %	Value
Primary	A	0.167	0	110,840

Total Acres for this Parcel	0.167	Total Land Value	110,800
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[illegible]

39070-B00000

2002 6 7

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Planning Office

APR 28 2021

Inspection witness by:

Dover, New Hampshire

3 Ox Bow Ln

Residential Property Record Card - Dover, New Hampshire

Parcel ID: 39070-B00000

Map Block No. 39-70-B-0

Class: R **Use:**

101 **Card 1 of 1**

Dwelling Information

Style:	Ranch		
Condo Style:			
Exterior Walls:	Alum/Vinyl		
Story Height:	1.0		
Attic:	None		
Interior/Exterior:	Same		
Basement:	Full		
Bsmt Garage:	0		
Rec Room size:	1	419	
FBLA size:	0	0	
Unfinished Area:	0		
WB Fireplace:	Stacks 0	Openings 0	
MTL Fireplace:	Stacks 0	Openings 0	
Heating Type:	Basic		
Fuel:	Oil		
Heating System:	Steam/Hot Wa		
Year Built:	1956		
Eff. Yr Built:	1956		
Ground Flr Area:	912		
Tot Living Area:	912		
Basement Area:	0		
Grade:	C		
Condition:	Good		
CDU:	GD		

Building Notes:

	Low	1st	2nd	3rd	Tot
Rooms:	0	0	0	0	6
Bedrooms:	0	0	0	0	3
Full Baths:	0	0	0	0	1
Half Baths:	0	0	0	0	0
Add'l Fixtures:	0	0	0	0	0

Replacement Costs

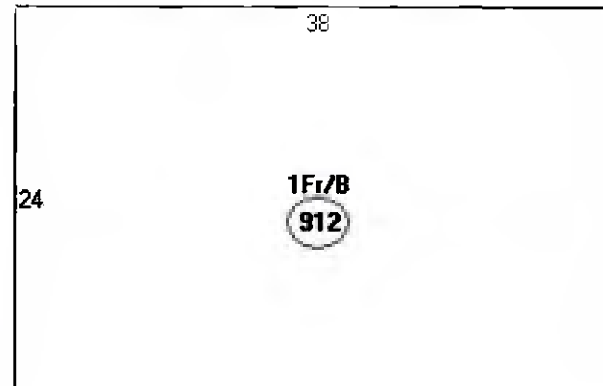
Base Price:	122,240
Additions:	0
Unfinished Area:	0
Basement:	0
Attic:	0
Plumbing:	0
Heating A/C Adj.:	0
FBLA:	0
Rec Room:	8,300
Fire Place:	0
Basement Garage:	0
Exterior Trim:	0
Subtotal:	130,540
Grade Factor:	1.00
C & D Factor:	0.00
Total RCN:	130,540
Percent Good:	0.80
Eco Depr:	0
Func Depr:	0
Under Constcn %:	0
Market Adj.:	0.00
Total RCNLD:	104,400

Addition Information

Low	1st	2nd	3rd	Area	Points
-----	-----	-----	-----	------	--------

Descriptor/Area

A: 1Fr/B
912 sqft





PARCEL ID
40-33

PROPERTY ESTIMATE
7918 SQ. FT.

PARCEL ID
39-70-A

PARCEL ID
39-70-C

EXISTING BUILDING
FOUNDATION OUTLINE
(SEE NOTE 1)

DECK/PATIO
AT GRADE

EXISTING GARAGE AND
FOUNDATION TO BE REMOVED
(SEE NOTE 1)

EXISTING DRIVEWAY
TO BE REMOVED
(SEE NOTE 1)

PROPOSED PAVED DRIVEWAY

PROPERTY SETBACKS
(SEE NOTE 1)

OPTIONAL DRIVEWAY
EXPANSION/ CURB CUT

OX BOW LANE

PLOT PLAN
SCALE 1/8" = 1'-0"

RECEIVED
Planning Office

APR 28 2021

Dover, New Hampshire

NOTES:
1. EXISTING BUILDING LOCATION AND LAND SURVEYOR
INFORMATION FROM FOUNDATION LOCATION PLAN BY
NORWAY PLANS ASSOCIATES, INC. REFER TO
DOCUMENT FOR COMPLETE PROPERTY INFORMATION

