ZONING BOARD OF ADJUSTMENT - AGENDA

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Avenue, Dover NH 03820
Meeting Date:	**Thursday, January 20, 2022**
Meeting Time:	**7:00 pm**

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 AUGUST 19, 2021**

3. **ELECTION OF OFFICERS**

4. **HEARINGS**

   A. Z22-01 Owner Westfield, LLC & Applicant Bluebird Self-Storage, 64 Littleworth Road, (Tax Map G, Lot 2), located in the Commercial Manufacturing (CM) Zoning District, requests a Variance from **Sections 170-12.A** to allow a three story self-storage facility, where one story is allowed, and operating hours greater than 9:00 am to 9:00 pm.

5. **OTHER BUSINESS**

6. **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.

ZONING BOARD OF ADJUSTMENT - MINUTES

CITY OF DOVER

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

DRAFT

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

CITY OF DOVER

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall – 288 Central Ave. Dover, NH 03820
Meeting Date:	Thursday, January 20, 2022
Meeting Time:	7:00 pm

INTENT: The Applicant requests a variance from the Conditional Use Permit criteria of Sections 170-12.A to allow a 32' self-storage facility, where a 20' height is allowed, and operating hours greater than 9 am to 9 pm

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

ZONING DISTRICT: Commercial Manufacturing (CM) Zoning District

FILE: Z22-01

APPLICANT/OWNER: Bluebird Self-Storage/Westfield, LLC.

LOCATION: 64 Littleworth Road, (Tax Map G, Lot 2)

ACREAGE: 6.1 acres (296,551 sf)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Internally Accessed Self-Storage

SURROUNDING LAND USE: Residential and Industrial

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQUIRED: Yes

ATTACHMENTS: Application, plan

STAFF RECOMMENDATION: Staff supports granting the variance request.

BACKGROUND INFORMATION

The property subject to this variance request is located on the west side of Littleworth Road, previously a farm house sat on the property. The owner seeks to develop the property with a self-storage facility. In the CM district, that use is allowed via a Conditional Use Permit. If there are residential abutters, the use must meet criteria limiting the height of the building, doubling the setbacks and limiting hours of operation. The application meets the setback requirement, but due to the layout and design of the use, as well as the operations, the applicant seeks to have the building greater than 20' feet tall and have extended access hours of
Monday-Friday: 6am- 8pm
Saturday: 6am-6pm
Sunday: 6am- 4pm.

REASON FOR RECOMMENDATION

The criteria for the Conditional Use Permit were designed with the older style one story externally accessed self-storage structures in mind. These structures tend to be more impactful on residential abutters. Here the applicant intends to create an internally accessed structure, so direct access to the stored goods will not be possible, or viewable from abutters. Furthermore, the centralized access point and layout reduces noise and controls visitation by users. In this manner, the hours of operation are less critical.

Furthermore, the architecture of the building has been designed with an enhanced façade treatment and with landscaping which resembles a business park commercial use, as opposed to the more industrial and minimal feel that one normally finds with storage. Efforts have been made to account for the residential abutters.

The underlying zoning requires that new non-residential structures be 150' from residential uses, in this case, there is an estimated 200 feet of distance between the residential uses across Littleworth Road.

In general, this type of storage is a much more amenable style, and staff is less concerned with the overall impact it will have on surrounding properties.

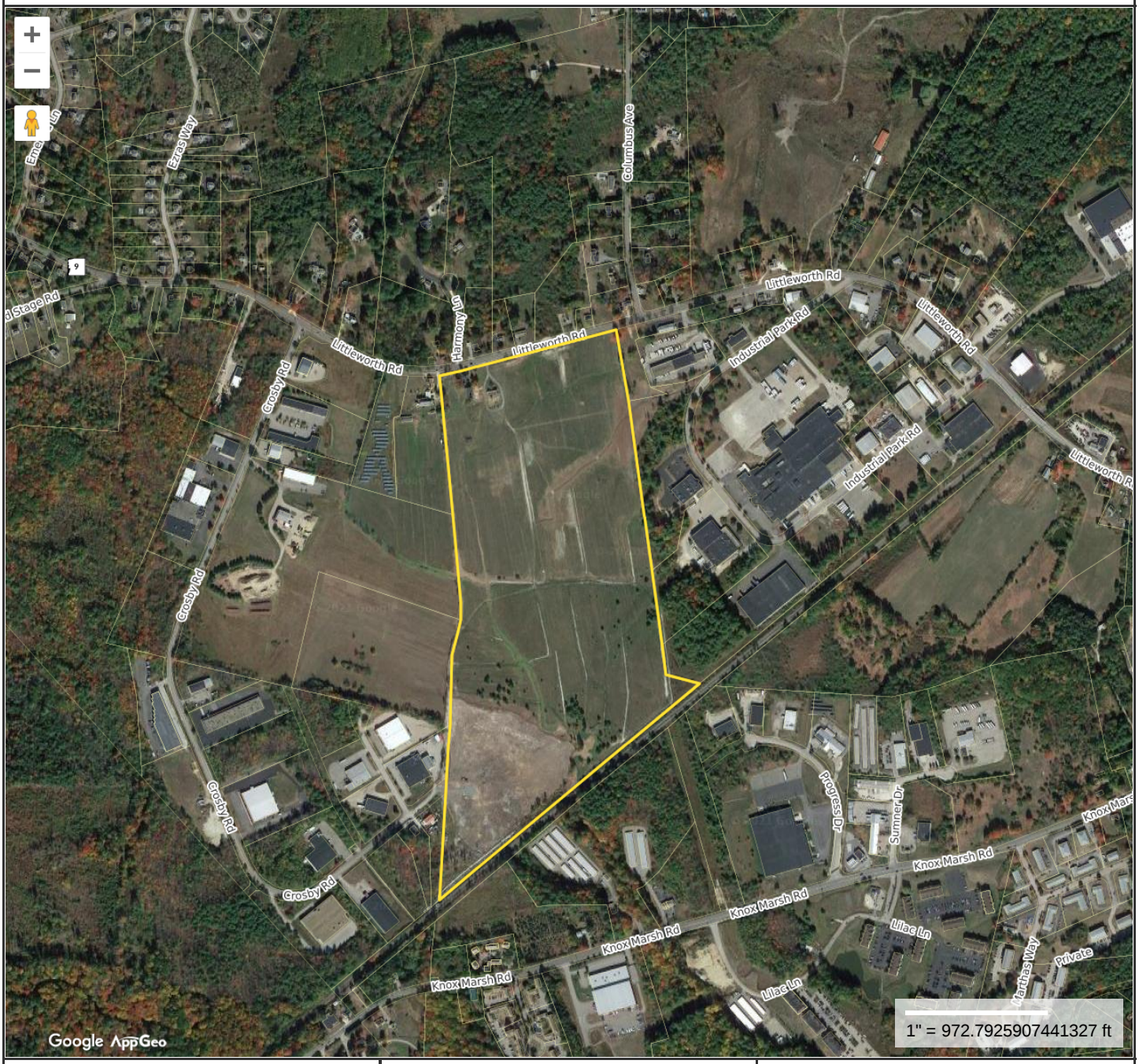
STAFF RECOMMENDATION

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 site plan shall include all representations made to the ZBA.
2) The site plan shall include the hours of 6am to 8pm Monday-Friday, 6am to 6pm Saturday and 6am to 4pm Sunday.

