



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover NH 03820
Meeting Date: **Thursday, November 21, 2024**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF October 17, 2024 Regular Meeting Minutes

3. HEARINGS

A. ***ZONE-2024-0043** Applicant: Tyler D. & Kathryn E. Goodwin, 49 Prospect Street, Tax Map 10, Lot 2-C, located in the Medium Density Residential District (R-12), requests a Variance from **Section 170-12(c)**, to allow for a minor subdivision to create one (1) new lot with approximately 95 feet of frontage where 100 feet is required within the R-12 Zoning District.

B. ~~***ZONE-2024-0045** Applicant: Simon D. J. Macalister, 9 Maple Street, Tax Map 30, Lot 66, located in Urban Density Multi-Residential District (RM-U), requests a Special Exception through **Section 170-12, Conversion to, or creation of Dwelling, 3-4 Family criteria**, to allow for the addition of three (3) new dwelling units to an existing single family dwelling.~~

[THIS ITEM WILL BE CONTINUED TO THE NEXT MEETING]

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, October 17, 2024**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Chris Prior (Chair), Rich Onufry, and Jackson Brown (Alternate)

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

Members Absent (Unexcused):

Staff Present: Paul R. Crouser (Zoning Administrator)

The Chair called the meeting to order at 7PM

2. APPROVAL OF MEETING MINUTES OF SEPTEMBER 10, 2024 AND SEPTEMBER 19, 2024

Motion: Brown to approve the minutes of September 10 and 19, 2024 as submitted. Seconded by Onufry. Vote: All in favor

The Chair noted only three members of the board are present, which is a quorum, but applicants will be given the opportunity to move forward with their hearing tonight or postpone for another date. All three members will need to vote in favor for a hearing item to pass. In the event of a denial, the applicant cannot use the fact that there wasn't a full board present as reason for rehearing.

3. HEARINGS

- A. * ZONE- 2024-0039** Applicant: Summit Land Development, 15 Durham Road, Tax Map H, Lot 11-2, located in the Gateway District (G), requests a Variance from Section 170-12, to allow for a monument sign in excess of the Gateway District's sign area maximum of 24 s.f.

John Sullivan represented and presented the application. He described the building, the zone and the variance request due to the distance of the building from the road. He highlighted the variance criteria which was submitted in writing.

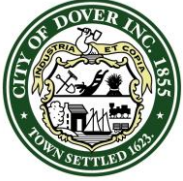
The applicant was fine with the conditions submitted by staff.

Public Hearing opened

John Donais, 16 Durham Rd (abutter) expressed concerns about the building that was put in due to the noise. He asked if the sign will be illuminated, how much noise will there continue to be and if additional ledge will need to be broken down and taken away. He is not in favor of any additional ledge break-up or construction noise.

Mr. Sullivan noted the applicant is up for feedback on the type of lighting- whether it be uplit or downlit and if it should correspond with hours of operation.

P. Crouser noted there are lighting regulations built into the sign ordinance that regulate the brightness allowed. He noted the plans describe some dimensions, but the exact signage square footage is not given. That will come with the sign permit. He also noted the sign has to meet setback regulations.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
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Planning Department input: Staff supports this variance request, as a nearly identical sign permit application was submitted, and later approved, for 10-14 Central Ave in March of 2019. At that time, zoning regulations were such that business in the then B-5 Zoning District (now Gateway District) were allotted 1 s.f. of signage area per every linear foot of building frontage. The referenced permit, approved March 19, 2019, approved an 80 s.f. monument sign given the businesses' joint calculated building frontage of 105'.

Should the Board approve this variance request, Staff encourages the implementation of the following conditions:

1. Per the property's site plan approved stamped by the Dover Planning Board on 3/23/23, the property's building frontage is $\pm$ 146.00 s.f. As such, the combined signage area for the property shall never exceed that of the building's frontage, which is 146 s.f.; and
2. Any tenant seeking signage within the approved monument sign shall be required to submit separate sign permits to the City.

The applicant addressed the land on site for the board noting the ledge is in the back and the sign and stone will be hand-dug.

