

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, May 16, 2024
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Chris Prior (Chair), Otis Perry, Rich Onufry, Nicholas Couturier, and Jackson Brown (Alternate)

Members Absent (Excused): George Reagan (Alternate), Anthony Sillitta (Vice Chair)

Members Absent (Unexcused):

Staff Present: Paul R. Crouser (Zoning Administrator)

The Chair called the meeting to order at 7 PM and explained the hearing process.

2. APPROVAL OF MEETING MINUTES OF APRIL 18, 2024

Motion: Perry moved to table the minutes of April 18, 2024. Seconded by Onufry. Vote: U/A

3. HEARINGS

- A. *ZONE-2024-0012** Applicant: Daniel Dion, 36 Tuttle Lane, Tax Map M, Lot 82-B, located in the Rural Residential (R-40), requests a Variance from **Section 170-14(4)a**, to allow relief from the street-abutting setback of 40' on Quaker Ln. to 11.3', and for a proposed lot coverage percentage of 12.1% where 10% is permitted, to allow for the installation of an attached garage.

Ray Bisson, Stonewall Surveying represented the application and explained the history of the parcel and the proposal to renovate the home, remove the carport and construct a garage. The proposed changes will modernize the appearance and be more consistent with the neighborhood. He explained the previous and current setback regulations and noted they are seeking two variances for street-abutting setback and lot coverage percentage.

The applicant addressed the criteria highlighting the characteristics of the neighborhood, reasonable location for the garage, zoning regulations in relation to the lot coverage, substantial justice, the improvements will increase the value of the home and the surrounding properties, hardship due to the size of the lot and age of the home and the changes to restrictions since it was built.

Public hearing opened
No one spoke

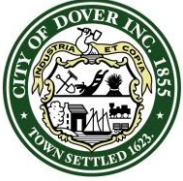
Planning Department input: staff supports the variance request without conditions. This lot is a non-conforming lot (approximately 22,651.2 sf. where 40,000 sf. is required), which does create a considerable burden to the applicant in making reasonable additions to their home. The curb cut being on Tuttle Ln is also a benefit.

The applicant clarified information to the board relating to the garage size request.

Public hearing closed

Motion: Onufry moved to GRANT the variances as the criteria have been met. Couturier seconded.
Vote: U/A

- B. *ZONE-2024-0016** Applicant: ~~One First Street, LLC c/o: Kendra Price, 10 Second Street, Tax Map 6, Lot 20, located in the Central Business District General (CBD-G), requests a Variance from Section 170-12, CBD-G Sign Regulation, to allow for a freestanding sign, where they are prohibited in the Central Business District General.~~



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, May 16, 2024**
Meeting Time: **7:00 pm**

Motion: Perry moved to table the item to a future meeting when all of the requirements have been met. Brown seconded. Vote: U/A

4. OTHER BUSINESS

None

5. ADJOURN

Motion: Perry moved to adjourn at 7:18 pm. Couturier seconded. Vote: U/A