64 Littleworth Road



Property Information

Property ID	G0002-000000
Location	64 LITTLEWORTH RD
Owner	WESTFIELD LLC
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]

Office Use Only	Case #: _____	Date Received:	_____
	Amount Paid: $ _____	Time Received:	_____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Bluebird Self-Storage Phone # 603-380-9443

Address of Applicant: 125 Ocean Road, Greenland, NH 03840

E-Mail Address: Wbrown@bluebirdstorage.com

PROPERTY OWNER (*if different from applicant*): Westfield, LLC

Address: 340 Central Avenue, Suite 202, Dover, NH 03820 Phone # 603-749-2800

E-Mail Address: chad@summitlanddev.com

PROPERTY/PARCEL INFORMATION

Address: 64 Littleworth Road (Lot 2)

Brief Directions: _____

_____

Zoning District: CM Assessor's Map # G Lot(s) # 2

TYPE OF APPEAL: (Please check one)

X	Variance	from Section CUP criteria of the Zoning Ordinance
_____	Physical Disability Variance (RSA 674:33-V)	from Section _____ 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:

Development of a 3-story climate controlled self-storage facility with driveway access, parking,municipal utilities, private utilities, landscaping, lighting and stormwater management. Externally accessed self-storage is allowed by CUP, however this proposal is for an internally accessed self-storage facility, designed more like a warehouse and not traditional self-storage.

APPLICATION CHECKLIST (Please check off)

A. **Application signed** by Applicant and Property Owner (if different from Applicant) _____x_____
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** _____x_____
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. _____x_____

D. Submit at least one (1) copy of the plot plan at a size of **8 ½ x 11** (this is in addition to the 10 copies required in 'C' above). _____x_____

E. **10 copies of photos** (suggested but optional) and any **other materials** applicant would like to submit in support of the application. _____x_____

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) CUP criteria of the Zoning Ordinance to permit:

A three story climate controlled self-storage facility with a building height of 32.5 feet where one story is allowed, due to residential abutters. Also, relief is sought for hours of operation, where they are limited to 9 am to 9 pm, Monday through Friday, and 10 am to 6 pm on Saturday and Sunday. The facility, as envisioned will have the following hours of operation: Tenant Access, Monday through Friday, 6 am to 8 pm, Saturday, 6 am to 6 pm, Sunday, 6 am to 4 pmOffice HoursMonday through Friday, 9 am to 8 pm, Saturday 9 am to 6 pm, Sunday 9 am to 4 pm. Finally, the building is proposed to be parallel to Littleworth Road and not perpendicular to it.

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 site will be developed in accordance with State and local requirements for stormwater management including pre-treatment, treatment and peak flow attenuation. The driveway access will provide for safe access and egress and comply with the NHDOT driveway permit all season safe sight distance. The site will also include lighting that is dark sky compliant and downward facing along with a landscaping design that will enhance the aesthetics. Modifying the hours of operation will benefit public interest since it will provide more access to the building by customers only, which in turn provides better service and convenience. Additionally, the self-storage use is a low noise and low traffic generator.

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

This self-storage facility is designed to work with the site's topography which minimizes the appearance of the three story building along Littleworth Road. Since this site slopes away from Littleworth Road, the building will appear to be only two stories from Littleworth Road, but will be three stories along the other three sides of the building. Additionally, the building design incorporates towers and some brick like materials to add interest to the overall building design. The building proposes no overhead doors but rather includes centrally located sliding glass doors at each canopy entrance located on the east, west and south sides of the building. There are no canopies or sliding doors facing Littleworth Road. This building and overall site development further complies with the spirit and intent of the ordinance in that it keeps the users to the side and rear of the building, further from the residential zoning district. With regard to the hours of operation, the modification, allows the self-storage facility to better serve their customers by allowing them more access to the building.

3. Granting the variance would do substantial justice because:

It will allow for the development of the self-storage use in a more meaningful and practical way. By allowing multiple stories and subsequently, increased height, it reduces the overall impervious area of the building, by creating the same gross floor area on a reduced building footprint. This is a huge benefit since it allows for the required green space which will be landscaped to enhance the aesthetics of the property. By modifying the hours of operation, it allows more flexibility to the general public that uses the facility. Additionally, a warehouse use, which is somewhat similar to this type of self-storage use, is an allowed use in this zone. A warehouse has a permitted height of 50 feet with a 35 foot setback. The self-storage facility will have a much lower building height, especially along Littleworth Road, and be setback at least twice as far.

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

The additional stories and building height for the self-storage facility will be designed in a responsible way, with attention to architectural detail and scale. Since Dover is a mill town, the appearance of this building is meant to follow that tradition. The flat roof, towers with large overhangs, siding materials and general pattern of openings and details are meant to be a modern interpretation of the old mill buildings around Dover and elsewhere in New England. Through the use of architectural elements and landscaping, the property value will increase and have a positive impact on surrounding property values.

The hours of operation, will not diminish surrounding property since building access and egress is primarily shielded from the surrounding properties and self-storage facilities generate minimal traffic.

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:

This available commercial property is located on a main route with excellent highway access and visibility. The property provides the land area needed for this development without impacts to more sensitive natural communities, like wetlands.

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 property will be developed in a respectful manor, with great consideration of the residential properties nearby.

and

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

The building will be limited to two stories facing the residential zone. There will be minimal activity closest to the residential zone since the main building access points are limited to the sides and rear of the building. Self-storage is a low traffic generator and all season safe sight distance will be provided for the driveway access to meet NHDOT and City driveway permit requirements. The building will use quality materials and that will be enhanced by architectural features. The site will be landscaped and designed to properly manage stormwater. Lighting will be designed to be dark sky compliant, downward facing and meet general City requirements.

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:

_____

_____

_____

_____

_____

EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

THIS SECTION TO BE COMPLETED BY EQUITABLE WAIVER APPLICANTS ONLY

An Equitable Waiver of Dimensional Requirements is requested from Article _____ Section_____ of the Zoning ordinance to permit _____

_____
_____
_____
_____
_____

1. Does the request involve a dimension requirement, not a use restriction? yes no

_____
_____
_____
_____
_____

2. a) Explain how the violation has existed for 10 years or more with no enforcement action, including written notice, being commenced by the city **OR** b) explain how the nonconformity was discovered after the structure was substantially completed or after a vacant lot in violation had been transferred to a bona fide purchaser **AND** how the violation was not an outcome of ignorance of the law or bad faith but resulted from a legitimate mistake.

