

ZONING BOARD OF ADJUSTMENT
MINUTES OF MEETING

Held: Thursday, May 23, 1985
Council Chambers, Municipal Bldg., Dover, NH

Members Present: Chairman Peter Greenwood; Dennis Ciotti;
David Bertrand

Alternates: Ann Turner; Mardean Frazer; Bill Hunt

Other: Dick Selleck, Building Inspector

BUSINESS MEETING:

Mr. Greenwood called the meeting to order at 7:05 PM.

David Bertrand made a motion to approve the minutes of the two previous meetings. Motion was seconded by Mardean Frazer. Unanimous approval.

Peter Greenwood stated that the next meeting, which will be held on June 6, 1985, will be his last one and that Board members would have to elect someone to replace him at that time.

Discussion of cases followed.

BUSINESS MEETING WITH PUBLIC HEARINGS:

Mr. Greenwood opened the meeting at 7:30 PM. He introduced Board members and explained the procedures of the public hearing. He stated that he would not be hearing and voting on the cases at this meeting, but would be conducting the meeting.

H85-15 Frank DiCicco, Tolend Road (Applicant: Rickey Allen DiCicco), known as Assessor's Map F, Lot 10, zoned R-40, petitions for a variance from Article V, Section 170-16, for relief from frontage requirements.

Rickey DiCicco submitted his revised plans to Board members and explained his request.

No one spoke in favor or in opposition to the petition.

Peter Greenwood closed public hearing.

David Bertrand made a motion to grant the variance as requested. Motion was seconded by Dennis Ciotti.

Variance granted, 5-0.

(over)

H85-18 Patrick J. & Bette L. Gaudette, 17 Applevale Drive, known as Assessor's Map K, Lot 15R, zoned R-12, petitions for a variance from Article V, Section 170-16, for relief from sideyard setback requirements.

Mr. Gaudette explained his plans to the Board.

Dennis Ciotti asked what the building behind the house is used for. Mr. Gaudette stated that it is a porch.

In reply to a question from Ms. Frazer, Mr. Gaudette stated that they do not want to put the garage further back because the land dips down into a gulley.

Mr. Hunt asked if this would be a one or two car garage to which Mr. Gaudette replied that it would be a one car garage.

Ms. Frazer asked what the size of a regulation garage is.

Mr. Selleck stated this would be 12' to 14' by 22'.

No one spoke in favor or in opposition to the petition.

Ann Turner made a motion to grant the variance as presented.

David Bertrand seconded the motion and also stated that he had spoken to the abutting property owner who had no objection whatsoever to the Gaudette's putting their garage in this location.

Variance granted, 4-1 (Frazer).

H85-19 Thomas C. & Mary P. Dolloff, 208 Locust Street, known as Assessor's Map 15, Lot 111, zoned RM-10, petition for a variance from Article X, Section 170-41, to enlarge a non-conforming structure (garage).

Mr. Dolloff explained his request to the Board, stating he wishes to extend the rear of his garage by 22' for the purpose of wood storage. It would all be used for wood storage, except for about 6' which would be used to store tools. He stated that he had a concrete slab poured behind his garage because garage was in danger of collapsing onto neighbor's property.

Mr. Dolloff answered questions of David Bertrand and Peter Greenwood regarding dimensions of garage.

Mardean Frazer asked if concrete slab had been there very long. Mr. Dolloff replied that it was poured approximately two weeks ago.

Mr. Greenwood asked Mr. Dolloff how much rear yard setback he would have to which he replied 50' to 60'.

Mr. Dolloff answered questions regarding dimensions of garage and house in reply to Ann Turner.

Peter Greenwood asked Mr. Dolloff to describe once more what type of addition this would be.

Mr. Dolloff replied it would be enclosed on three sides, front plywood doors, and all would be used for storage of wood with the exception of 6' to be used for storage of tools.

Bill Hunt asked what the existing building is used for at present, to which Mr. Dolloff replied nothing.

No one spoke in favor or in opposition to the petition.

Public hearing was closed at this time.

Mardean Frazer made a motion to deny the request, stating that it violates the spirit and intent of the zoning ordinance, and there is no hardship inherent in the land.

David Bertrand seconded the motion.

Variance denied, 5-0.

H85-20 Earle Goodwin, Littleworth Road, known as Assessor's Map G, Lot 30, zoned I-1, petitions for a variance from Article V, Section 170-16, for relief from setback requirements.

Earle Goodwin, 36 Arch Street, explained the petition to the Board. He stated that the land he owns is considered to be one lot, and he is not requesting sub-division, only relief from setback requirements so that his son can build a print shop at this location. The print shop would require only about 5 parking spaces.

Mr. Greenwood asked what the dimensions of the lot are.

Mr. Goodwin replied 100' depth, 783' frontage.

Mr. Goodwin stated that the City setback requirement is 25' and the State requirement is 30' and that the State had told him they would conform to whatever the City agrees to. He stated there is 15' setback now.

No one spoke in favor or in opposition to the request.

Public hearing was closed at this time.

David Bertrand made a motion to grant the request for a variance.

Dennis Ciotti seconded the motion.

Variance granted, 5-0.

The meeting adjourned at 8:25.