



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

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF JUNE 20, 2024

3. HEARINGS

- A. ***ZONE-2024-0028** Applicant: 17-19 Summer Street Properties, LLC, Locust Street, Tax Map 12, Lot 35-1, located in the Heritage Residential District (HR), requests a Variance from **Section 170-12, HR District 3-4 Family Dwelling Creation/Conversion CUP criterion D**, where parking lots are required to be at least five (5) feet from a side property line.
- B. ***ZONE-2024-0031** Applicant: Mike Leary (Owner: Cocheco Mills Holdings, LLC), 100 and 51 Main Street, Tax Map 3, Lot 63 and Tax Map 2 Lot 37-A, located in Central Business District-General (CBD-G), requests a Variance from **Section 170-12, General Central Business District-specific sign regulations**, to install more than two (2) wall signs, whose area is greater than the permitted 40 sf. maximum.
- C. ***ZONE-2024-0032** Applicant: Steven Endsley (Owner: Marc Keith Gagnon), 48 Old Rochester Road, Tax Map D, Lot 9-B, located in Medium Density Residential District (R-12), requests a Variance for each proposed lot from **Section 170-12, R-12-specific lot size requirements** which mandates a minimum lot area of 12,000 sf. in order to subdivide the parent lot into two (2) ten-thousand (10,000) sf. lots.
- D. ***ZONE-2024-0033** Applicant: ALX Construction & Development, LLC (Owner: 239 Knox Marsh Realty, LLC), 239 Knox Marsh Road, Tax Map H, Lot 37-A, located in Commercial District (C), requests a Variance from **Section 170-12, Commercial District (C), Footnote #3 and the district's building height maximum**, to permit the 1/3rd requirement for commercial space to be located entirely within one (1) building with the proposed 2/3rds residential use to be in two (2) separate buildings, and to permit the three buildings within the C district to be greater than 40' in height.

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.