

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover NH 03820
Meeting Date: **Thursday, March 17, 2022**
Meeting Time: **7:00 pm**

REVISED

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF JANUARY 20, 2022

3. HEARINGS

- A. *Z22-03 Applicants John F. and Linda M. O'Connor, 48 Horne Street, (Tax Map 35, Lot 25), located in the Medium- Density Residential (R-12) Zoning District, requests a Variance from **Section 170-12.B.** to allow construction of a 14'x22' shed 5' from the side property lines, where 10' is required and to allow for the outbuilding to be closer than the principal building for the abut a street setback.

4. OTHER BUSINESS

5. ADJOURN

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>. The public is encouraged to leave comments in advance by emailing Dover-Planning@dover.nh.gov, or mailing written comments to the 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.



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, January 20, 2022
Meeting Time: 7:00 pm

1. ATTENDANCE

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

Members Absent (Excused):

Members Absent (Unexcused): Chris Prior (Chair), Casey Conley (Alternate)

Staff Present: Donna Benton (City Planner), Natasha Kypfer (Assistant City Planner/Zoning Administrator)

The Chair called the meeting to order at 7:03 PM.

2. APPROVAL OF MEETING MINUTES OF AUGUST 19, 2021

Motion: Reagan moved to approve the minutes of August 19, 2021 as submitted. Seconded by Burdin. Vote: U/A

3. 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.

John Bissan, attorney presented the case.

This is an internally accessed storage building more similar to a warehouse which would allow the height. He addressed the criteria for variance. The applicant is willing to accommodate the two staff conditions.

Board member questions:

How many units are proposed? Bill Gunnison from Bluebird storage anticipates 1400 units. The sizes vary from 5x5' to 10x30'.

Generally, is there more than one unit per customer, or 1400 customers? Many times customers have multiple units.

Public hearing open

Dave Bovee, 75 Littleworth Rd would prefer the land remain a farm or open land. Seems like there are lots of self storage places around. If something has to go in, he's not too concerned about it being a self storage unit except for losing the view due to the height. Some concerns about trucks being able to get in and out and turn around easily. It looks like a dead end road rather than a loop.

David Harvey, 73 Littleworth Rd asked if traffic studies have been done since the traffic in that area is very busy. Perry noted that will come in the next phase of approvals. He also asked for clarification with the hours of operation.

Lisa Nugent, 69 Littleworth Rd is concerned about the early hours seven days a week and wondered if that can be altered. She is also concerned about the size of the building.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
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Joanne Fairchild, 77 Littleworth Rd is concerned about the neighborhood impact for the abutters and the lighting. Perry noted lighting will be addressed at the Planning Board.

Chad Kageleiry, property owner hears the concerns of the abutters, but pointed out that this use is about as soft a use in an industrial zone as there can be.

Planning Department recommendation: N. Kypfer noted staff supports the variance, based upon: the applicant intends to create an internally accessed structure; the centralized access point/layout reduces noise and controls visitation by users; and, the architecture of the building has been designed with an enhanced façade.

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.

Public Hearing was closed.

Vice Chair Perry noted J. Burdin will vote for C. Prior.

J. Burdin asked for clarification about what the variance is for. D. Benton explained.

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

4. ELECTION OF OFFICERS

Sillitta nominated C. Prior for Chair. Reagan seconded.

Reagan nominated O. Perry for Vice Chair. Sillitta seconded.

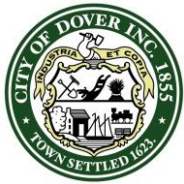
A ballot vote was taken, and the nominees were voted in unanimously.

5. OTHER BUSINESS

None

6. ADJOURN

Motion: Sillitta moved to adjourn at 7:33 pm. Couturier 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, March 17, 2022
Meeting Time:	7:00 pm

INTENT: The Applicants request a Variance from Section 170-12.B. to allow construction of a 14'x22' shed 5' from the side property lines, where 10' is required and to allow for the outbuilding to be closer than the principal building for the abut a street setback.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-A

ZONING DISTRICT: R-12

FILE: Z22-03

APPLICANT/OWNER: John F. and Linda M. O'Connor

LOCATION: 48 Horne Street (Tax Map 35, Lot 25)

ACREAGE: 0.22± acres

EXISTING LAND USE: Residential

PROPOSED LAND USE:
Residential

SURROUNDING LAND USE:
Residential

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Application packet

STAFF RECCOMENDATION: Staff supports the Variance request.

BACKGROUND INFORMATION

The subject property relative to this Variance request is located on a corner lot, sitting along the eastern side of Horne Street and north of Ash Street, which dead ends. A single-family residence built in 1975 currently sits on the property, which is approximately the size of just under one quarter (¼) acre. They are located in the Medium Density Residential (R-12) Zoning District, where 12,000 square feet of lot area and 100 feet of street frontage are required. 48 Horne Street has approximately 9,583 square feet of lot area and approximately 95.3 ft. of frontage, making it a legal non-conforming lot under §170-14.

The applicants are proposing to install an accessory structure, or “shed”, measuring 14'x22'.

The applicants seek to place the shed beyond the principle building (SFR), on the Ash Street side, and to encroach approximately five feet into the 10-foot side setback.

