

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, February 15, 2024**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF January 18, 2024

3. HEARINGS

- A. ***ZONE-2024-0002** Applicant: Eddins Investments, LLC. 6 Milk Street, Tax Map 30, Lot 108 located in the Urban Density Multi Residential (RM-U), requests a Variance from **Section 170-11.D of the Zoning Ordinance**, to allow for change in use from a warehouse and office space to musical collaboration space and office space.

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.



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, January 18, 2024
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Chris Prior (Chair), Rich Onufry, Jackson Brown (Alternate), Sarah Tatarczuk (Alternate), and Anthony Sillittta

Members Absent (Excused): George Reagan (Alternate) and Otis Perry (Vice Chair), Nicholas Couturier

Members Absent (Unexcused):

Staff Present: Paul R. Crouser (Zoning Administrator), Donna Benton, Director of Planning and Community Development

The Chair called the meeting to order at 7 PM.

2. APPROVAL OF MEETING MINUTES OF DECEMBER 21, 2023

Motion: Onufry moved to approve the minutes of December 21, 2023 as submitted. Seconded by Brown.
Vote: 4 in favor with Tatarczuk abstaining

Motion: Sillittta moved to elect officers after the hearings. Seconded by Onufry. Vote: U/A

The Chair explained the hearing process.

4. HEARINGS

A. ZONE-2023-0050 Applicant: Cleveland, Waters, and Bass (Owner: Paul J. Seaver), 105 Durham Road, Tax Map H, Lot 6-4 located in the Low Density Residential District (R-20), requests a Variance from Section 170-12.A of the Zoning Ordinance, to allow for multi-family use for a group home for adults. The subject zoning district, R-20, prohibits more than four (4) dwelling units per lot. The applicant is seeking to construct an addition to the existing building, expanding its total dwelling unit count from one (1) to nine (9).

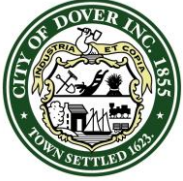
Tom Chesnard, Cleveland, Waters and Bass represented the item and explained the mission of the applicant and that they have searched a long time to find a property that meets their criteria. He noted Laurie McIntosh and Ron Walton from Our Place Inc and fellow attorney Abby Karoutas and Cory Belden from Altus Engineering were present.

He gave background information relating to purchasing the property at 105 Durham Rd and its attributes. He noted the criteria this organization was seeking in a property search was:

- Large enough to house approximately 12 people in apartment housing
- No existing tenants
- Sufficient space for parking
- Sufficient outdoor space for gardens and recreational activities
- On a bus route
- Close to potential employment sites

The proposal is to reconfigure the interior of the existing structure and build an addition. The final result will be nine living units. Eight will house adults with IDD and the ninth will house staff. The existing building will have five units and the addition will have four.

He addressed the variance criteria by summarizing the information provided in the application. He addressed public interest by noting the essential character of the area will not be altered and noted the existing surrounding uses. Public health, safety and welfare will not be at risk and traffic will decrease from the prior use.



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, January 18, 2024
Meeting Time:	7:00 pm

The spirit of the ordinance is upheld by granting the variance. The property owners intend to garden a portion of the lot and the shape of the lot is conducive to the addition, parking and gardening. He expounded on ways the proposed use of the property enhances the spirit of the ordinance.

Substantial justice is met as the property will remain in conformity even after the proposed addition. Traffic will be less than previously. There is no gain to the public by denying the variance.

The values of surrounding properties will not be diminished as the use will change from non-residential to residential use.

Hardship criteria was discussed noting the applicant's proposed use of the property is a reasonable use considering its unique shape and setting which benefits the proposal.

The Chair read the Planning Department suggested conditions to the applicant and they were discussed.

- 1) This approval does not grant additional density, the applicants will need to seek it through the TDR process before the Technical Review Committee and Planning Board.
- 2) That all proposed units be rented using the HUD Fair Market 80% Rent Limit, or HUD-restricted Fair Market Rate rents in perpetuity.
- 3) That the property receives and maintains active and applicable licensure with the New Hampshire Department of Health and Human Services' Health Facilities Administration in perpetuity.