PROJECT INFO		
OWNER	SUSAN WILBUR	
PROJECT	ELIANE WILBUR	
	OX BOW LANE	
	DOVER, NH	
	07/20/20	
REVISIONS		
REV.	DATE	DESCRIPTION
1	07/20/20	ISSUED FOR PERMIT REVIEW
2	07/20/20	ISSUED FOR PERMIT REVIEW
3	07/20/20	ISSUED FOR PERMIT REVIEW
4	07/20/20	ISSUED FOR PERMIT REVIEW
5	07/20/20	ISSUED FOR PERMIT REVIEW
6	07/20/20	ISSUED FOR PERMIT REVIEW
7	07/20/20	ISSUED FOR PERMIT REVIEW
8	07/20/20	ISSUED FOR PERMIT REVIEW
9	07/20/20	ISSUED FOR PERMIT REVIEW
10	07/20/20	ISSUED FOR PERMIT REVIEW
11	07/20/20	ISSUED FOR PERMIT REVIEW
12	07/20/20	ISSUED FOR PERMIT REVIEW
13	07/20/20	ISSUED FOR PERMIT REVIEW
14	07/20/20	ISSUED FOR PERMIT REVIEW
15	07/20/20	ISSUED FOR PERMIT REVIEW
16	07/20/20	ISSUED FOR PERMIT REVIEW
17	07/20/20	ISSUED FOR PERMIT REVIEW
18	07/20/20	ISSUED FOR PERMIT REVIEW
19	07/20/20	ISSUED FOR PERMIT REVIEW
20	07/20/20	ISSUED FOR PERMIT REVIEW
21	07/20/20	ISSUED FOR PERMIT REVIEW
22	07/20/20	ISSUED FOR PERMIT REVIEW
23	07/20/20	ISSUED FOR PERMIT REVIEW
24	07/20/20	ISSUED FOR PERMIT REVIEW
25	07/20/20	ISSUED FOR PERMIT REVIEW
26	07/20/20	ISSUED FOR PERMIT REVIEW
27	07/20/20	ISSUED FOR PERMIT REVIEW
28	07/20/20	ISSUED FOR PERMIT REVIEW
29	07/20/20	ISSUED FOR PERMIT REVIEW
30	07/20/20	ISSUED FOR PERMIT REVIEW
31	07/20/20	ISSUED FOR PERMIT REVIEW
32	07/20/20	ISSUED FOR PERMIT REVIEW
33	07/20/20	ISSUED FOR PERMIT REVIEW
34	07/20/20	ISSUED FOR PERMIT REVIEW
35	07/20/20	ISSUED FOR PERMIT REVIEW
36	07/20/20	ISSUED FOR PERMIT REVIEW
37	07/20/20	ISSUED FOR PERMIT REVIEW
38	07/20/20	ISSUED FOR PERMIT REVIEW
39	07/20/20	ISSUED FOR PERMIT REVIEW
40	07/20/20	ISSUED FOR PERMIT REVIEW
41	07/20/20	ISSUED FOR PERMIT REVIEW
42	07/20/20	ISSUED FOR PERMIT REVIEW
43	07/20/20	ISSUED FOR PERMIT REVIEW
44	07/20/20	ISSUED FOR PERMIT REVIEW
45	07/20/20	ISSUED FOR PERMIT REVIEW
46	07/20/20	ISSUED FOR PERMIT REVIEW
47	07/20/20	ISSUED FOR PERMIT REVIEW
48	07/20/20	ISSUED FOR PERMIT REVIEW
49	07/20/20	ISSUED FOR PERMIT REVIEW
50	07/20/20	ISSUED FOR PERMIT REVIEW
51	07/20/20	ISSUED FOR PERMIT REVIEW
52	07/20/20	ISSUED FOR PERMIT REVIEW
53	07/20/20	ISSUED FOR PERMIT REVIEW
54	07/20/20	ISSUED FOR PERMIT REVIEW
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98	07/20/20	ISSUED FOR PERMIT REVIEW
99	07/20/20	ISSUED FOR PERMIT REVIEW
100	07/20/20	ISSUED FOR PERMIT REVIEW

SCALE

1/8" = 1'-0"