REASON FOR RECOMMENDATION

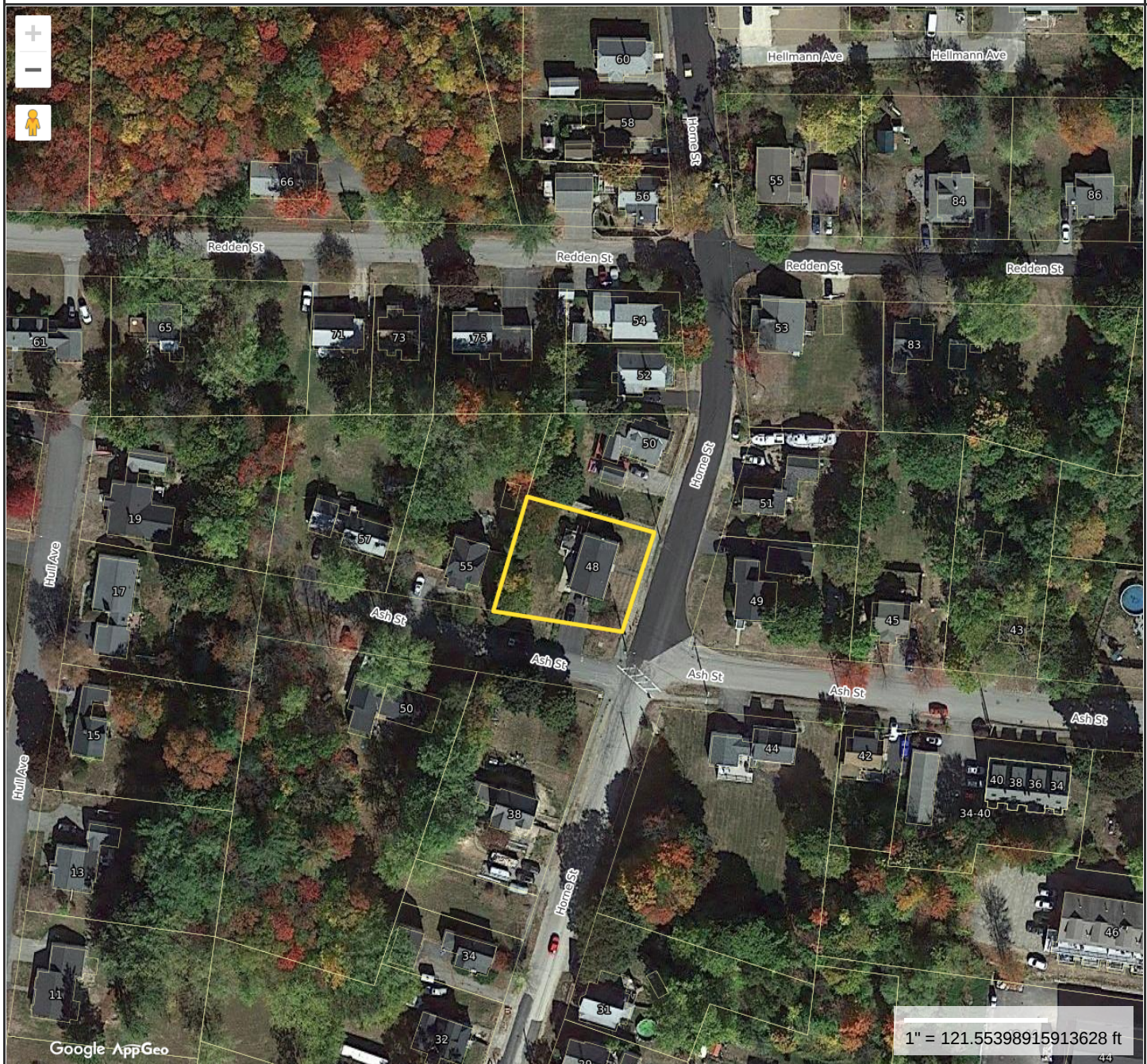
The subject property is on a corner lot, positioned between Horne Street and Ash Street, a dead-end street. The applicants attest that the placement of the shed in the above described manner would still allow approximately 19 feet of land between its placement and the Ash Street extension, while also allowing the shed to be located away from the environmentally sensitive area (brook) running through the back of the property.

The applicant has provided letters in their application packet from three sets of abutting property neighbors, all of whom are in support of the Board granting the Variance request.

STAFF RECOMMENDATION

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

48 Horne Street

**Property Information**

Property ID 35025-000000
Location 48 HORNE ST
Owner O CONNOR JOHN F
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 using
this resource.

John & Linda O'Connor
48 Horne Street
Dover, NH 03820-2627
(603) 749-5967
January 31, 2022

The City of Dover
Zoning Board of Adjustment
288 Central Avenue
Dover, NH 03820

RECEIVED
Planning Office
FEB 18 2022
Dover, New Hampshire

Dear Zoning Board members:

My wife, Linda, and I are requesting a variance to the Outbuilding Abut a Street Setback (no closer than the principal building) and the Side Setback (10 feet) to install a 14'x22' shed. We are in a Medium Density Residential (R-12) District.

Our property is located on the corner of Horne Street and Ash Street, a dead-end. The property is a small lot (.22 acer) and has an odd shape where the south western side that runs along Ash Street tapers out closer to the road as you go up Ash Street. Please refer to the overhead photo of the property that I received from the City of Dover, enclosure 1, and property layout showing the right of way from dover.nh.mapgeo.io as enclosure 2.

