



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, November 16, 2023**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF OCTOBER 19, 2023

3. HEARINGS

- A. ***ZONE-2023-0045** Applicant: Bruton & Berube, PLLC (Owners: Laurie S. Anderson and Andrew R. & Holly Welsh Smith), 13 & 11 Hawthorn Road, Tax Map 17, Lots 132 & 131) located in the Medium Density Residential District (R-12), request a Variance from **Section 170-12.(B) of the Zoning Ordinance**, to allow for a reduction in minimum lot area in order to facilitate a lot line adjustment of shared property lines. The zoning district requires a minimum of 12,000 sq. ft.; if relief is granted, post-adjustment Lot 131 will be 11,079± sq. ft. and Lot 132 will be 11,710± sq. ft.
- B. ***ZONE-2023-0046** Applicant: Boudreau Land Surveying (Owners: Bridget Broderick), 26 Nye Lane, Tax Map E, Lot 49-6, located in the Low-Density Residential District (R-20), request a Variance from **Section 170-12 of the Zoning Ordinance**, to allow construction of a covered porch, and steps to be constructed approximately 14.6' from the side lot line, where 20' is required.
- C. ***ZONE-2023-0047** Applicant: Spectrum Signs and Graphics (Owners: Central Avenue Management, LLC), 118 Central Avenue, Tax Map 15, Lot 113, located in the Gateway District (G), request a Variance from **Section 170-32.G. of the Zoning Ordinance**, to allow for an increase in sign size for an approximate 53 s.f. wall sign and an approximate 69.4 s.f. free standing sign where the total sign area allowed is 24' in the Gateway District.
- D. ***ZONE-2023-0048** Applicant/Owner: Anthony Mckeeon Sallese, 7 Ham Street, Tax Map 27, Lot 16, located in Urban Density Multi Residential District (RM-U), request a Special Exception from **Section 170-52.C.3 of the Zoning Ordinance**, to allow for the conversion from two (2) living units to four (4) living units.
- E. ***ZONE-2023-0049** Applicant: Shaheen & Gordon, PA (Owners: Deepwater Frontiers, LLC), Back Road, Tax Map M, Lot 104, located in the Rural Residential District (R-40), request a Variance from **Section 170-12(B) of the Zoning Ordinance**, to allow for a storage container to remain on the parcel within the setback temporarily due to the unique natures of the property.

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.