Public Hearing closed

The Chair noted based on the testimony, application submitted, and staff comments and conditions which were agreed upon by the applicant, this is a unique property and this is an improvement to health and welfare and he would support it.

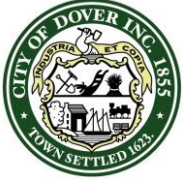
Motion: Onufry moved to approve the variance request with the conditions put forth by staff as it meets the criteria. Brown seconded. Vote: U/A

B. *Rehearing of ZONE-2024-0035R Applicant: 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 C, where parking lots are required to be at least five (5) feet from a side property line.

PREVIOUS ZBA ACTION:

1. 7/18/24 – Variance granted in relief of parking lot setback CUP requirement
2. 8/15/24 – Variance granted to correct scrivener's error in 7/18/24 variance
3. 9/10/24 – Request for rehearing granted pursuant to 8/15/24 variance
4. 9/19/24 – Appeals of three (3) administrative decisions denied

The Chair confirmed with the applicant that they do wish to move forward with the rehearing tonight with the ZBA members present. He provided some additional context on the hearing item including the timeline listed above and which members of the ZBA were in attendance at each meeting.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
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Meeting Date: Thursday, October 17, 2024
Meeting Time: 7:00 pm

Steve Haight, CivilWorks represented the application and explained the request for 5' setback for a parking lot to be shared by lots 35 and 35-1. Attorney Lyons put the application together, but was unable to attend the meeting tonight so Mr. Haight read a letter from him summarizing the corrections of scriveners errors, the request, and reasoning.

Mr. Haight then addressed exhibit B- conditions of the site, project proposal, and brief procedural history.

Mr. Haight then addressed the five variance criteria.

- He read into the record the analysis section of the application regarding the health, safety, welfare and characteristic of the neighborhood in relation to the proposed project
- He read into the record the analysis section of the application regarding the spirit of the ordinance
- He read into the record the analysis section of the application regarding substantial justice
- He read into the record the analysis section of the application regarding diminished surrounding property values
- He addressed the hardship criteria by reading the legal standard, summary of the applicable legal standard, and the three prongs of criteria A which have been met

Exhibit C shows the proposed shared access and parking.

Exhibit D is the application reviewed by TRC multiple times.

Recorded parking and access easements between the two lots are included in the packet.

Public hearing opened

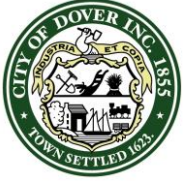
Maureen Sanborn, 30 Silver st (abutter) requests that the board deny the variance request. She appreciates the board. She expressed concerns about criterion 5- hardship. The applicant bought the property as two lots and created his own hardship by seeking to overbuild with a four-unit project hoping the variance will be granted. The applicant could fix his own hardship by building a smaller project.

She noted the abutters to the project are one, two and occasional three-unit properties and the applicant wants to put eight units right in the middle which is also in the historic district. She believes that an approval of this variance will have long standing consequences in the heritage district and asked if the board wanted to set that precedence.

Mr. Haight addressed public comment noting this request before the board is not a density request. It is for the shared parking to be 5' from the side setback. The use proposed is an allowed use.

P. Crouser read a letter into the record from Anthony McManus, 3 Renaud Ave which was received in advance of the meeting. This letter addressed an issue with a variance for side setback for parking (paving) being sought for one of the properties, but not the other and also the issue of the added density requested within the heritage district altering the integrity of the neighborhood. He is additionally concerned about precedence being set in this area.

Planning Department input: P. Crouser gave details regarding parking regulations within the Heritage district. The plan calls for encroachment of 3 parking spaces. The remaining 9 spaces are on the other lot.



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With the need for two spaces per unit, there wouldn't be enough space on the single lot for the four spaces required for a duplex. The applicant has used a creative solution by combining parking between the two lots.

Staff supports this Variance request without any conditions based upon the following facts:

1. The current parking area on Lot 35-1 has existed in violation of CUP criterion C (setback proximity) since at least 2008 as evidenced by satellite imagery;
2. The City of Dover encourages the use of shared parking lots and driveways, for both residential and commercial uses, as codified in §153-14.I and §153-17.C of Dover's Site Review Regulations.

