



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, James Burdin (Alternate)

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.

2021.04.15_ZoningBoardofAdjustment.Minutes.doc

Document Created by: Planning Department

x

Document Posted on: January 25, 2021

Page 1 of 2



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

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