_____
_____
_____
_____
_____

3. Explain how the nonconformity does not constitute a nuisance nor diminish the value or interfere with future uses of other property in the area.

_____
_____
_____
_____
_____

4. Explain how the cost of correction far outweighs any public benefit to be gained.

_____
_____
_____
_____
_____

NOTE: The Board must find in the affirmative on all four questions or the request must be denied

APPEAL OF ADMINISTRATIVE DECISION

THIS SECTION TO BE COMPLETED BY APPLICANTS APPEALING AN ADMINISTRATIVE DECISION ONLY

Explain why you feel that the Administrative Official made an error in applying or interpreting the zoning ordinance in a particular case.

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.

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

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.

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.

B.

C.

D.

E.

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.

Bill Goodson

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: 12/1/21

Mailing Notification, Owner, Applicant and Technical

Applicant
Willie Brown
Bluebird Self-Storage
125 Ocean Road
Greenland, NH 03840

Owner
Chad Kageleiry
Westfield, LLC
340 Central Avenue, Suite 202
Dover, New Hampshire 03820

Engineer
Amy Sanders, PE
Fuss and O'Neill
50 Commercial Street
Manchester, New Hampshire 03101

Land Surveyor
Kevin McEneaney
McEneaney Survey Associates
PO Box 681
24 Chestnut Street
Dover, New Hampshire 03820

Architect
Roger Brown
JSN Associates, LLC
One Autumn Street
Portsmouth, New Hampshire 03801

Wetland Scientist
Bruce Gilday
BAD Land Consultants
43 Rockingham Street
Concord, New Hampshire 03301

Soil Scientist
Luke Hurley
Gove Environmental Services, Inc.
8 Continental Drive, Unit H
Exeter, New Hampshire 03833

SCALE:
HORZ.: 1" = 80'
VERT.:
DATUM:
HORZ.:
VERT.:
0 80 40
GRAPHIC SCALE

FUSS & O'NEILL
50 COMMERCIAL STREET
MANCHESTER, NEW HAMPSHIRE 03101
603.668.8223
www.fando.com

BLUEBIRD SELF-STORAGE
AERIAL PHOTO
EXISTING CONDITIONS
64 LITTLEWORTH ROAD

DOVER NEW HAMPSHIRE

PROJ. No.: 20210509.A10
DATE: 12/17/2021

AM-101

File: J:\DWG\P\20210509\A10\Civil\Plan\20210509.A10_ZON01.dwg Layout: AM-101 Plotted: 2021-12-17 10:55 AM Saved: 2021-12-14 10:04 AM User: ASanders
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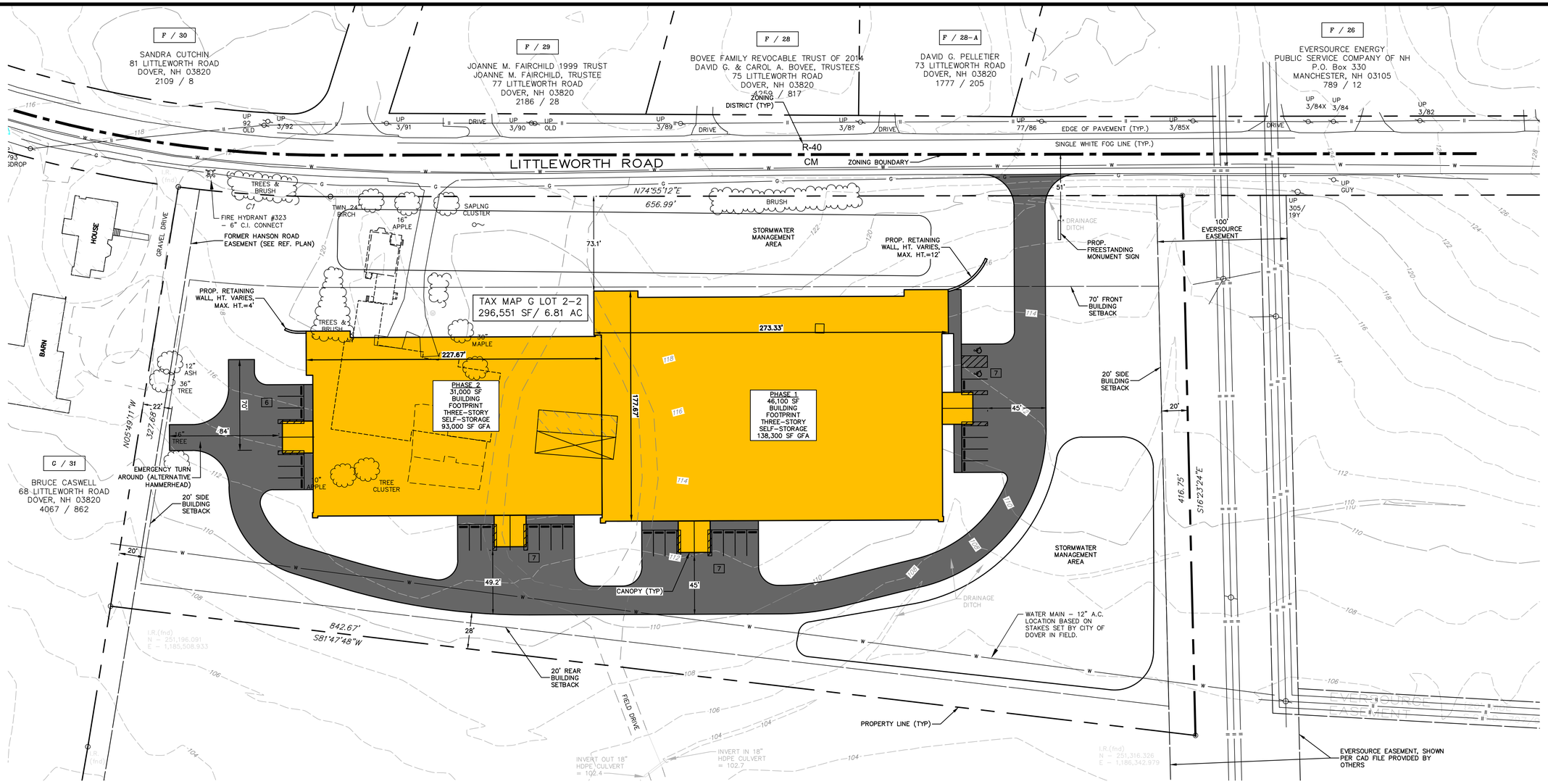
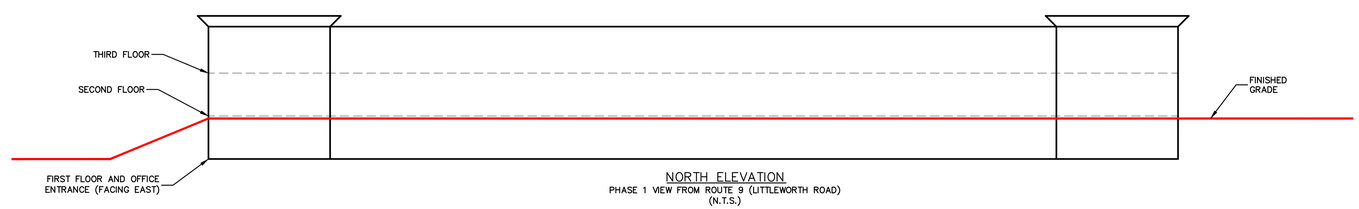
PC3: DWG TO PDF.PC3 STB/CTB: FO.STB