P. Crouser addressed the 'self-inflicted hardship' noted by public comment after being asked by R. Onufry. Public hearing closed

The Chair noted the density and proposed building project is not part of the request before the Zoning Board. After seeing the lengthy application materials and the impact of the relief if granted, he would be in favor of granting the variance. It will not affect the character of the neighborhood, shared parking meets the objectives of the zone to not have any backing into the street, and there is uniqueness to the lot.

R. Onufry further commented that density is not something this board can review. In addition, public welfare and safety will be increased by granting the variance.

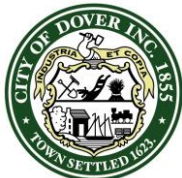
Motion: Onufry moved to grant the variance for relief of criterion C as presented by application and presentation. Brown seconded. Vote: U/A

4. OTHER BUSINESS

ZBA has open seats if anyone is interested.

5. ADJOURN

Motion: Onufry moved to adjourn at 8:13pm. Brown seconded. Vote: U/A



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, November 21, 2024
Meeting Time:	7:00 pm

INTENT: The Applicant requests a Variance from **Section 170-12(c)**, to allow for a minor subdivision to create one (1) new lot with approximately 95 feet of frontage where 100 feet is required within the R-12 Zoning District.

UNITS PROPOSED: N/A

AGENDA ITEM: 3-A

ZONING DISTRICT: Medium Density Residential District, (R-12)

FILE: ZONE-2024-0043

APPLICANT: Tyler & Kathryn Goodwin

OWNERS: Same

LOCATION: 49 Prospect St. (Tax Map 10, Lot 2C)

ACREAGE: ±2.14 acres.

Following proposed Subdivision, **Lot 2-C** will contain ±1.20 acres, with the new lot, **Lot 2-C-1** containing ±0.94 acres.

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential, No Change

SURROUNDING LAND USE: Residential

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQ.: Yes.

If Variance application is approved, applicant will be required to present a Minor Subdivision application to Planning Board

ATTACHMENTS: Application, Site Plan

STAFF RECOMMENDATION: Staff supports this Variance request without conditions

BACKGROUND INFORMATION

The property subject to this variance request is located 49 Prospect Street and resides within the Medium Density Residential District, (R-12). The property is approximately 2.14 acres and has approximate dimensions of 195' (frontage) x 468'.

The Applicant requests a Variance in relief of the R-12 District's lot frontage requirement of 100 linear feet in order to then subdivide the property, leaving the parent lot with the required 100' of frontage, with the newly proposed lot having a frontage value of 95'.

STAFF RECOMMENDATION

Staff supports this variance request without conditions. The entirety of the applicant's Variance request consists of frontage relief totaling five (5) linear feet. Staff believes the relief requested in this Variance application is minimal, and is consistent with frontage values of neighboring parcels on Prospect St., many of which having significantly less acreage as the proposed post-subdivision lots subject to this request. In addition, per the applicant's submitted materials, the existing home on the parent lot would remain compliant with the R-12's lot coverage and setback requirements.

Given the above, Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria. Should the Board approve this variance request, Staff encourages it do so without any imposed conditions.

ZONE-2024-0043 49 Prospect Street

**Property Information**

Location 49 PROSPECT ST
Owner GOODWIN TYLER D &
Land Use
Zoning Code R-12
Property Id 10002-C00000

**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-2024-0043 FOR CITY OF DOVER, N.H.

Permit Type Zoning	Project:	App Date: 10/31/2024
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 Expire Date:

Description: The property owner is seeking relief from City of Dover Zoning Ordinance 170-12(B). Specifically: to allow a for the (2) two lot subdivision of a where (1) one of the lots will have approximately 95 feet of frontage where 100 feet is required by the R-12 Zoning District.

