



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, September 19, 2024**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF August 15, 2024

3. HEARINGS

- A. ***ZONE-2024-0036** Applicant: Steven Endsley (Owner: Marc Keith Gagnon), 48 Old Rochester Road, Tax Map D, Lot 9-B, located in the Medium Density Residential District (R-12), requests a Variance from **Section 170-12, R-12 District setback requirements**, to allow for house decks and basement stairs to encroach on the 30' rear setback.
- B. ***ZONE-2024-0037** Applicant: 200 Sixth Street, LLC, 200 Sixth Street, Tax Map E, Lot 70-A, located in Innovative Technology District (IT), requests a Variance from **Section 170-11 Use Regulations and Section 170-12 Innovative Technology (IT) District Table of Use Regs.**, to allow for residential use.
- C. ***ZONE-2024-0038** Appeal of Administrative Decisions, Applicant: Jeff and Maureen Sanborn (Owner: 17-19 Summer Street Properties, LLC) Locust Street (Tax Map 12, Lot 35-1), located in the Heritage Residential District (HR), appeal the following Administrative Decisions pursuant to the variance granted on August 15, 2024, in which the Owner was allowed relief from the HR District's CUP requirement that parking lots shall be at least five (5) feet from a side property line, as prescribed under **Section 170-12, HR District 3-4 Family Dwelling Creation/Conversion CUP criterion C**.
- i. Not requiring cross-petitions for variances for Lots 35 and 35-1;
 - ii. Grandfathering parking on Lot 35 in violation of Heritage District Regulations; and
 - iii. Not requiring the Applicant to vacate the July variance before allowing a new application for a second variance heard by the ZBA on 8/15/24.

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.