PHOTO 1

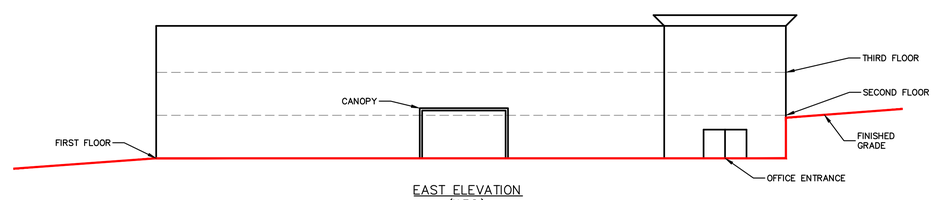
PHOTO 2

PHOTO 3





NORTH ELEVATION
PHASE 1 VIEW FROM ROUTE 9 (LITTLEWORTH ROAD)
(N.T.S.)



EAST ELEVATION
(N.T.S.)

REFERENCE PLAN
1. "EXISTING CONDITIONS PLAN OF LAND, PREPARED FOR BLUEBIRD STORAGE, TAX MAP G, LOT NO. 2–1, LITTLEWORTH ROAD, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" PREPARED BY MCENEANEY SURVEY ASSOCIATES, DATED SEPTEMBER 30, 2021.

NOTES:
1. BASE INFORMATION SHOWN PER CAD FILE PROVIDED TO FUSS AND O'NEILL BY MCENEANEY SURVEY ASSOCIATES. FUSS AND O'NEILL MAKES NO CLAIM AS TO THE ACCURACY OF THIS INFORMATION.
2. EXISTING FARMHOUSE CIRCA 1800'S PER CITY OF DOVER GIS.
3. THIS PLAN SHOWS A 3–STORY SELF–STORAGE BUILDING WHICH REQUIRES A CONDITIONAL USE PERMIT AND ZONING VARIANCE.
4. LOT COVERAGE SHALL BE NO MORE THAN 50% (40% LOT COVERAGE SHOWN).
5. PER BRUCE A. GILDAY, CERTIFIED WETLAND SCIENTIST, THERE ARE NO JURISDICTIONAL WETLANDS ON THE PROPERTY AND NO PRIMARY OR SECONDARY VERNAL POOL HABITAT WITHIN 100 FEET OF THE PROPERTY.
6. THIS PROPERTY IS LOCATED IN THE COMMERCIAL MANUFACTURING CM ZONING DISTRICT. BUILDING SETBACKS ARE FRONT (35'), SIDE (10') AND REAR (10'). THE SELF–STORAGE ADJACENT TO THE RESIDENTIAL ZONING DISTRICT AND USE, REQUIRES DOUBLING THE BUILDING SETBACK.
7. THIS PLAN INCLUDES 27 PARKING SPACES, INCLUDING 2 ADA ACCESSIBLE PARKING SPACES.

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

SCALE: HORZ.: 1" = 40" VERT.:
DATUM: HORZ.: VERT.:
GRAPHIC SCALE 40 20 0 40

FUSS & O'NEILL
50 COMMERCIAL STREET
MANCHESTER, NEW HAMPSHIRE 03101
603.668.8223
www.fando.com

BLUEBIRD SELF-STORAGE
ZONING PLAN
TAX MAP G, LOT 2-2
64 LITTLEWORTH ROAD
DOVER NEW HAMPSHIRE

PROJ. No.: 20210509.A10
DATE: 12-9-2021

ZP-101

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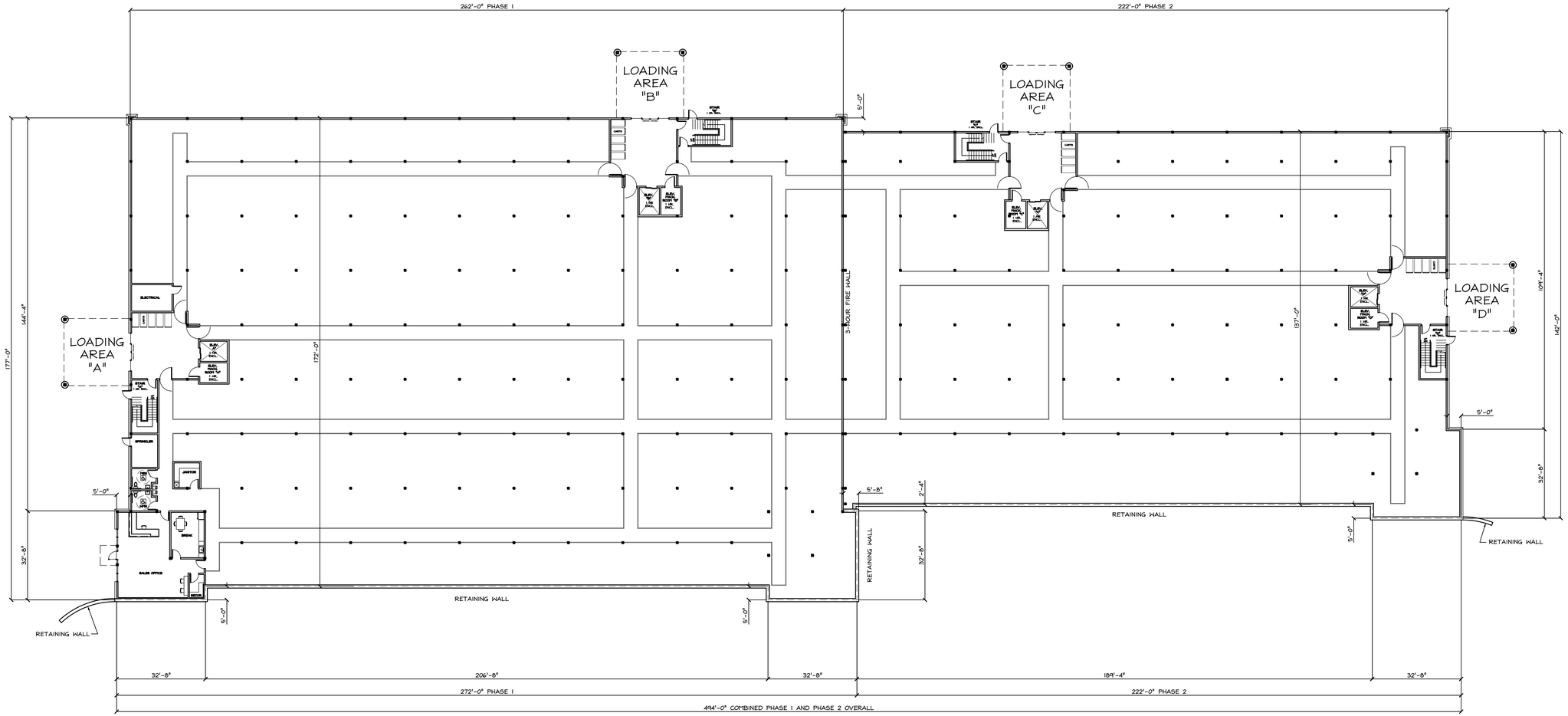