Parcel: 10002-C00000	Main	Address: 49 Prospect St Dover, NH	Main	Zone: R-12(Residential - Medium Density)
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Applicant	Owner
Tritech Engineering Corp.	Tyler Goodwin
755 Central Avenue	Home: (603) 978-6849
Dover, NH 03820	
Business: (603) 742-8107	

Permit Custom Fields

Number of Variances Requested: 1	ZoneVariPlanDirectionsThe property is located at 49 Prospect Street.	ZoneVariPlanSummaryThe Applicant is proposing to subdivide their property into (2) two lots.
ZoneVariAppealSect 170-12 (B)	ZoneVariAppealSectDe tailThe property owner is seeking relief from City of Dover Zoning Ordinance 170-12(B). Specifically: to allow a for the (2) two lot subdivision of a where (1) one of the lots will have approximately 95 feet of frontage where 100 feet is required by the R-12 Zoning District.	What is the parcel zoned? R-12
ZoneVariAppeal1Public InterestThe proposed subdivision of our property does not unduly conflict with the zoning objectives and will result in two lots that are consistent with the surrounding properties. We respectfully submit that this a reasonable use of the property and would be in the public interest.	ZoneVariAppeal2OrdinanceSpiritWe respectfully submit that the larger than required lot size of the proposed lots more than compensate for the slight shortfall in frontage. The subdivision will result in two lots that are consistent with the surrounding properties and achieves the general spirit of the ordinance; to promote health, safety, and welfare of the public.	ZoneVariAppeal3SubstantialJusticeThis variance request will allow for the subdivision of our property and will result in two lots that are consistent with the surrounding properties, thus allow us reasonable use of our property without infringing on the public interests, therefore it will provide substantial justice for ourselves as well as the public.
ZoneVariAppeal4ProportionalityValueOur subdivision will result in two lots that are consistent with the surrounding properties and will not diminish surrounding property values. We respectfully submit that reasonable and consistent new development typically increases the surrounding property values.	ZoneVariAppeal5A1UnnecessaryHardshipOur existing lot is larger than most of the properties in the area and has a disproportional short frontage in relationship to the lot size. The subdivision will result in two lots that are consistent with the surrounding properties.	ZoneVariAppeal5A2No FairRelateThe general purpose of the ordinance is to promote health, safety, and welfare of the public. In this case, we respectfully submit that the larger than required lot size of the proposed lots more than compensate for the slight shortfall in frontage and achieves the purpose of the ordinance.

PERMIT SNAPSHOT REPORT (ZONE-2024-0043)

ZoneVariAppeal5A3ReasonableUse We respectfully submit that the larger than required lot size of the proposed lots more than compensate for the slight shortfall in frontage. The subdivision will result in two lots that are consistent with the surrounding properties, therefore results in a reasonable use of our property.

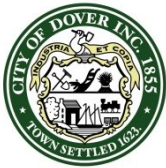
ZoneVariAppeal5BNoReasonableUse

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Robert_Stowell_10/31/2024.jpg	10/31/2024 11:10	Stowell, Robert		Uploaded via CSS
Permit Snapshot Report.pdf	10/31/2024 11:10	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009840	Planning Zoning Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00009840		\$200.00	\$200.00
INV-00009842	Planning Public Notice in Newspaper	\$120.00	\$100.00
Total for Invoice INV-00009842		\$120.00	\$100.00
Grand Total for Permit		\$320.00	\$300.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	In Review	10/31/2024	11/04/2024		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	10/31/2024	11/04/2024	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		10/31/2024 11:24	
Confirm application complete v.1	Generic Action		10/31/2024 11:26
Planning Permit Application Review v.1	Receive Submittal	10/31/2024 0:00	
Zoning Board v.1			
Zoning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		
Send Notices v.1	Task		
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: _____
Amount Paid: \$ _____ Time Received: _____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: _____ Tyler & Kathryn Goodwin _____ Phone # _____ 603-978-6849

Address of Applicant: _____ 49 Prospect Street Dover, NH

E-Mail Address: _____ goodwin.tyler.d@gmail.com

PROPERTY OWNER (*if different from applicant*): _____ same

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: _____ 49 Prospect Street Dover, NH

Brief Directions: _____ Duplex located on 2.14 Ac.