The applicant noted the ninth unit is for staff use and is not meant to be rented at all. He proposed a change to the language of criteria 2. The language was discussed among the board members and staff.

Cory Belden, Altus confirmed they have submitted their application to TDR and Planning Board and the HUD rates will be addressed at those levels as well.

The language of condition three was discussed and amended as provided by the applicant.

Public Comment:

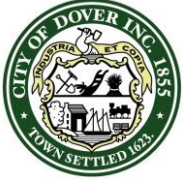
Laurie McIntosh, Our Place Board Chair noted this is a growing population as many live with aging parents. The only other option is foster care which tends to time out around three years which leads to moving often.

Douglas Dodd, Trask Dr is in favor of the proposal. He won't always be able to care for his daughter and encourages more opportunities like this along with other Dover development.

Kim Taylor, Carmens Way is a special educator and case manager and noted the people who will live in this housing are good people with jobs and friends. They deserve to have what we all want, and their aging family cannot keep up with their needs. She is in support of this project and hopes Dover will be in favor of this project and others in the future.

Janet Esmond, noted her son's successful qualities and his needs which can be met by housing like this.

Jessica LaMontane, Trask Dr likes this proposal because of the community it will provide for the residents. She noted many types of housing that will be needed in NH and this model may work for other types of needed housing.



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, January 18, 2024
Meeting Time: 7:00 pm

Planning Department recommendation: Zoning Administrator noted the revised language for the 2nd condition should state that any rented units shall be rented at the HUD rate.

Staff does not support or oppose the Variance request, though it bears mentioning that staff has received at least fifteen (15) letters of support for this project, to include at least one of the three direct residential abutters.

The Chair closed the public hearing and the board members discussed the language of the conditions.

Motion: Sillitta moved to GRANT the variance with the following conditions:

1. This approval does not grant additional density, the applicants will need to seek it through the TDR process before the Technical Review Committee and Planning Board.
2. HUD-restricted Fair Market Rate rent limit applies for any units providing rental income.
3. That the Applicant receives and maintains active licensure or certification as required by the laws and regulations of the State of New Hampshire and the City of Dover, as applicable.

Onufry seconded.

Vote: U/A

B. ZONE-2024-0001 Request for Rehearing for ZONE-2023-0042 Applicant/Owner: Miles Cook, Deepwater Frontiers LLC, Back Road (Tax Map M, Lot 104), located in the Rural Residential (R-40) Zoning District, requests an appeal of a July 13, 2023 administrative decision regarding the placement of a storage container under Section 170-12(B) of the Zoning Ordinance. The Zoning Administrator determined that the storage container needs to comply with setback requirements, or be moved to a location that complies with setbacks.

The Chair noted there was an error in the posting of this item. It should read request for rehearing of ZONE-2023-0049.

Also, the attorneys in the matter sent in a request for a rehearing for the denial of the variance from November of 2023. There is no public hearing for this item. The applicant has submitted documentation for board review, consideration and deliberation whether an error was made and if they want to allow the applicant an opportunity for a rehearing.

The Chair noted he has read the documentation and notes there is a difference in opinion between the applicant and the board. The board heard the item objectively and followed the law and stated their findings of fact. He is not in support of granting a rehearing.

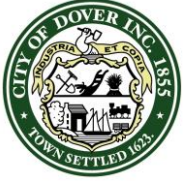
Onufry noted the applicant's premise of why there should be a rehearing is based on hardship and he didn't recall the denial of the variance being solely based on his ability or inability to sell his unit. There were many factors in the criteria which resulted in the denial.

Sillitta noted the structure never met the setbacks and wasn't going to without being moved.

Motion: Chair Prior moved to DENY the request for a rehearing for 2023-0049. Sillitta seconded.

Vote: U/A

3. ELECTION OF OFFICERS



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, January 18, 2024**
Meeting Time: **7:00 pm**

Motion: Sillitta moved to nominate Prior for Chair.

