



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover NH 03820
Meeting Date: **Thursday, July 20, 2023**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF JUNE 15, 2023

3. HEARINGS

- A. ~~*ZONE-2023-0030~~ Owners: Edgar R. & Anne S. Crothers, Applicants: Justine Fallon and Karl Kumli, Cote Drive and Dover Point Road. (Tax Map L, Lot 55-B), located in the Low-Density Residential (R-20) Zoning District requests Variances from ~~Section 170-12.B of the Zoning Ordinance~~, to allow for a rear setback of 20' whereas 30' is required and a front build-to-line of 10' whereas 20' to 35' is required. **CONTINUED FROM JUNE 15, 2023 MEETING- WITHDRAWN**
- B. ***ZONE-2023-0035** Owners: Lionel R. Paradis Jr. & Kristina L. Paradis, Applicant: Jared Lusk, 180 Tolend Road. (Tax Map F, Lot 2), located in the Innovative Technology (IT) and Rural Residential (R-40) Zoning Districts request a Variance from **Section 170-22.C.(1).**, to permit the construction of a new, 100' telecommunications tower on the above referenced property, where the construction of new telecommunications towers is only permitted on 15 parcels specified by the Zoning Ordinance.
- C. ~~*ZONE-2023-0037~~ Owners: ~~Dover Development, LLC, 52 Old Rochester Road (Tax Map 40, Lot 25), located in the Commercial (C) Zoning District requests a Variance from Section 170-11. of the Zoning Ordinance~~, to allow for the removal of all existing structures and to construct sixty four (64) residential units, with two (2), four-story buildings, and to exceed the residential ratio required under Footnote 3 where 2/3rd is the maximum and 13%/87% is proposed. **WITHDRAWN**
- D. ***ZONE-2023-0038** Owners: Jewett Commercial Park, LLC Applicant: Jeremiah Comeford, 30 Crosby Road Unit 9 (Tax Map G, Lot 31-3), located in the Commercial Manufacturing (CM) Zoning District requests a Special Exception from **Sections 170-12.A. and 170-52.C.(3). of the Zoning Ordinance**, to install an auto service.

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@doover.nh.gov. You may also view materials at www.doover.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@doover.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.