Our property is small and the principal building, our home, is situated significantly closer to the north east property line. In order to maximize the use of our backyard and to protect an environmentally sensitive area, we are requesting to have a shed installed beyond the principal building (to the left) on the Ash Street side, which would be five (5) feet from the property line along Ash Street. Please refer to the property layout, or Plan Reference, with dimensions, enclosure 3. A picture of the proposed shed is provided as enclosure 4. Enclosure 5 shows the size and location of the existing buildings and proposed building with setbacks.

Although I'm requesting the shed to be placed five (5) feet from my south west property line, there would still be 19 feet +/- of land between the shed and the road (Ash Street). The three abutting property owners all support our request; their letters are included.

Thanking you in advance for your consideration.



Regards,
John O'Connor



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised April 7, 2017]

Office Use Only

Case #:

222-03

Date Received:

RECEIVED
Planning Office

FEB 18 2022

Amount Paid:

\$ CK# 11669
\$200.00

Time Received:

Dover, New Hampshire

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: John O'Connor Phone # (603) 953-5887

Address of Applicant: 48 Horne Street, Dover, NH 03820

E-Mail Address: JFokle@comcast.net

PROPERTY OWNER (if different from applicant): Same

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 48 Horne Street, Dover, NH

Brief Directions: Central Avenue to Sixth Street Horne Street
is the 4th road on the right. Corner of Horne St + Ash St.

Zoning District: R12 Assessor's Map # 35-25 Lot(s) # 35025

TYPE OF APPEAL: (Please check one)

☒ Variance	from Section <u>170</u> 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:

I WOULD LIKE TO INSTALL A 14'X22' SHED IN MY BACKYARD. BECAUSE THE LOT
HAS AN ODD SHAPE AND THERE IS A STREAM ALONG THE BACK OF MY PROPERTY
I'M LIMITED TO WHERE I WOULD BE ABLE TO PLACE THE SHED. I AM
REQUESTING TWO(2) VARIANCES SO I MAY PLACE THE SHED WHERE I FEEL IT
IS THE BEST LOCATION FOR, MY NEIGHBORS, AND THE CITY OF DOVER BY AVOIDING
AN ENVIRONMENTALLY SENSITIVE AREA.

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:

Requesting to place the shed beyond the location (side) of the principal building toward Ash St. dead end. The second request is to place the side of the shed 5' from my property line that runs along Ash Street dead end. Even with the shed 5' from my property line, there would still be 19'-23' of grass in the right of way to the Ash Street dead end.

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:

See attached comments

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

See attached comments

3. Granting the variance would do substantial justice because:

See attached comments

John O'Connor
48 Horne Street

Zoning Board of Adjustment Application – Page 5, questions B1 - B4

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

B1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

Waiving the terms of the ordinance would actually benefit the public and the neighborhood. Installation of a professionally built 14'x22' shed by Reeds Ferry on my property would provide a safe yard and play area for my grandchildren, provide a balance of maximizing the use and enjoyment of my property while also protecting an environmentally sensitive area. The northern back corner of my yard (right rear) is usually damp or wet due to the high-water table and the stream along the back of the property. Although approving the two variances would allow the shed to be placed within five (5) feet of my property line (along Ash Street), there would still be 19'-22' of grass from the right of way between my property line and the edge of Ash Street dead end.

B2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

I understand and appreciate the need for Ordinances. However, every situation and piece of property is different and sometimes there needs to be an approved variance to take into consideration and accommodate unique situations such as this request. My property has an odd shape and a stream along the back that limits where I am able to place a shed and how my property can be used. If the shed were to be placed in accordance with the current ordinance, the shed would be placed directly behind my house. This location would leave only 3 feet between the corner of the shed and my blueberry bushes and porch. Placing the shed in this location would basically divide my backyard in two and severely impact my ability to fully enjoy my yard. This location would also have a negative impact on my neighbors behind me (not aesthetically appealing) and may require a request for a conditional use permit. The requested location of the shed wouldn't impose on my neighbors and it would provide a nice background to the area and the entrance to the Ash Street dead end. All three (3) abutting neighbors have provided a letter in support of this variance request.

B3. Granting the variance would do substantial justice because:

Placing the shed as requested would enhance the appearance of my home, Ash Street dead end and the neighborhood as a whole. Over the past three (3) years, I have been

working on a plan for a shed. My concerns were protecting the environment (stream), providing a safe yard and play area for my grandchildren, not infringing on my neighbors, and to protect the natural ambiance of the neighborhood. The shed would enhance the natural beauty of the surrounding area and the neighborhood. Please see the enclosed pictures of the planned shed.

B4. The value of the surrounding property will not be diminished because:

The professionally made Reeds Ferry shed will provide a nice back ground for people walking or driving up or down Horne Street and those who may be walking or driving up Ash Street towards Horne Street. The shed would be aesthetically pleasing and blend into the surrounding area. The homes in this area are very well maintained and the shed would enhance the appearance of both Ash Street and Horne Street. The enclosed pictures of the proposed shed will show how nice it looks and the addition of flowers will make it complete.