Motion: Onufry moved to nominate Sillitta for Vice Chair.

Board members wrote their votes on paper which were tallied. Prior will be Chair and Sillitta Vice Chair.

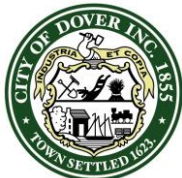
5. OTHER BUSINESS

The executive session did not occur tonight, so it will occur at 6:30pm on February 15th before the next ZBA regular meeting.

4. ADJOURN

Motion: Sillitta moved to adjourn at 8:18 pm. Brown seconded. Vote: U/A

DRAFT



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall, 288 Central Ave., Dover, NH 03820
Meeting Date:	Thursday, February 15, 2024
Meeting Time:	7:00 pm

INTENT: The Applicant requests a Variance from Section 170-11.(D) of the Zoning Ordinance, to allow for a change in use from warehouse space to a musical collaboration/office/warehouse space to include the installation of six (6) 240 sf. rooms for music lessons and/or rehearsal space, with one room for office space. The remainder of the building will be leased warehouse space

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-A

ZONING DISTRICT: Urban Density Multi-Residential, (RM-U)

FILE: ZONE-2024-0002

APPLICANTS: Kurt Eddins

OWNERS: Eddins Investments, LLC

LOCATION: 6 Milk Street (Tax Map 30, Lot 108)

ACREAGE: 0.23 ± acres.

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Commercial, no change

SURROUNDING LAND USE: Mixed (abuts CBD-G district and is approx. 200 ft. away from Gateway and CBD-MU districts)

PREVIOUS ZBA ACTION: 1984 – Variance granted to change use from legal non-conforming auto garage to legal non-conforming “wholesale distribution center”.

PLANNING BOARD APPROVAL REQ.: No

ATTACHMENTS: Application, Narrative, Floor Plan

STAFF RECOMMENDATION: Staff supports this variance request with conditions.

BACKGROUND INFORMATION

The property subject to this Variance request is located on the corner of Milk and Mount Vernon St., and is .023 acres in area, or just shy of 10,000 sf. At present, there is one structure on the property divided into three areas; a 6,986 sf. warehouse, a 1,300 sf. showroom, and a 960 sf. office space. The applicant is proposing a reduction in warehousing square footage, and expansion of office space square footage, and the installation of six (6) individual rooms to be used for music lessons and/or rehearsal space. While a number of commercial uses are permitted in the RM-U district, this particular proposed use does not fall under any definition of any approved use in this district.

While most direct abutters to this property are residential dwellings, this parcel is on the outer edge of the RM-U district and directly abuts the CBD-G district and is within approximately 200 linear feet from the Gateway and the CBD-MU districts, which are both commercially-biased districts. In addition, the 2/3 of the proposed uses for this parcel will remain the same, and as such, the granting of this proposed variance will have little impact on the surrounding neighborhood, provided that noise and traffic are sufficiently managed.

The intent behind the sought relief is to provide the applicant himself with professional office space, while simultaneously renting the six (6) rooms for musical purposes and renting the remaining warehouse space.

STAFF RECOMMENDATION

Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria. Staff supports this Variance request with the following conditions:

- 1) Hours of operation specific to the music space rental use shall be agreed upon and abided by, for both residential noise and traffic concerns;
- 2) That, although the nearest residential structure is 36' away from the property in question, if any reasonable noise complaints are made by any direct abutter, that the applicant shall take timely measures to remedy the root cause of the complaint, whether that entails limiting the permissible scope of music-related activities on the premises, installing additional sound buffering, etc.

ZONE-2024-0002 6 Milk Street



Property Information

Location 6 MILK ST
Owner EDDINS INVESTMENTS LLC
Land Use
Zoning Code RM-U
Property Id 30108-000000



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Dover, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/30/2023
Data updated Daily

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.



PERMIT SNAPSHOT REPORT ZONE-2024-0002 FOR CITY OF DOVER, N.H.

