



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, December 15, 2022
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Chris Prior (Chair), Anthony Sillitta, Nick Couturier, Rich Onufry (Alternate), Sarah Tatarczuk (Alternate)

Members Absent (Excused): Otis Perry (Vice Chair), George Reagan, Casey Conley (Alternate)

Members Absent (Unexcused): None

Staff Present: Natasha Kypfer (Zoning Administrator/Assistant City Planner), Donna Benton (Director of Planning and Community Development)

The Chair called the meeting to order at 7 PM.

2. APPROVAL OF MEETING MINUTES OF OCTOBER 20, 2022

Motion: Couturier moved to approve the minutes of October 20, 2022 as submitted. Seconded by Onufry.

Vote: All in favor with Tatarczuk abstaining.

The Chair explained the ZBA meeting and hearing process.

3. HEARINGS

- A. Z22-12/ZONE-2022-0009 Owner Raymond Ladebush, Columbus Avenue, (Tax Map G, Lot 24-J-3), located in the Low-Density Residential (R-20) Zoning District request a Variance of dimensional requirements from **Section 170-12.B. of the Zoning Ordinance** to allow construction of a single-family dwelling with attached garage, 132' from the front property line, where a 20'-35' build-to-line is required.

Ray Ladebush, 32 Columbus Avenue, presented the case and reviewed the need for the Variance, reviewing the five criteria as detailed in their submitted narrative and application.

Public Comment:

Brandon Ladebush, 32 Columbus Avenue, noted his support for the variance; he is planning to move into the proposed dwelling.

Planning Department recommendation: Zoning Administrator Kypfer noted staff takes no position and does not support or oppose the granting of the Variance request. The proposal places the home in a similar location as its neighbors on the eastern side of the road. The building permit was issued in error, which led to the project starting, resulting in a stop work order. Whether construction had begun early, or not, the property owner would have been directed to the dimensional regulations of this district and would have been guided to ask for relief if a modified front setback was to be sought.

Public Hearing was closed.

The Chair noted this is a classic example of why a request for variance should be granted, stating that the five criteria appear to be met.

Motion: Couturier moved to GRANT the Variance based upon the representations made by the applicant and the testimony provided. Onufry seconded. Vote: U/A



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- B. Z22-13/ZONE-2022-0010 Owner Golden Oaks Development, LLC 3 Arcola Street, (Tax Map 33, Lot 114), located in the Medium-Density Residential (R-12) Zoning District request a Variance of dimensional requirements from **Section 170-12.B. of the Zoning Ordinance** to allow construction of a two-family dwelling (duplex), 4' from the rear setback, where 30' is required.

The applicant has requested a continuance to the next regular ZBA meeting, on January 19, 2023.

Motion: Sillitta moved to continue the case to the January 19, 2023 meeting. Tatarczuk seconded. Vote: U/A

4. OTHER BUSINESS

D. Benton provided some announcements to the board:

- Thanked the board for their service
- Land use meet and greet – scheduled for January 10th
- Vision chapter of master plan work is under way

5. ADJOURN

Motion: Sillitta moved to adjourn at 7:17 pm. Couturier seconded. Vote: U/A