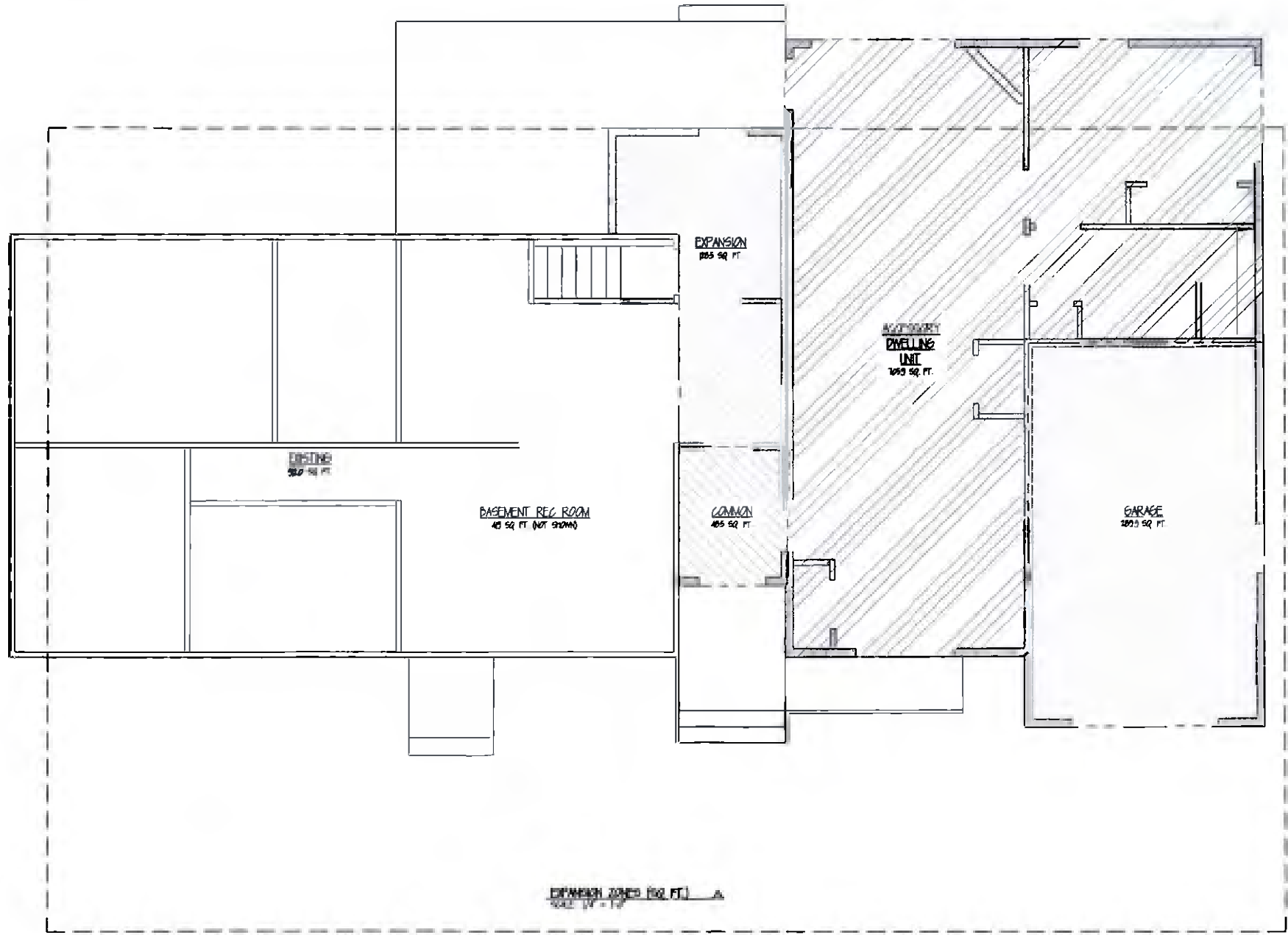
1/8" = 1'-0"

PROJECT NAME
OX BOW LN ACCESSORY
DWELLING ADDITION

PLOT PLAN

DWG TITLE

6-1



PROJECT INFO:

SUEAN WILBUR
ELAINE WILBUR
OX BOW LANE
DOVER, NH
03820

PROJECT NAME: OX BOW LN. ACCESSORY DWELLING ADDITION

DWG TITLE: EXPANSION ZONES

DWG # A-0

REV	DATE	DESCRIPTION
1	10-21-18	ISSUED FOR PERMIT REVIEW

SCALE: 1/8" = 1'-0"