Permit Type Zoning	Project:	App Date: 01/24/2024
Work Class: Variance	District: None	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Blonigen, Rachel	Approval
Description: Variance		Expire Date:

Parcel: 30108-000000 Main	Address: 6 Milk St Dover, 03820 Main	Zone: CBD-G(Central Business District - General) RM-U(Residential - Urban Density)
----------------------------------	--	--

Owner	Applicant
Kurt Eddins	Kurt Eddins
38 Nye Ln	38 Nye Ln
Dover, NH 03820	Dover, NH 03820
Business: (603) 568-7836	Business: (603) 568-7836

Permit Custom Fields

Number of Variances Requested: 1	ZoneVariPlanDirectionsHeading up Central Ave, left after Sixth Street	ZoneVariPlanSummary I will have my personal office space along with 6 new rooms roughly 12x20 in size.
ZoneVariAppealSect 170.11 Section D	ZoneVariAppealSectDe Changing the use from tail warehouse and office space to musical practice space.	What is the parcel zoned? RM-U
ZoneVariAppeal1PublicMy primary goal for this Interest venture is to meet an important need in the community. There is a lack of space for learning and practicing music, as well as meeting and collaborating with other musicians. I am also going to get great lengths to soundproof the spaces in order to not bother any of my neighbors.	ZoneVariAppeal2OrdinanceSpiritThe building was previously a flooring company, separated into commercial office space and warehouse space. I'm not changing that use, but rather just expanding the "office" space within the building. Additionally, as mentioned above, I will be an owner-operator and I will strive to be a positive influence in the neighborhood.	ZoneVariAppeal3SubstantialJusticeThe building needs a lot of work and I decided to purchase it because I could see the vision for how great the space could be used to help grow and support the arts in Dover.
ZoneVariAppeal4PropertyValueMy plan is to build a reputation for "Milk St. Studios" that will only improve the quality of the neighborhood and make everyone feel welcome. I want it to be a place that people feel comfortable entering and working on any creative pursuit that they are passionate about. Additionally, I consulted with a soundproofing expert for the construction of the rooms to greatly diminish any sound that will be coming out of the building.	ZoneVariAppeal5A1UnNecHardshipIt is an old commercial building that has been used for a variety of things over the years. As I mentioned previously, it was used as an office and warehouse before and that is my intent moving forward, but I'm just re-allocating the space in the building.	ZoneVariAppeal5A2NoFairRelateMy intended use of the building will not negatively affect my neighbors, and I will be using the property as my own office space as well so I can see that through. I'm trying to improve an old building and serve a need in the community.
ZoneVariAppeal5A3ReasonableUseAs stated above, my intentions are genuine and	if I am granted this variance I will seek to	create a space that will be appreciated and

PERMIT SNAPSHOT REPORT (ZONE-2024-0002)

valued by the community
as a whole.

Attachment File Name	Added On	Added By	Attachment Group	Notes
Permit Snapshot Report.pdf	01/24/2024 15:14	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot
ZONE-2024-0002 Abutters List.pdf	01/24/2024 15:45	Blonigen, Rachel		

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00006547	Planning Zoning Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00006547		\$200.00	\$200.00
INV-00006549	Planning Public Notice in Newspaper	\$120.00	\$120.00
	Planning Creation / Printing of Abutter Labels	\$30.00	\$30.00
	Planning Certified Mailing to Application Contacts	\$10.00	\$10.00
	Planning Certified Mailing to Abutters	\$250.00	\$250.00
Total for Invoice INV-00006549		\$410.00	\$410.00
Grand Total for Permit		\$610.00	\$610.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	Approved	01/24/2024	02/21/2024	01/29/2024	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Approved	01/24/2024	02/21/2024	01/29/2024