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

SEE ATTACHED

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:

SEE ATTACHED

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:

SEE ATTACHED

and

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

SEE ATTACHED

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:

John O'Connor
48 Horne Street

Zoning Board of Adjustment Application Continuation – Page 6, Questions 5Ai - 5Aiii

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

5Ai. The following special conditions of the property distinguish it from other properties in the area:

The property has an odd shape and there is a rather large right of way along the Ash Street (dead end) side of the property that makes my yard appear much larger than it is. The principal building is set more to the right side (north east) of the property and this limits where a shed could be placed. There is a stream located along the rear of my property and the north east corner (right rear corner) of the backyard gets wet; there's a high-water table on the lot. If this variance is granted, it would allow me to keep the shed away from an environmentally sensitive area (I may have to request a conditional use permit). Either way, I will need some relief and going the variance route, would be the less intrusive route, while being aware of the limitations of the property.

If the shed is set in place in accordance with the current ordinance, it would basically divide my backyard into two areas. You can see by the pictures provided that if the request is approved, the shed would be aesthetically pleasing to the neighborhood, provide maximum use of my property, while protecting an environmentally sensitive area.

5Aii. No fair and substantial relationship exists between the general purpose of the ordinance provision and the specific application of that provision to the property because:

Every piece of property is unique and has its own idiosyncrasies. The layout of my property is unique, the stream and wet area in the backyard is a challenge. Over the past three (3) years, I have struggled to find the best way to add a shed to my backyard. My concerns were protecting the environment (stream), providing a safe yard and play area for my grandchildren, not infringing on my neighbors, and to protect the natural ambiance of the neighborhood.

5Aiii. The proposed use is a reasonable one because:

Approving the requested variances and allowing the shed to be placed as indicated in the enclosed property drawing, would allow maximum use and enjoyment of my

backyard while balancing the proximity to the stream and protecting an environmentally sensitive area.

If the request for the variances is approved, the shed would be within five (5) feet of the property line along Ash Street as shown in the enclosures. However, there would still be 19'-22' +/- of grass from the property line, side of the shed, to the Ash Street dead end.

As shown in property drawing, having to place the shed no closer to the Ash Street dead end than the principal building, would have a negative effect in my backyard; the shed would be too close to the blueberry bushes and my back porch. Having a shed, porch and my home in such close proximity to each other would be overwhelming and take away the beauty and limit the use of my backyard.

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.