DATE: 10-21-18

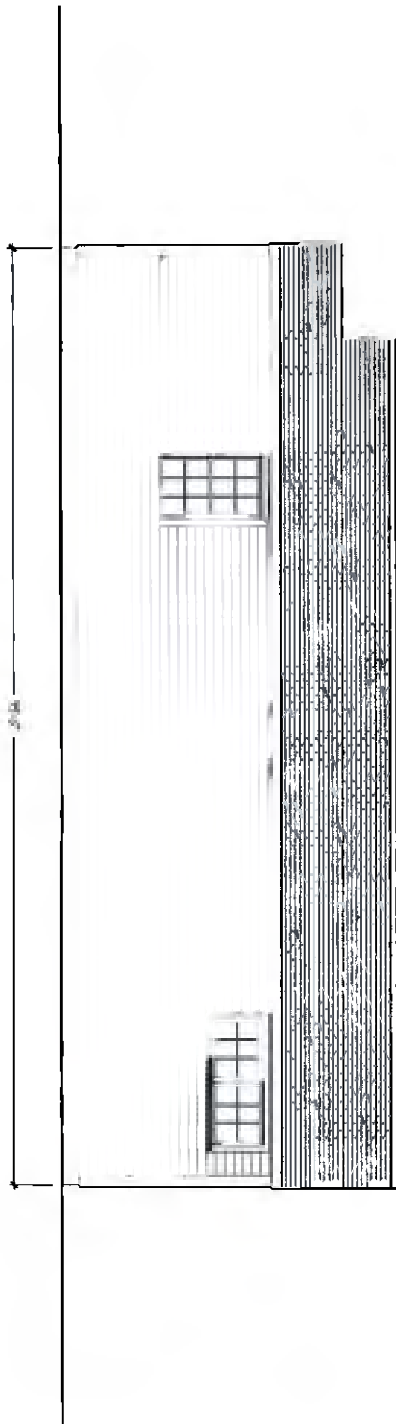
BY: J. ROTHFALL



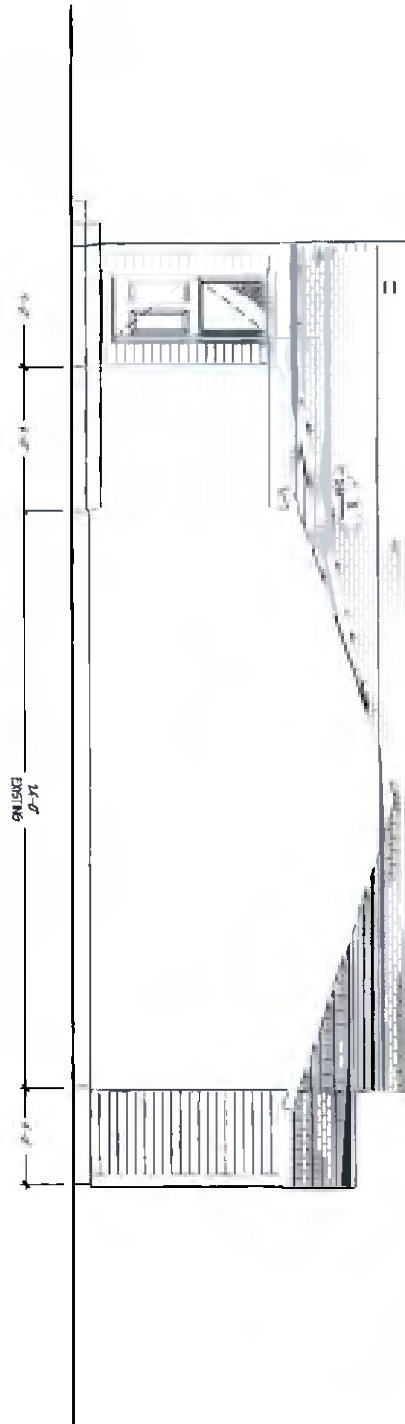
ROOF PLAN

A-2

WEST ELEVATION



EAST ELEVATION



A-4

CWG TITLE
EXTERIOR ELEVATIONS

PROJECT NAME
OX BOW LN. ACCESSORY
DWELLING ADDITION

SCALE
1/4" = 1'-0"

DRAWN BY
J. ROSTALE

REV	DATE	DESCRIPTION
1	08-27-11	REVISED FOR VARIANCE REVIEW 0'-0" 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"