FIRST FLOOR PLAN
SCALE: 3/64" = 1'-0"

JSN Associates, LLC
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433 - 8639
www.jsneng.com

Client:
Bluebird Self Storage
Greenland, NH

Bluebird Self Storage
Climate Controlled Storage Building
Littleworth Road
Dover, NH

-Preliminary-
Not for Construction
12-13-2021

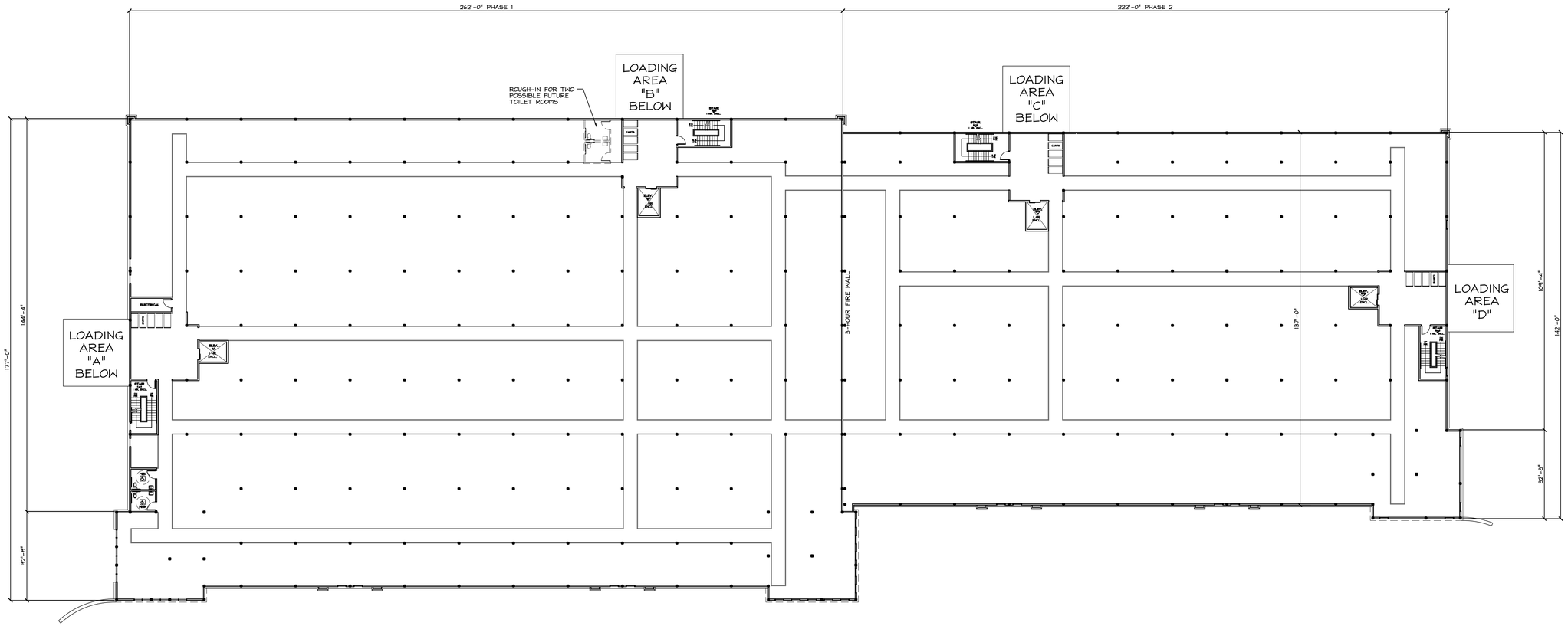
Date:	-
Scale:	As Noted
Design By:	RB
Approved By:	-

Revisions

First Floor Plan

PB1.0

Project No: 21-1106



SECOND FLOOR PLAN
SCALE: 3/64" = 1'-0"

JSN Associates, LLC
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433 - 8639
www.jsneng.com

Client:
Bluebird Self Storage
Greenland, NH

Bluebird Self Storage
Climate Controlled Storage Building
Littleworth Road
Dover, NH