Zoning District: _____ R-12 _____ Assessor's Map # _____ 10 _____ Lot(s) # _____ 2C

TYPE OF APPEAL: (Please check one)

☒ Variance	from Section <u>170-12(B)</u> 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:

Applicant is proposing to subdivide Map 10 Lot C into 2 lots. One will contain the existing duplex and will have the R-12 required 100 feet of frontage on Prospect Street. The second lot will have less than the required frontage.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170-12 (B) of the Zoning Ordinance to permit:

a lot with less than 100 feet of frontage in the R-12 zone where a minimum of 100 feet of frontage is required.

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:

The proposed subdivision of our property does not unduly conflict with the zoning objectives and will result in two lots that are consistent with the surrounding properties. We respectfully submit that this a reasonable use of the property and would be in the public interest.

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

We respectfully submit that the larger than required lot size of the proposed lots more than compensate for the slight shortfall in frontage. The subdivision will result in two lots that are consistent with the surrounding properties and achieves the general spirit of the ordinance; to promote health, safety, and welfare of the public.

3. Granting the variance would do substantial justice because:

This variance request will allow for the subdivision of our property and will result in two lots that are consistent with the surrounding properties, thus allow us reasonable use of our property without infringing on the public interests, therefore it will provide substantial justice for ourselves as well as the public.

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

Our subdivision will result in two lots that are consistent with the surrounding properties and will not diminish surrounding property values. We respectfully submit that reasonable and consistent new development typically increases the surrounding property values.

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:

Our existing lot is larger than most of the properties in the area and has a disproportional short frontage in relationship to the lot size. The subdivision will result in two lots that are consistent with the surrounding properties.

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:

The general purpose of the ordinance is to promote health, safety, and welfare of the public. In this case, we respectfully submit that the larger than required lot size of the proposed lots more than compensate for the slight shortfall in frontage and achieves the purpose of the ordinance.

and

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

We respectfully submit that the larger than required lot size of the proposed lots more than compensate for the slight shortfall in frontage. The subdivision will result in two lots that are consistent with the surrounding properties, therefore results in a reasonable use of our property.

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.

Signature of Applicant*

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: _____

Date: _____

ZONE-2024-0043**49 PROSPECT STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
10002-A00000	53 PROSPECT ST	ROUSSE CHAD &	ROUSSE BRITNEY	53 PROSPECT ST	DOVER	NH	03820
10002-B00000	55 PROSPECT ST	COSMIC KID LLC		171 COLUMBUS AVE	DOVER	NH	03820
10003-000000	31 PROSPECT ST	OLOFSON ANDREA B &	BLONDA WILLIAM	31 PROSPECT ST	DOVER	NH	03820
10003-001000	35 PROSPECT ST	PETTEE SHELLY E &	PETTEE BRIAN C	35 PROSPECT ST	DOVER	NH	03820
10003-002000	39 PROSPECT ST	TURCOTTE RANDY &	TURCOTTE ANGELA	39 PROSPECT ST	DOVER	NH	03820
10021-000000	ARCH ST	BOSTON & MAINE RR	IRON HORSE PARK	HIGH STREET	NORTH BILLERICA MA		01862
10032-001000	6 TRASK DR	ROBINSON MICHAEL G		6 TRASK DR	DOVER	NH	03820
10034-000000	ALONG B & M RR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
32027-000000	38 PROSPECT ST	RUBIO ALEJANDRO C &	RUBIO KELSEY M	38 PROSPECT ST	DOVER	NH	03820
32028-000000	48 PROSPECT ST	GALT JESSE ANDREW & SUSAN S REV LIV TRUS	GALT JESSE ANDREW AND SUSAN S TRUSTEES	48 PROSPECT ST	DOVER	NH	03820
32029-000000	54 PROSPECT ST	JEAN ETHAN A &	JEAN AGNES S	54 PROSPECT ST	DOVER	NH	03820
32068-000000	56 PROSPECT ST	BARSTOW CHRISTOPHER & PETRA TRUSTEES	BARSTOW CHRISTOPHER AND PETRA REVOCABLE	528 DENNETT ST	PORTSMOUTH	NH	03801
32074-000000	2 PROSPECT CT	MCDONALD EILEEN		PO BOX 1233	DOVER	NH	03821-1233
32075-000000	52 PROSPECT ST	KEAYS ROBERT E & MARY W TRUSTEES	KEAYS ROBERT AND MARY REVOCABLE LIVING T	52 PROSPECT STREET	DOVER	NH	03820
10002-C00000	49 PROSPECT ST	GOODWIN TYLER D & TRITECH ENGINEERING	GOODWIN KATHRYN E	49 PROSPECT ST 755 CENTRAL AVENUE	DOVER DOVER	NH NH	03820 03820