PROJECT NO.
SHEAN WALKER
ELANE WALKER
OX BOW LANE
DOVER, NH
03820

FOUNDATION LOCATION PLAN

NOT FOR MORTGAGE LOAN PURPOSES

LOCATION: 3 OX BOW LANE, DOVER, NH

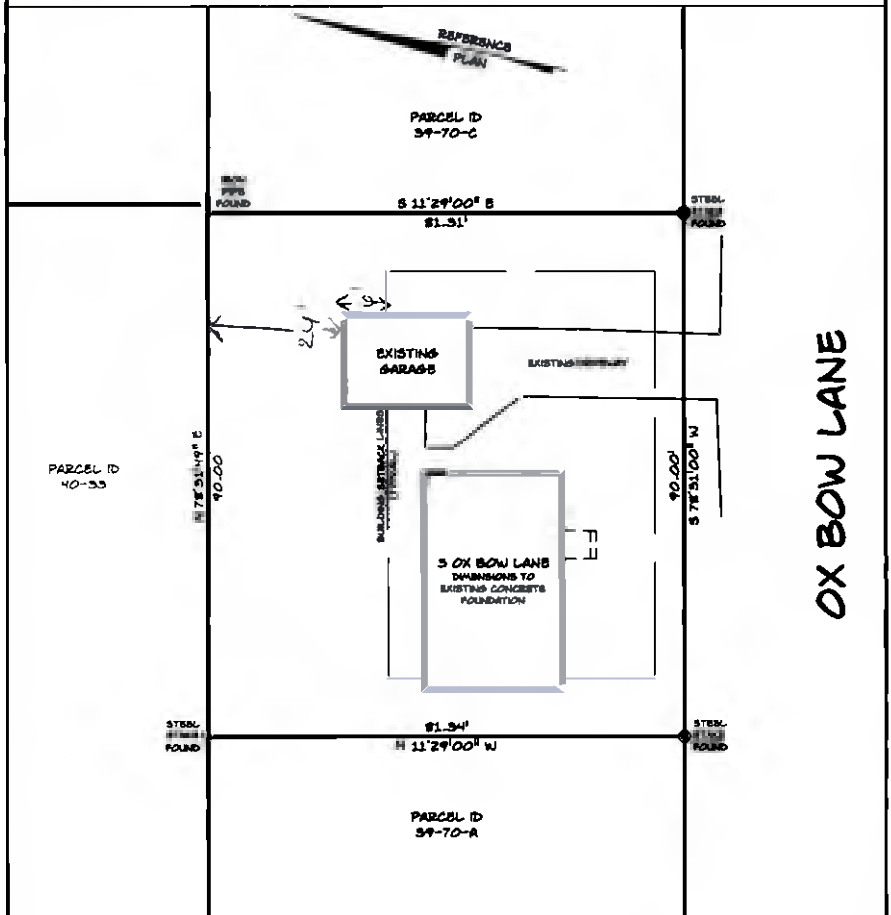
TAX PARCEL ID 39-70-B-0

OWNER OF RECORD: SUSAN L. WILBUR

ZONE: RESIDENTIAL (R-12) DISTRICT

S.C.R.D. BOOK 4550, PAGE 633

SETBACKS: FY= 5', SY= 10', RY= 30'

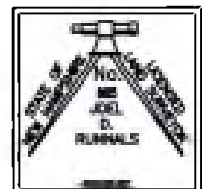


Progress Print
for review only
05-23-20

REFERENCE PLAN:
S.C.R.D. POCKET 2, FOLDER 15, PLAN 55

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS - CIVIL ENGINEERS
P.O. Box 248, Rochester, N.H. 03607
TELEPHONE (603) 335-3948



DATE: 05-23-20
DWG: 20113-LDD\FL-1
JN: 20113
N: 193
SCALE: 1" = 20'

Parker, Christopher G.

From: Justin & Sherri WORMSTEAD <wormsteads@comcast.net>
Sent: Friday, May 7, 2021 12:17 PM
To: City of Dover - Planning
Subject: Zoning Adjustment Comment: Z21-07 3 Oxbow Lane

Security Notice: External sender. Use caution with hyperlinks or attachments.

Hello Planning Board: We have no concerns for the request by Susan Wilbur of 3 Oxbow Lane to request a variance for a rear setback of 24' (where 30' is required).

We are adjacent at 5 Oxbow Lane.

We are fully supportive of this adjustment/variance.

Please reply to let us know that you received this and thanks in advance,

Sherri and Justin Wormstead
5 Oxbow Lane, Dover NH