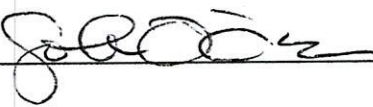

Signature of Applicant*

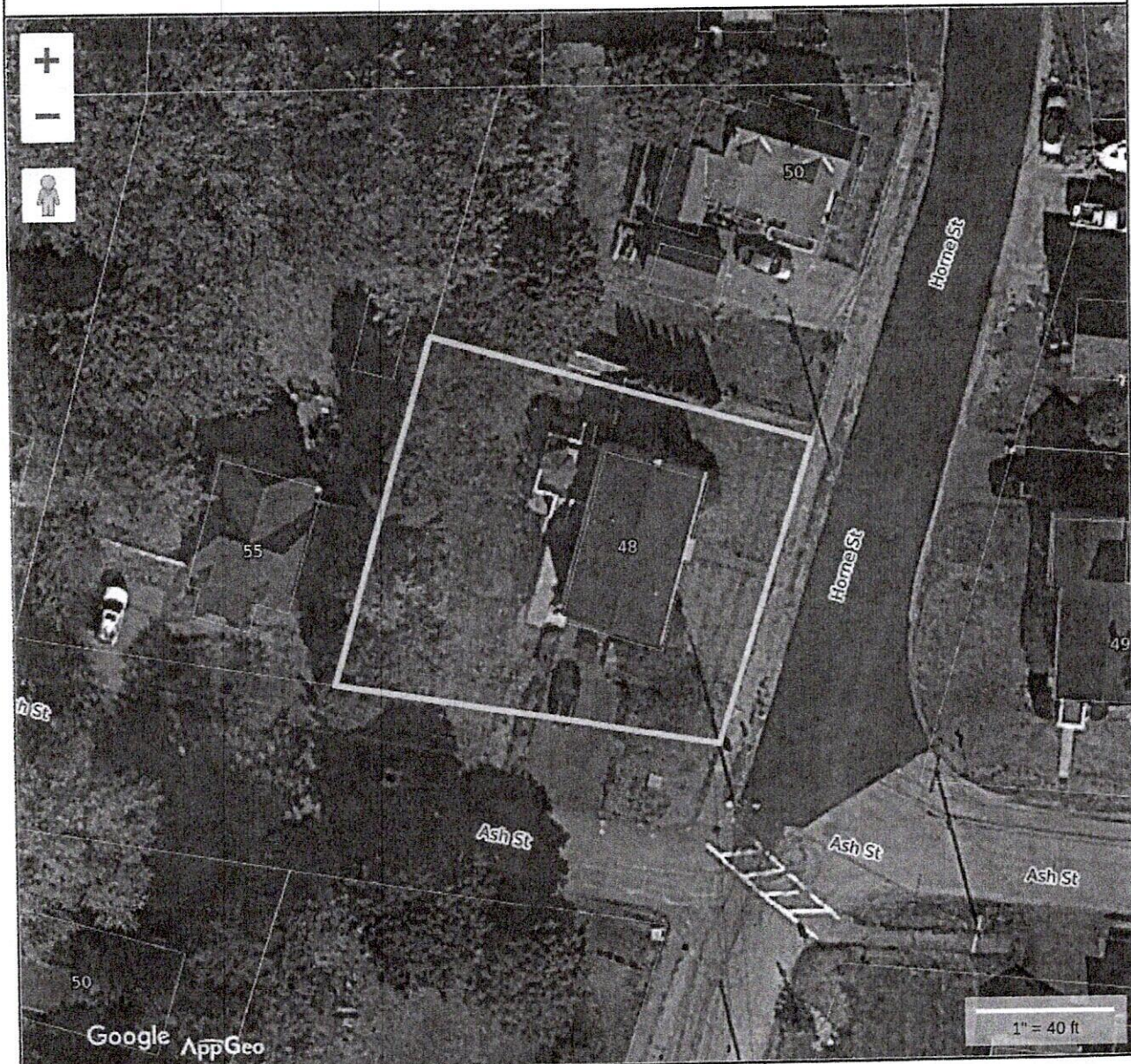

Signature of Owner*

*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: JAN 6, 2022

**Property Information**

Property ID 35025-000000
Location 48 HORNE ST
Owner O CONNOR JOHN F
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.

48 Horne Street property/lot showing Ash Street and right of way



Keyboard shortcuts Map data

Enclosure 2

Enclosure 2

NOT A BOUNDARY SURVEY

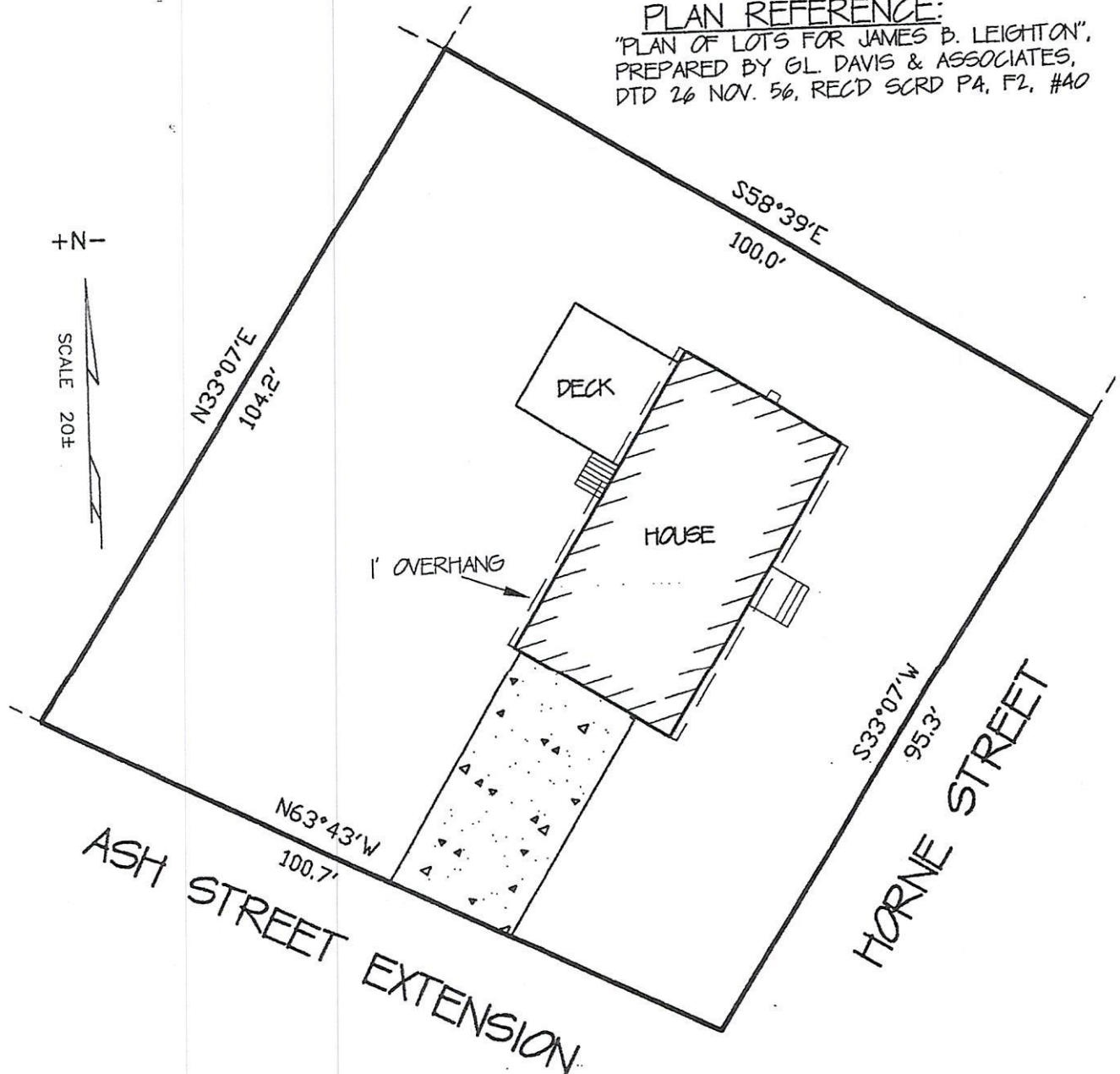
FOR INSPECTION PURPOSES ONLY

ATTACHMENT TO MORTGAGE INSPECTION

JOHN F. & LINDA M. O'CONNOR

PLAN REFERENCE:

"PLAN OF LOTS FOR JAMES B. LEIGHTON",
PREPARED BY G.L. DAVIS & ASSOCIATES,
DTD 26 NOV. 56, RECD SCRD P4, F2, #40



NOT A BOUNDARY SURVEY

FOR INSPECTION PURPOSES ONLY

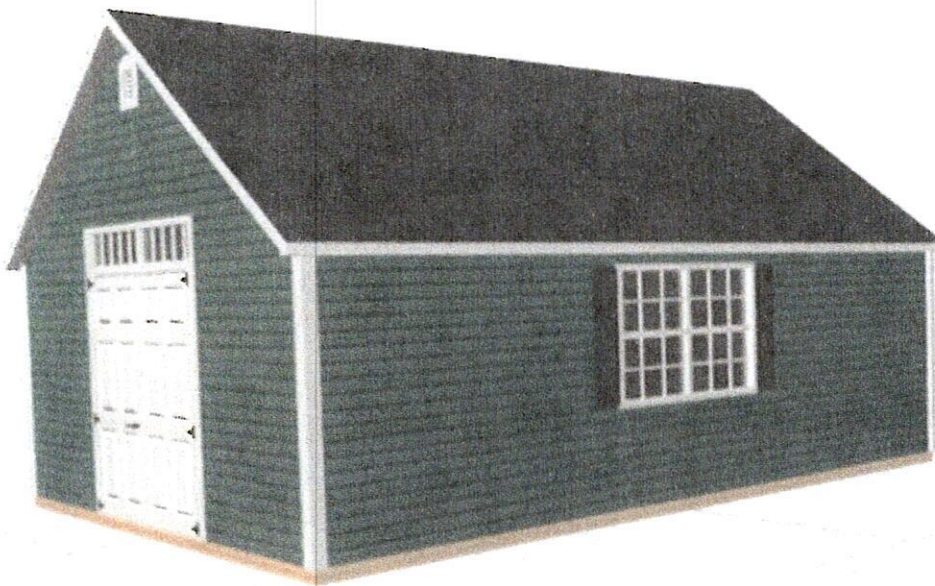
Enclosure 3

John O'Connor
48 Horne Street
603.953.5887

Proposed 14' x 22' Reeds Ferry Shed

Current Selection

14' x 22' Victorian Cottage.
Vinyl Clapboard. Layout 7s



INTERIOR ◀ ROTATE ▶ ▲ TILT ▼ - ZOOM +

Enclosure 4

JOHN O'CONNOR
48 HORNE STREET
(603) 953-5887

Property 9,800 sq ft
House 2,250 sq ft
Porch 256 sq ft
Small Shed 64 sq ft
Proposed Shed 308 sq ft

104.2'
N33°07'E

ASH
STREET

RIGHT
OF WAY

19'

20'

PROPERTY LINE

100.7'
N63°43'W

FLOWER BED

DRIVEWAY

RIGHT
OF WAY

ASH
STREET

PROPERTY LINE

SIDEWALK

HORNE STREET

14'

14' X 22'
REQUESTED
SHED LOCATION
308 sq ft

14' X 22'
SHED PLACEMENT
WITH CURRENT
SET BACK REQUIREMENTS

20'

8'X8' SHED
64 sq ft

FLOWER
BED

BLUEBERRY BUSHES

PORCH

16' x 16' = 256 sq ft

STAIRS

STAIRS

WALKWAY

STAIRS

GARAGE

HOUSE
25' x 45' = 1,125 x 2 = 2,250 sq ft

20'

