

DOVER ZONING BOARD OF ADJUSTMENT
MINUTES OF MEETING

Held: February 16, 1984
City Council Chambers
Municipal Building
Dover, N.H.

MEMBERS PRESENT:

Peter Greenwood - Acting Chairperson
David Bertrand
Bill Bickford
Dennis Ciotti
Alden Joy
Mardean Frazer - Alternate

BUSINESS MEETING:

Called to order at 7:15 p.m.

D. Bertrand moved to accept the January minutes. D. Ciotti seconded. So voted.

NEW BUSINESS:

B. Bickford moved to schedule a workshop session for the Board. M. Frazer seconded. So voted. (It was decided that the date would be chosen after the City Council confirms the nominations to the Board.)

It was decided that there will be a designated pair of alternates for each meeting, to be determined by a rotating schedule. However, all of the alternates should attend the meetings if possible.

Meeting adjourned at 7:28 p.m.

Discussion of cases followed.

PUBLIC HEARING:

Called to order at 7:30 p.m.

H84-5 June L. Folger, 135 Back River Road, known as Assessor's Map I, Lot 42, zoned R-12, petitions for a variance from Article V, Section 170-16, to subdivide a parcel of land creating a lot having insufficient frontage on public right of way.

Antonne Folger, 137 Back River Road, presented the case.

B. Bickford: asked about intent to develop lot and about location of right of way into property

A. Folger: stated that presently there existed no right of way into the property.

A. Joy: do you intend to deed a 50' strip as the right of way?

A. Folger: yes.

P. Greenwood: 50' strip will be part of Lot B. Not granting right of way across part of Lot A.

B. Bickford: will you be infringing upon any of the abutters by building there?

A. Folger: no, I don't believe so. Explained that 1/4 acre lot is sufficient for zone. Present lot is 1-1/4 acres.

No one spoke in favor.

Don Morse, 20 Partridge Lane, questioned the Board concerning the possibility of this variance, if granted, setting a precedent for other lots in the neighborhood.

P. Greenwood: directed the question to the Building Inspector, Dick Selleck.

D. Selleck: No, each case is decided on its own merits. No precedent is set.

D. Morse: will this be a private right of way or a City road?

D. Selleck: Private. It is not actually a right of way, but it is simply part of a lot.

P. Greenwood: It is simply 50' of frontage with a strip running along the side, so the lot is in a porkchop shape.

Variance granted: 5-0.

H84-6 Northeast Lodging of N.H., Inc./DBA Quality Inn, Silver St., Spaulding Turnpike, known as Assessor's Map 11, Lot 2, zoned B-3, petitions for a variance from Article II, Section 170-6, to seek relief from definition of a lot in order to construct an additional building on the existing property.

Stanley Murphy, General Manager and Partner for Northeast Lodging of N.H., Inc./DBA Quality Inn, Silver Street, presented the case.

D. Bertrand: what type of architecture?

S. Murphy: Both the interior and the exterior will be identical to the existing annex building, in an effort to maintain continuity.

B. Bickford: asked about the necessity of additional parking.

S. Murphy: believes that an excess of parking presently exists.

B. Bickford: asked if parking would be in front of building

S. Murphy: yes, just as it is with existing building. A parking ramp for six automobiles is a future possibility, however he doesn't presently anticipate the need.

Bill Goodwin, 36 Dodge Street, spoke in favor.

No one spoke in opposition.

Variance granted: 5-0.

H84-7 MacAaron B. & Darcy Keith (Applicant Wendy Walker), 12 Cedar St., known as Assessor's Map 24, Lot 35, zoned RM-8, petitions for a variance from Article IV, Section 170-12, to convert existing single family dwelling to a two family dwelling on a lot having insufficient area.

Wendy Walker, 126 Sixth Stree, presented the case.

P. Greenwood: asked for a clearer description of the site.

W. Walker: spoke of adjacent properties and space available for parking

D. Bertrand: will you add additional parking spaces if the need arises so that you will not be forced to park on the street?

W. Walker: yes, however doesn't anticipate that need.

P. Greenwood: will this case go before the Planning Board?

D. Selleck: no, this is a permitted right to convert existing houses to two family dwellings.

A. Joy: is that a downtown zone?

D. Selleck: no, it is an RMA.

B. Bickford: will you change or enlarge the outside structure of the building?

W. Walker: there will be no exterior changes.

P. Greenwood: asked if the petitioner will still be subject to all rules and regulations if variance is granted

D. Selleck: restrictions are up to me upon issuance of building permit. If granted, the variance will be for conversion only.

P. Greenwood: therefore, there is no reason for the Board to place any stipulations

D. Selleck: correct.

D. Bertrand: in other words, except for 52 sq. ft. the petitioner wouldn't be here

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Roger Boyce, 34 New York Street, spoke in favor.

No one spoke in opposition.

Variance granted: 5-0

Public Hearing adjourned at 8:03 p.m.