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		01/24/2024 15:45	01/29/2024 10:29
Confirm application complete v.1	Generic Action		01/24/2024 15:46
Planning Permit Application Review v.1	Receive Submittal	01/24/2024 0:00	01/29/2024 10:29
Zoning Board v.1		01/29/2024 10:29	
Zoning Board Agenda v.1	Task	01/29/2024 10:29	01/29/2024 10:31
Invoice for Notices v.1	Task	01/29/2024 10:30	01/29/2024 10:31
Send Notices v.1	Task	01/29/2024 10:31	
Zoning Administrator Creates Staff Recommendations v.1	Task		
Distribute Zoning Board Materials v.1	Task		
Zoning Board Hearing v.1	Hold Hearing		
Zoning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Document Archival v.1	Generic Action		
Internal Notification of Permit Completion v.1	Generic Action		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised June 7, 2022]

Office Use Only	Case #:	_____	Date Received:	RECEIVED Planning Office JAN 24 2024 Dover, New Hampshire
	Amount Paid: \$	_____	Time Received:	_____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Kurt Eddins, Eddins Investments LLC Phone # 603-568-7836

Address of Applicant: 6 Milk St. Dover NH 03820

E-Mail Address: kurt@360-relay.com

PROPERTY OWNER (if different from applicant): _____

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 6 Milk St. Dover NH 03820

Brief Directions: Heading up Central Ave, take your next left after Sixth St.

Zoning District: RM-U Assessor's Map # _____ Lot(s) # _____

TYPE OF APPEAL: (Please check one)

☒ Variance	from Section _____ of the Zoning Ordinance
☐ Physical Disability Variance (RSA 674:33-V)	from Section _____ of the Zoning Ordinance
☐ Special Exception	per Section _____ of the Zoning Ordinance
☐ Appeal of Administrative Decision	regarding Section _____ of the Zoning Ordinance
☐ Equitable Waiver	per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

On one half of the building, I will have my personal office space along with 6 new rooms roughly 12x20 in size. Those rooms will be rented out to musicians and artists to be used for lessons, rehearsal space and similar creative activities. The other half of the building will remain warehouse space and will be rented out.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) _____ of the Zoning Ordinance to permit:

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

My primary goal for this venture is to meet an important need in the community. There is a lack of space
for learning and practicing music, as well as meeting and collaborating with other musicians. I am also
going to great lengths to soundproof the spaces in order to not bother any of my neighbors.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

The building was previously a flooring company, separated into commercial office space and warehouse
space. I am not changing that use, but rather just expanding the "office" space within the building.
Additionally, as mentioned above, I will be an owner-operator and I will strive to be a positive influence in
the neighborhood.

3. Granting the variance would do substantial justice because:

The building needs a lot of work and I decided to purchase it because I could see the vision for how great
the space could be used to help grow and support the arts in Dover.

4. The value of surrounding property will not be diminished because:

My plan is to build a reputation for "Milk St. Studios" that will only improve the quality of the neighborhood, and make everyone feel welcome. I want it to be a place that people feel comfortable entering and working on any creative pursuit that they are passionate about. Additionally, I consulted a soundproofing expert for the construction of the rooms to greatly diminish any sound that will be coming out of the building.

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(i) The following special conditions of the property distinguish it from other properties in the area:

It is an old commercial building that has been used for a variety of things over the years. As I mentioned previously, it was used as an office and warehouse before and that is my intent moving forward, but I'm just re-allocating the space in the building.

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

My intended use of the building will not negatively affect my neighbors, and I will be using the property as my own office space as well so I can see that through. I'm trying to improve an old building and serve a need in the community.

and

(iii) The proposed use is a reasonable one because:

As stated above, my intentions are genuine and if I am granted this variance I will seek to create a space that will be appreciated and valued by the community as a whole.

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:



SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

IMPORTANT
PROPERTY IDENTIFICATION SIGN MUST BE POSTED ON THE PROPERTY FOR THE 5 DAYS PRIOR TO HEARING. FAILURE TO POST MAY RESULT IN APPLICATION NOT BEING ACCEPTED.