100'
S58°39'E

N

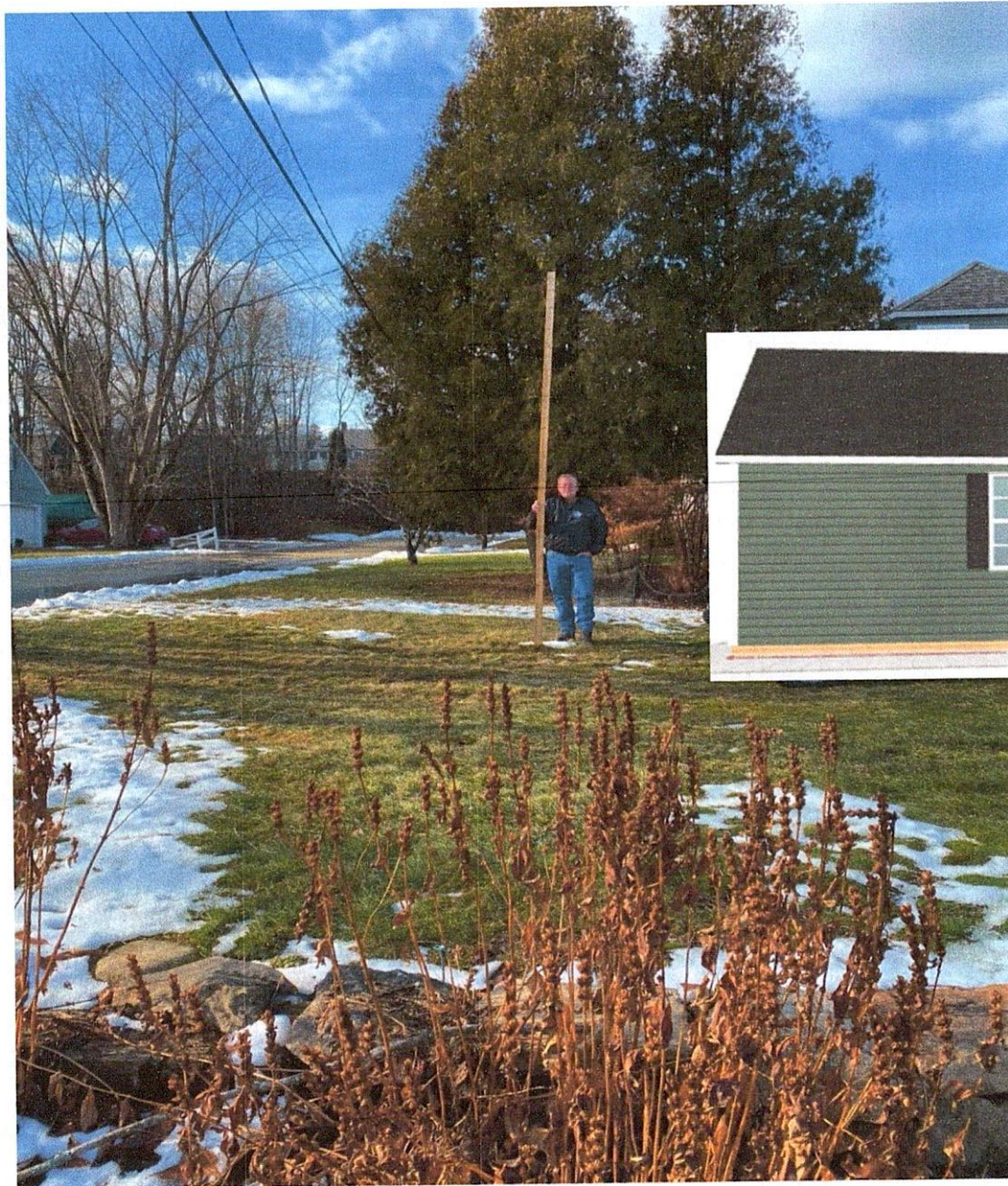
95.3'
N63°43'W

SIDEWALK

HORNE STREET

Enclosure 5

Enclosure 5



John O'Connor

48 Horne Street

Picture shows where the shed would be placed in regards to the property line and along Ash Street dead end.

There is 19 feet +/- of grass (right of way) between Ash Street to where I'm standing holding a 1"x3" board. The board is placed on the property line, where my property begins. There is a distance of 5 feet from the board I'm holding to the side of the shed.

This is the view people would see as they drive or walk on Ash Street or Horne Street.

There is plenty of room in the right of way for snow plowing, etc..

John O'Connor
48 Horne Street
Dover, NH 03820

RECEIVED
Planning Office

FEB 18 2022

Dover, New Hampshire

Request for variance abutters list

Matthew & Laurel Severson
38 Horne Street
Dover, NH 03820

Allison Burwin
55 Ash Street
Dover, NH 03820

Ronald & Jane Couette
50 Ash Street
Dover, NH 03820

Severson
38 Horne Street
Dover, New Hampshire 03820
603.743.3613

February 17, 2022

City of Dover, New Hampshire
Zoning Board of Adjustment
288 Central Avenue
Dover, New Hampshire 03820

Subject: O'Connor – Request for Variance to Construct a Shed

To Whom it Concerns:

We are aware of the O'Connor's desire to construct a 14' by 22' (308 square foot) shed on their property located at 48 Horne Street. We have received and reviewed a site plan from the O'Connor's depicting the location of the shed which meets the current zoning regulations along with their desired location for the shed. It is our understanding, the O'Connor's require two variances to locate the shed in the desired location in proximity to Ash Street (approximately 5 to 6 feet from the property line along Ash Street) and maximize the use of their lot.

As abutters, we take no exception to the proposed shed location or the O'Connor's request for variance to accomplish this.

Respectfully,

Laurel B. Severson

Matthew A. Severson

Laurel & Matthew Severson

City of Dover, NH
Zoning Board
February 16, 2022

My name is Allison Burwin and I live at 55 Ash Street in Dover. It has been brought to my attention that my neighbors, John and Linda O'Connor at 48 Horne Street, would like to purchase a 14'x22' shed and place it closer to the property line than what is specified/allowed in the city ordinance, so he is requesting a variance.

The current ordinance states that the shed shall be placed no closer to Ash Street than the house. This would require the O'Connor's to place the shed directly behind their home and approximately five (5) feet from their back porch. Placing the shed in this location would divide their backyard into two areas and significantly limit their use and enjoyment of their yard.

The second variance request is to allow the shed to be placed five (5) feet from their property line that runs along Ash Street (current ordinance requires 10 feet from the property line). The city right of way that runs along Ash Street and along the O'Connor's property line, would still allow 19 feet of land between the shed and Ash Street. This would provide more than enough space for the city to plow snow and perform any work that may be required on Ash Street.

I support the O'Connor's request for two variances to the current zoning ordinance and respectfully request the Zoning Board approve their application.

Thank you,

A handwritten signature in black ink, appearing to read 'Allison Burwin', with a long horizontal flourish extending to the right.