-Preliminary-
Not for Construction
12-13-2021

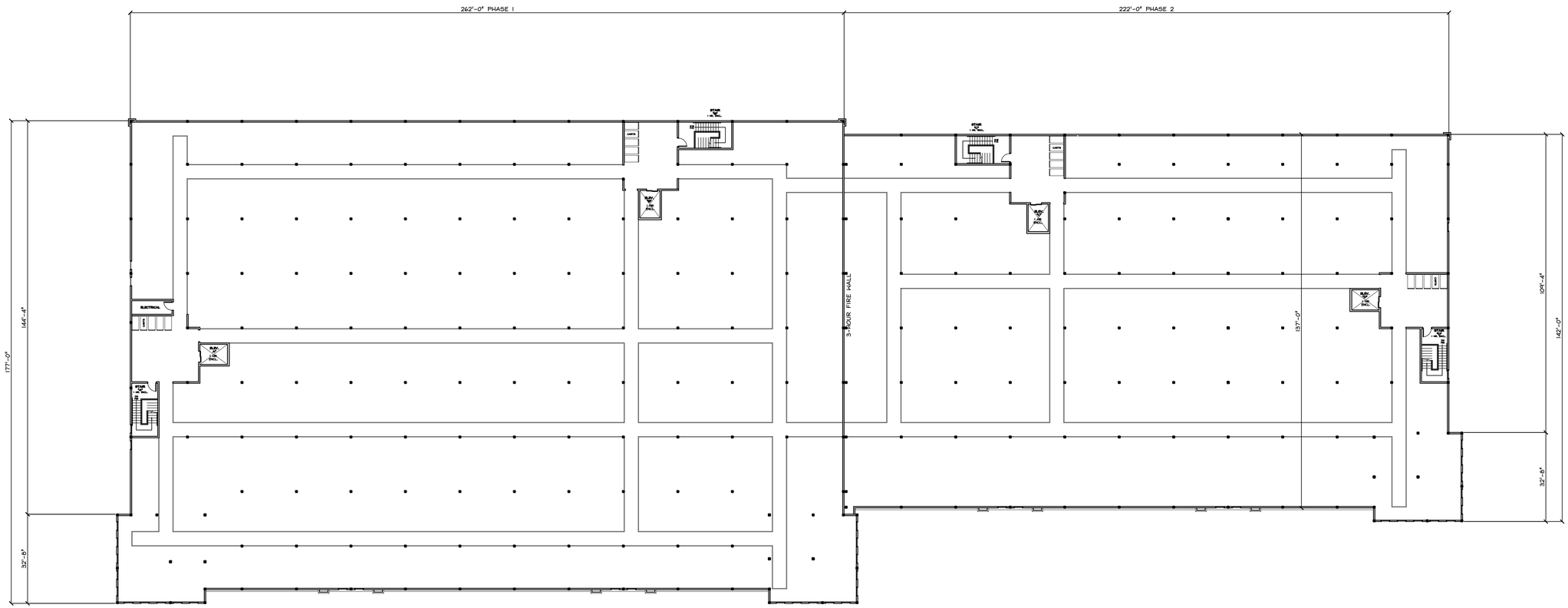
Date:	-
Scale:	As Noted
Design By:	RB
Approved By:	-

Revisions

Second Floor Plan

PB1.1

Project No: 21-1106



THIRD FLOOR PLAN
SCALE: 3/64" = 1'-0"

JSN Associates, LLC
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433 - 8639
www.jsneng.com

Client:
Bluebird Self Storage
Greenland, NH

Bluebird Self Storage
Climate Controlled Storage Building

Littleworth Road
Dover, NH

-Preliminary-
Not for Construction
12-13-2021

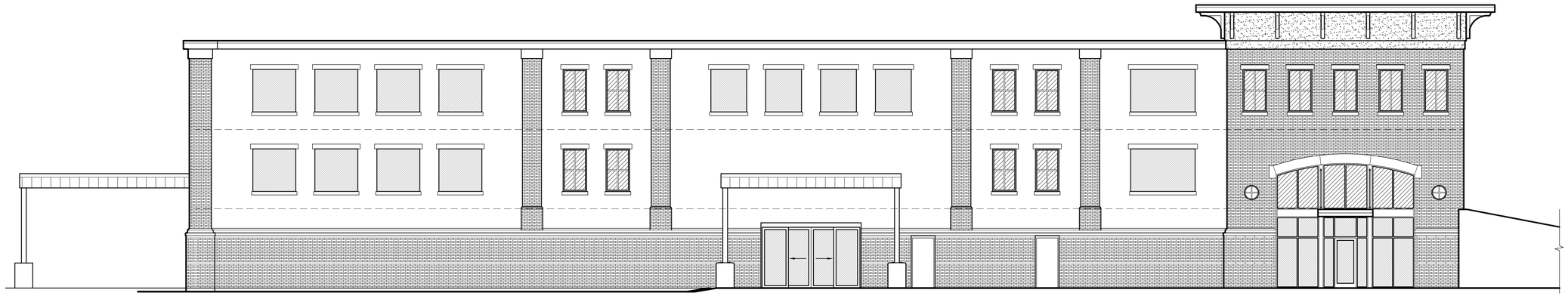
Date:	-
Scale:	As Noted
Design By:	RB
Approved By:	-

Revisions

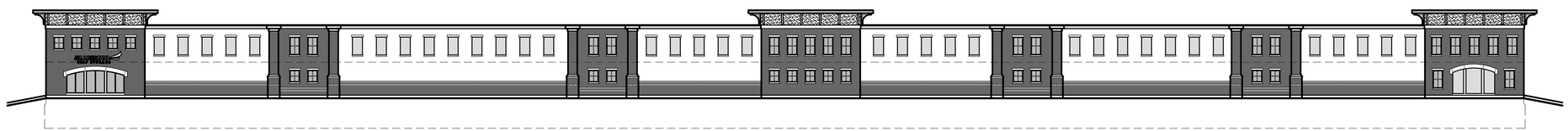
Third Floor Plan

PB1.2

Project No: 21-1106

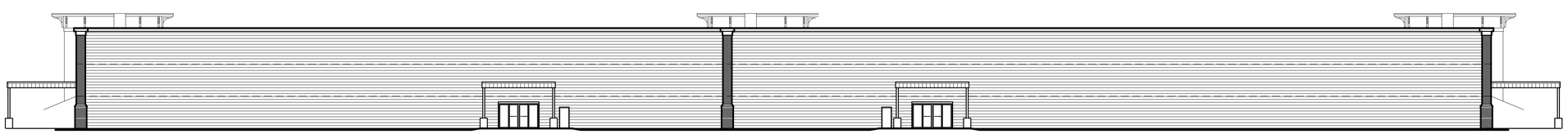


EAST (MAIN ENTRY) ELEVATION
SCALE: 1/8" = 1'-0"



NORTH (STREET) ELEVATION
SCALE: 3/64" = 1'-0"

WEST ELEVATION (SHOWING PHASE 2)
SCALE: 3/64" = 1'-0"



SOUTH (BACK) ELEVATION
SCALE: 3/64" = 1'-0"