Kurt Eddins

Signature of Applicant*

Kurt Eddins

Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Zoning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: *Kurt Eddins* Date: 1/24/2024

RECEIVED
Planning Office

JAN 24 2024

Dover, New Hampshire

ZONE-2024-0002

6 MILK ST

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
	31 SIXTH ST	HAWKINS MATTHEW & ASHLEY TRUSTEES	HAWKINS FAMILY REVOCABLE TRUST	PO BOX 308	DOVER	NH	03821-0308
	25 27 SIXTH ST	D & P PROPERTIES LLC		23 LAREDO LN	EAST ROCHESTER	NH	03868
	21 23 SIXTH ST	SMITH MARTIN F III		PO BOX 1144	DOVER	NH	03820
	4 MOUNT VERNON ST	KAROUTAS PAUL TRUSTEE	KAROUTAS PAUL LIVING REVOCABLE TRUST	3 KENNEDY CIRCLE	DOVER	NH	03820
	8 MOUNT VERNON ST	WILSON PERRY K		PO BOX 1105	DOVER	NH	03821
	12 14 MOUNT VERNON ST	12 MT VERNON ST LLC		72 FOYES LANE	KITTERY	ME	03905
	18 MOUNT VERNON ST	SMITH JAMES N		18 MOUNT VERNON ST	DOVER	NH	03820
	20 22 MOUNT VERNON ST	MOUNT VERNON HOLDINGS LLC		27 GROVE ST	GREENLAND	NH	03840
	24 MOUNT VERNON ST	PETERMAN HENRY		252 CANAAN BACK RD	BARRINGTON	NH	03825-7253
	7 MOUNT VERNON ST	CHAMPAGNE SUE LLC		23 HEMLOCK COURT	NEWFIELDS	NH	03856
	5 MOUNT VERNON ST	WINN KEVIN R		5 MOUNT VERNON STREET	DOVER	NH	03820
	3 MOUNT VERNON ST	MOUNTJOY JEFFREY AB & KAREN TRUSTEES	MOUNTJOY JEFFREY AB REVOCABLE LIVING TRU	62 ORCHARD ST	PORTSMOUTH	NH	03801
	570 572 CENTRAL AV	ANDERSON CHRISTOPHER J		552 ROLLINS ROAD	ROLLINSFORD	NH	03869
	574 CENTRAL AV	ANDERSON CHRISTOPHER J		552 ROLLINS RD	ROLLINSFORD	NH	03869
	576 CENTRAL AV	COMMUNITY ACTION PARTNERSHIP	OF STRAFFORD COUNTY	577 CENTRAL AVE	DOVER	NH	03820
	582 588 CENTRAL AV	BOMAC REALTY LLC		44 CHASE RD	S HAMPTON	NH	03827
	582 CENTRAL AV	CARMODY CHRISTIAN C	CARMODY SHOSHANA L	582 CENTRAL AV	DOVER	NH	03820
	584 CENTRAL AV	DEOLEO RISELLY VALENTINE		584 CENTRAL AV	DOVER	NH	03820-3431
	586 CENTRAL AV	PHILLIPS RACHEL		586 CENTRAL AVENUE	DOVER	NH	03820
	588 CENTRAL AV	WHITELEY CHRISTOPHER DONALD		588 CENTRAL AV	DOVER	NH	03820
	27 MOUNT VERNON ST	DEMETRACOPOULOS FAMILY TRUST		PO BOX 279	DOVER	NH	03821
	5 MILK ST	KHALSA DEV ATMA & SHARA &	KHALSA GURUBHAL	7 MILK ST #C	DOVER	NH	03820-3034
	1 3 MILK ST	KARAMBATSOS THEODORE T &	KARAMBATSOS EVANGELIA G	1 EAST CONCORD STREET	DOVER	NH	03820
	590 CENTRAL AV	RAHN HOLDINGS LLC		590 CENTRAL AVE	DOVER	NH	03820
	9 MILK ST	TOBIN JAMES F V		40 MILL POND WAY	PORTSMOUTH	NH	03801
	6 MILK ST	EDDINS INVESTMENTS LLC		38 NYE LANE	DOVER	NH	03820