



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, May 20, 2021
Meeting Time: 7:00 pm

1. ATTENDANCE

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

Members Absent (Excused): Casey Conley (Alternate), George Reagan

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, explained the hearing process and noted in G. Reagan's absence, R. Onufry will vote tonight.

2. APPROVAL OF MEETING MINUTES OF APRIL 15, 2021

Motion: J. Burdin moved to approve the minutes of April 15, 2021 as amended. Seconded by N. Couturier.
Vote: U/A with O. Perry abstaining

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.

Susan Wilbur, 3 Ox Bow Lane presented the case, and reviewed the need for the addition to the home. The accessory dwelling is for her mother to live in. The existing garage will be demolished and the new dwelling will be built in that same space and attached to the home.

Public hearing open

An email was received from an abutter at 5 Ox Bow Ln who is not opposed to the proposal.

C. Parker noted another abutter reached out to the office with the same opinion.

Planning Department recommendation: C. Parker 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 two conditions:

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

Public Hearing was closed.

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

4. OTHER BUSINESS

Chair Prior welcomed Amanda Nolan, the new Assistant City Planner/Zoning Administrator.

5. ADJOURN

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Motion: O. Perry moved to adjourn at 7:13 pm. A. Sillitta seconded. Vote: U/A