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Littleworth Road
Dover, NH

-Preliminary-
Not for Construction
12-13-2021

Date:	-
Scale:	As Noted
Design By:	RB
Approved By:	-

Revisions

Elevations

PB2.0

Project No: 21-1106

BLUEBIRD
SELF STORAGE
TANGRAM 3DS

TANGRAM 3DS

Z22-01 64 LITTLEWORTH ROAD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
F0026-000000	LITTLEWORTH RD	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330
F0026-A00000	69 LITTLEWORTH RD	NUGENT LISA A		69 LITTLEWORTH RD	DOVER	NH	03820
F0027-000000	67 LITTLEWORTH RD	RAVELING DAVID L		16 FORD DR	BARRINGTON	NH	03825
F0028-000000	75 LITTLEWORTH RD	BOVEE DAVID G & CAROL A TRUSTEES	BOVEE FAMILY REVOCABLE TRUST OF 2014	75 LITTLEWORTH ROAD	DOVER	NH	03820
F0028-A00000	73 LITTLEWORTH RD	SHOCKLEY LUANNE K &	HARVEY DAVID MICHAEL	73 LITTLEWORTH ROAD	DOVER	NH	03820
F0029-000000	77 LITTLEWORTH RD	FAIRCHILD JOANNE M TRUSTEE	FAIRCHILD JOANNE M 1999 TRUST	77 LITTLEWORTH ROAD	DOVER	NH	03820
F0030-000000	81 LITTLEWORTH RD	PEARSON GABRIEL		81 LITTLEWORTH RD	DOVER	NH	03820
G0001-C00001	CROSBY RD	AI SOLUTIONS INC		1735 FIFTH AVENUE	MCKEESPORT	PA	15132
G0001-C00002	207 CROSBY RD	AI SOLUTIONS INC		1735 FIFTH AVENUE	MCKEESPORT	PA	15132
G0001-C00003	211 CROSBY RD	COLBATH WILLIAM C		211 CROSBY RD	DOVER	NH	03820
G0001-E00000	5 FARADAY DR	VIRTUOUS REALTY LLC	C/O TURBOCAM INC	607 CALEF HIGHWAY #200	BARRINGTON	NH	03825-7237
G0001-L00000	15 FARADAY DR	CHAUVIN ARNOUX INC		15 FARADAY DR	DOVER	NH	03820
G0003-A00100	80 INDUSTRIAL PARK RD	RECON REALTY LLC		80 INDUSTRIAL PARK DR	DOVER	NH	03820
G0003-A00101	74 INDUSTRIAL PARK RD	JUMAJA SEACOAST LLC		74 INDUSTRIAL PARK RD	DOVER	NH	03820
G0003-C00000	44 INDUSTRIAL PARK RD	SOLVETTA SALES INC		44 INDUSTRIAL PARK RD	DOVER	NH	03820
G0003-D00002	62 LITTLEWORTH RD	IWORX REAL ESTATE LLC		62 LITTLEWORTH RD	DOVER	NH	03820
G0004-E00000	92 INDUSTRIAL PARK RD	WILLMANCH CORP	C/O BT-NEWYO LLC ATTN CORP REAL ESTATE	55 GLENLAKE PARKWAY NE	ATLANTA	GA	30328
G0005-000000	LITTLEWORTH RD	BOSTON & MAINE RR	IRON HORSE PARK	HIGH STREET	NORTH BILLERICA	MA	01862
G0031-000000	66 LITTLEWORTH RD	CASWELL BRUCE		68 LITTLEWORTH RD	DOVER	NH	03820-4330
G0031-001000	50 CROSBY RD	MCGUIRE GROUP LLC		PO BOX 988	DOVER	NH	03821
G0041-000000	LITTLEWORTH RD	BT-NEWYO LLC	ATTN CORP REAL ESTATE DEPT TAX MRG	55 GLENLAKE PARKWAY NE	ATLANTA	GA	30328
H0031-000000	30 LITTLEWORTH RD	SOUSANE RUTH K &	QUINLAN NANCY K	30 LITTLEWORTH RD	DOVER	NH	03820
H0036-004000	8 PROGRESS DR	PROGRESS OF DOVER LLC		PO BOX 1409	DOVER	NH	03821-1409
H0036-005000	10 PROGRESS DR	RETROSI PROPERTIES LLC		318 DOVER POINT RD	DOVER	NH	03820
H0036-B00001	221 KNOX MARSH RD	NSA OPTIVEST ACQUISITION HOLDINGS LLC		24901 DANA PT HARBOR DR #200	DANA POINT	CA	92629
H0036-C00000	KNOX MARSH RD	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330
H0037-A00000	239 KNOX MARSH RD	EQUINE PROPERTIES LLC		PO BOX 190	EXETER	NH	03833-0190
H0038-000000	289 KNOX MARSH RD	CRAGIN PATRICK J TRUSTEE	CRAGIN PATRICK J LIVING REV TRUST	PO BOX 250	DOVER	NH	03820
G0002-000000	64 LITTLEWORTH RD	WESTFIELD LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
		BLUEBIRD SELF-STORAGE		125 OCEAN ROAD	GREENLAND	NH	03840
		FUSS & O'NEILL		50 COMMERCIAL STREET, UNIT 2S	MANCHESTER	NH	03101
		MCENEANYEY SURVEY ASSOCIATES	KEVIN MCENEANEY	24 CHESTNUT STREET	DOVER	NH	03820
		JSN ASSOCIATES LLC	ROGER BROWN	ONE AUTUMN STREET	PORTSMOUTH	NH	03820

J. MICHAEL JOYAL, JR.
City Manager
m.joyal@dover.nh.gov

COLLEEN E.A. BESSETTE
Executive Assistant
c.bessette@dover.nh.gov

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City of Dover, New Hampshire

OFFICE OF THE CITY MANAGER

Dear Zoning Board,

On behalf of the City of Dover's Economic Development office, I am writing in support of the variance requested by BlueBird Self Storage for relief to create a self-storage building at 64 Littleworth Road.

About 10 years ago, the City started seeing an uptick in interest in constructing and opening self-storage facilities. In general the use was not complimentary to the land use policy and context at the time. To be responsive, the City created Conditional Use Permit criteria designed to minimize residential impacts. These criteria envisioned traditional exterior accessed (the customer can access their storage space without entering a building or facility) self-storage, and not an internally accessed warehouse style.

The proposal before the Zoning Board is this internally accessed style. The proposed design is taller than the criteria allows and has hours of operation greater than those allowed. Both of these requests are mitigated by offsets such as architectural and landscaping enhancements above what is required, and locating the entrances where the public will access the building in locations to minimize abutter visual and sound impacts and not directly on Littleworth Road.

The overall similarity between this style of self-storage and warehouse is strong. The zoning ordinance defines self-storage and warehousing as:

> **SELF-SERVICE STORAGE FACILITY** means a building or a group of buildings consisting of individual, self-contained units of various sizes rented or leased for self-storage of customers' property.
>
> **WAREHOUSING** means only includes the activity of storing wares or goods by the occupant in his own behalf or for the benefit of others.

In both cases, goods are stored within a larger structure for customers. It is worth considering as if this were a warehouse the Conditional Use Permit criteria would not apply; instead the building would need to be 35' feet back from the road (not 70') and would be 50' tall without relief (the height could also be extended another 25' if criteria were met). Furthermore, there would be no limit on the hours of operation.

In this case, the request is reasonable as the mitigation proposed is in keeping with the spirit and intent of the criteria, which is to lessen impacts on residential abutters. Furthermore, if the units were spread out on the site in the traditional style, there would more environmental impact as well as abutter impact.

Sincerely,

Christopher G. Parker, AICP
Deputy City Manager

EC: Donna Benton, City Planner | Natasha Kypfer, Zoning Administrator.

NAI Norwood Group
Commercial Real Estate Services, Worldwide.

116 South River Road
Bedford, NH 03110
tel 603 668 7000
fax 603 647 4325

28 Deer Street Suite 301
Portsmouth, NH 03801
tel 603 431 3001
fax 603 431 3122

www.nainorwoodgroup.com

January 19, 2022

Chairman
Zoning Board of Adjustment
City of Dover
288 Central Ave
Dover, NH 03820

RE: 64 Littleworth Road

Dear Chair,

I have been asked my professional opinion on the impact of granting this variance on property value.

