



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, August 19, 2021
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Chris Prior (Chair), Anthony Sillitta, Otis Perry (Vice Chair), George Reagan, James Burdin (Alternate), Rich Onufry (Alternate)

Members Absent (Excused): Casey Conley (Alternate), Nick Couturier

Staff Present: Christopher Parker (Assistant City Manager), Amanda Nolan, Assistant City Planner/Zoning Administrator

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

2. APPROVAL OF MEETING MINUTES OF MAY 20, 2021

Motion: J. Burdin moved to approve the minutes of May 20, 2021 as submitted. Seconded by A. Sillitta.

Vote: U/A with G. Reagan abstaining

3. HEARINGS

Chair Prior explained the ZBA process and recused himself from the case.

A. Z21-08 Owner/Applicant Justin and Sherri Wormstead, 5 Ox Bow Lane (Tax Map 39, Lot 70-C), located in the Medium Density Residential (R-12) Zoning District, requests a Variance from Sections 170-12.B

Sherri and Justin Wormstead, 5 Ox Bow Lane presented the case, reviewed the need for the addition to the home and explained the restrictions on the lot that make the addition necessary in the location proposed. The applicants addressed the five criteria.

J. Burdin confirmed the structure would be continuous and connected. Yes.

Public hearing opened.

No one spoke.

Planning Department recommendation: A. Nolan noted staff does not oppose the variance, based upon the lot layout and size, and the fact that the detached garage already exists in the encroachment area, albeit legally. If the Board grants the variance, staff recommends the following condition:

- The encroachment be limited to the proposed area, with no wall or roof encroachment further than the existing garage.

Public Hearing was closed.

Motion: A. Sillitta moved to grant the variance with the staff recommended condition based upon the representations made by the applicant and the testimony provided. G. Reagan seconded. Vote: U/A

4. OTHER BUSINESS

5. ADJOURN

Motion: G. Reagan moved to adjourn at 7:20 pm. R. Onufry seconded. Vote: U/A

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