Allison Burwin

RON & JANE CAOUETTE
50 ASH ST
DOVER, NH 03820

City of Dover, NH
Zoning Board of Adjustment
288 Central Avenue
Dover, NH 03820

Dear Board Members:

We are writing in support of John & Linda O'Connor's request for two variances to Section 170 of the Zoning Ordinance.

The first request is for a variance to the Abut a Street Set Back. The proposal is to position the shed closer to Ash St than the position of their present home. The second request involves placing the proposed shed 5 feet from the O'Connors' property line adjacent to Ash St as opposed to the zoning requirement of 10 feet.

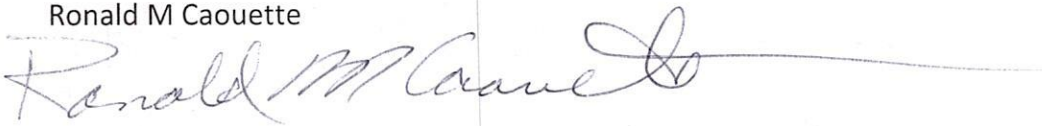
We are in support of the O'Connors' two requests and do not feel either would, in any way, negatively impact Ash Street's pedestrian or vehicle traffic flow.

As Ash St neighbors, we have no objection to either of the above variance requests

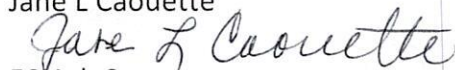
Please do not hesitate to contact us if there are further questions or concerns.

Thank you.

Ronald M Caouette

A handwritten signature in cursive script, reading "Ronald M Caouette", followed by a long horizontal flourish line extending to the right.

Jane L Caouette

A handwritten signature in cursive script, reading "Jane L Caouette".

50 Ash St
Dover, NH 03820
(603) 475-3208

Z22-03 48 Horne Street

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
29060-000000	53 HORNE ST	MCKAY SHAWN D		53 HORNE ST	DOVER	NH	03820
29061-000000	49 ASH ST	FERLAND HALEY J &	HURLBURT AARON C	49 ASH ST	DOVER	NH	03820
29061-A00000	51 HORNE ST	COLBATH NICOLE L &	COLBATH RYAN P	51 HORNE ST	DOVER	NH	03820
29062-000000	45 ASH ST	CHILDS DEBRA M &	CHILDS DAVID M	45 ASH ST	DOVER	NH	03820-3022
30001-000000	44 ASH ST	MAYRAND LINDA J		8 WESTWOOD CIRCLE	DOVER	NH	03820
30021-000000	42 ASH ST	MOREAU DANIELLE K		10 HARTSWOOD RD	DOVER	NH	03820-4309
35022-000000	38 HORNE ST	SEVERSON MATTHEW A	SEVERSON LAUREL B	38 HORNE STREET	DOVER	NH	03820
35023-000000	50 ASH ST	CAOQUETTE JANE L	CAOQUETTE RONALD M	50 ASH STREET	DOVER	NH	03820
35024-000000	55 ASH ST	BURWIN ALLISON		55 ASH ST	DOVER	NH	03820
35024-A00000	57 ASH ST	ELEFATHERION TERRY A	ELEFATHERION JOANN	57 ASH STREET	DOVER	NH	03820
35026-000000	50 HORNE ST	HILTON BARBARA		50 HORNE STREET	DOVER	NH	03820
35027-000000	52 HORNE ST	MAGUIRE ROBERT C	MAGUIRE CAROL A	52 HORNE STREET	DOVER	NH	03820
35028-000000	54 HORNE ST	CARTIER DENIS G & DEBORAH A TRUSTEES	CARTIER DENIS AND DEBORAH LIVING TRUST	54 HORNE ST	DOVER	NH	03820
35029-000000	75 REDDEN ST	LEMIEUX MARIE SUCCESSOR TRUSTEE	VENO JEANNETTE I REVOCABLE TRUST	75 REDDEN ST	DOVER	NH	03820
35030-A00000	71 REDDEN ST	BEATON IAN G &	BEATON KAITLIN C	71 REDDEN ST	DOVER	NH	03820
35030-B00000	73 REDDEN ST	GOWER WAYNE		73 REDDEN STREET	DOVER	NH	03820
35031-000000	65 REDDEN ST	CARSON DREW A		65 REDDEN ST	DOVER	NH	03820
35054-000000	17 HULL AV	DION DANIEL P & NANCY A TRUSTEES	DION FAMILY REVOCABLE TRUST	17 HULL AVE	DOVER	NH	03820
35055-000000	19 HULL AV	MANNING CYNTHIA	MANNING JOHN W	PO BOX 3	DOVER	NH	03820
35025-000000	48 HORNE ST	O CONNOR JOHN F	O CONNOR LINDA M	48 HORNE ST	DOVER	NH	03820

Kypfer, Natasha

From: michael@newstylehomes.com
Sent: Friday, March 11, 2022 3:37 PM
To: Kypfer, Natasha
Subject: Equitable Waiver - Case #Z22-04

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

Hi Natasha,

Thanks again for talking with us today. We are going to formally request a continuance for the Equitable Waiver application, case #Z22-04. We will plan to go before the board at the April 21st meeting. Please let me know if you need anything further.

Thanks,

Michael Alfrey

michael@newstylehomes.com

Phone:603-332-0545/Fax:603-332-7868

www.newstylehomes.com



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