It is in my opinion that the granting of this variance will not negatively impact the surrounding property values.

Research
I began my analysis with a physical inspection of the site. This consisted of driving through Littleworth Road (east and west bound), it was also important to view the subject site from the nearby industrial parks on Crosby and Industrial, and to a lessor extent from Knox Marsh and Progress. The surrounding parks were bustling with activity at a relatively late hour (4:00pm) and there were employee and truck egress actions taking place. While there, it was important to review the relative height of the structures. While many maintained the single story, it should be noted that there were multiple buildings that were multi stories in both Crosby and Industrial and some of those had peaked roofs that would advance higher than a traditional two story flat roof building.

It is important to note that the existing built environment described above is, in my opinion, consistent with the zoning. From a broad scale, this area to the West of Route 16 is in the path of future industrial and technology development. It is outlined in this way in the zoning.

Analysis Height
Relative to the height, the surrounding industrial neighbors would not see a lowering of value based upon the total height of a nearby building. There is no correlation that we have seen relative to value and neighboring buildings height. In years of experience I have never experienced a valuation, appraisal or offer to purchase be impacted by a neighbors building height in this fashion.

For the residential parcels the question to pose is not “will development impact their value” but rather “would the increase in height of the subject property impact the value”. To that the answer is no. There is already an impact on the value of those parcels being adjacent to industrial development, the height of nearby parcels does not change the value. To the extent there is still any subjective underlying concern the subject property on the southerly side of the road sits below the contours of the northly residential parcels.

Analysis Business Hours
Relative to the hours of operation I turn to the physical inspection as well as the broader knowledge of industrial product. Today’s industrial property has a wide variety of hours, employee counts and uses. The proposed reasonable hours are consistent with other uses that already exist within the neighborhood as well as any future proposed use for the subject parcel. Moreover, having been a developer, broker and client of self-storage in the past, I can speak that the infrequency of traffic is surely a mitigating factor over any perceived challenge with the hours of operation.

Conclusion
It is a result of the above discovery and my years of experience that I believe “the value of surrounding property will not be diminished…” by granting this variance.

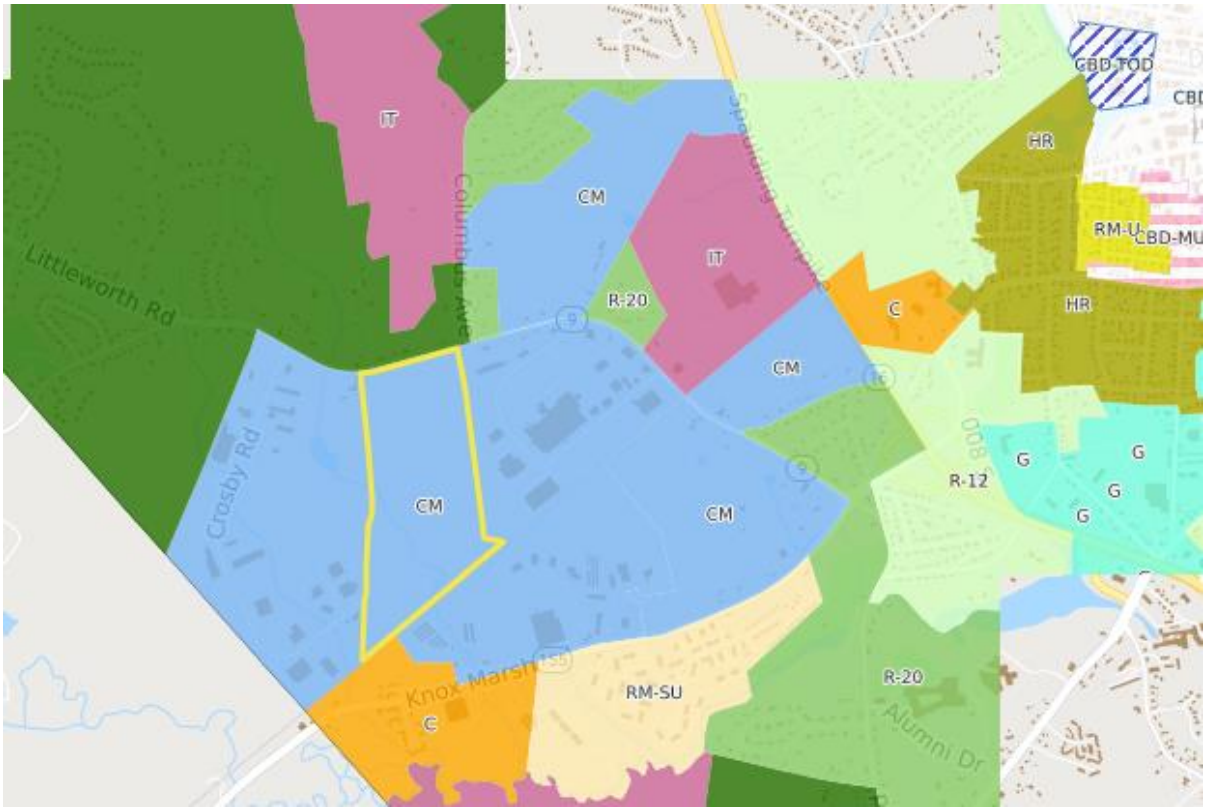
Respectfully Submitted,

Chris Norwood
President
NAI Norwood Group, Inc

Industrial Drive Nieghbor
(two stories with pitched roof above)

Crosby Drive Neighbor
(two stories with pitched roof above)

Zoning Map, with subject parcel outlined



Chris Norwood
Professional Bio

Scope of Service Experience

Chris Norwood's primary focus is the sale and leasing of commercial real estate space in the Southern New Hampshire market. Chris is also very involved with the overall strategic growth of the firm.

Background & Experience

Graduated from Babson College with a Bachelor of Science in Business Management in 2003. Chris Norwood began his real estate brokerage career in 2000 when he became a licensed salesperson in the state of New Hampshire. Since that time he has assisted in closing tens of millions of dollars worth of sale and lease transactions over hundreds of thousands of square feet, as well as aided in consulting and valuation work.

Education

Graduated from Babson College with a Bachelors of Science in Business Management in 2003.

Professional and Community Associations & Designations

Certified Commercial Investment Member, 2008-09 Chapter President
NAI Global Leadership Counsel, Past member
Chair NH Association of Realtors Public Policy Committee
NH Housing Finance Authority, Member of the Board of Directors for
Boy Scouts of America, Board member Daniel Webster Council, Eagle Scout
NH Commercial Investment Board of Realtors, 2012 President & 2007 Realtor of The Year