TRITECH

ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820

TELEPHONE 603.742.8107
FACSIMILE 603.742.3830

October 31, 2024

Donna Benton, AICP
Director of Planning & Community Development
City of Dover, Planning Department
288 Central Avenue
Dover, New Hampshire 03820

Subject: Variance Application
Tyler & Kathryn Goodwin
49 Prospect Street
Dover Tax Map 10 Lot 2C
Dover, New Hampshire
Job No. 24124

Dear Donna:

On behalf of our clients, Tyler & Kathryn Goodwin we are submitting this variance application for their property located at 49 Prospect Street. The property; is in the R-12 Zoning District, is located on the southerly side of Prospect Street, contains 2.14 acres, has 195 feet of frontage on Prospect Street and is serviced by City Water & Sewer.

The property owner is seeking relief from City of Dover Zoning Ordinance 170-12(B). Specifically: to allow a for the (2) two lot subdivision of a where (1) one of the lots will have approximately 95 feet of frontage where 100 feet is required by the R-12 Zoning District.

A review of the city maps indicates that a number of other lots located on Prospect Street less than the 100 feet required by the current R-12 Zoning District:

- 5 Prospect Street has 70 feet of frontage.
- 11 Prospect Street has 81 feet of frontage.
- 21 Prospect Street has 95 feet of frontage.
- 26 Prospect Street has 95 feet of frontage.
- 30 Prospect Street has 95 feet of frontage.
- 34 Prospect Street has 95 feet of frontage.
- 36 Prospect Street has 95 feet of frontage.

Enclosed please find the application and supporting documentation:

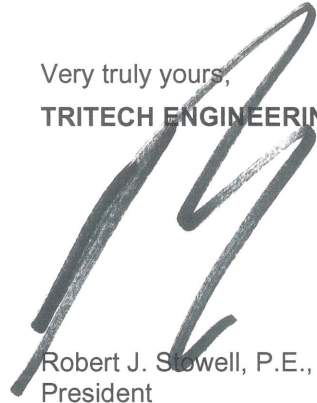
- The applicant's Variance Application.
- Trittech's Variance Application Plan.
- 1983 Subdivision Plan of the subject property.
- The applicant's Variance Application Fee (check #242).

Please place this variance application on the agenda for November 21st Zoning Board of Adjustment Meeting. We look forward to discussing this application with the board at that time.

Donna Benton
October 31, 2024
Page 2 of 2

Please advise should you have any questions.

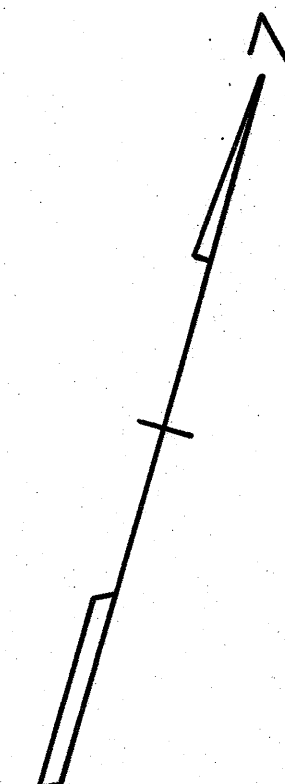
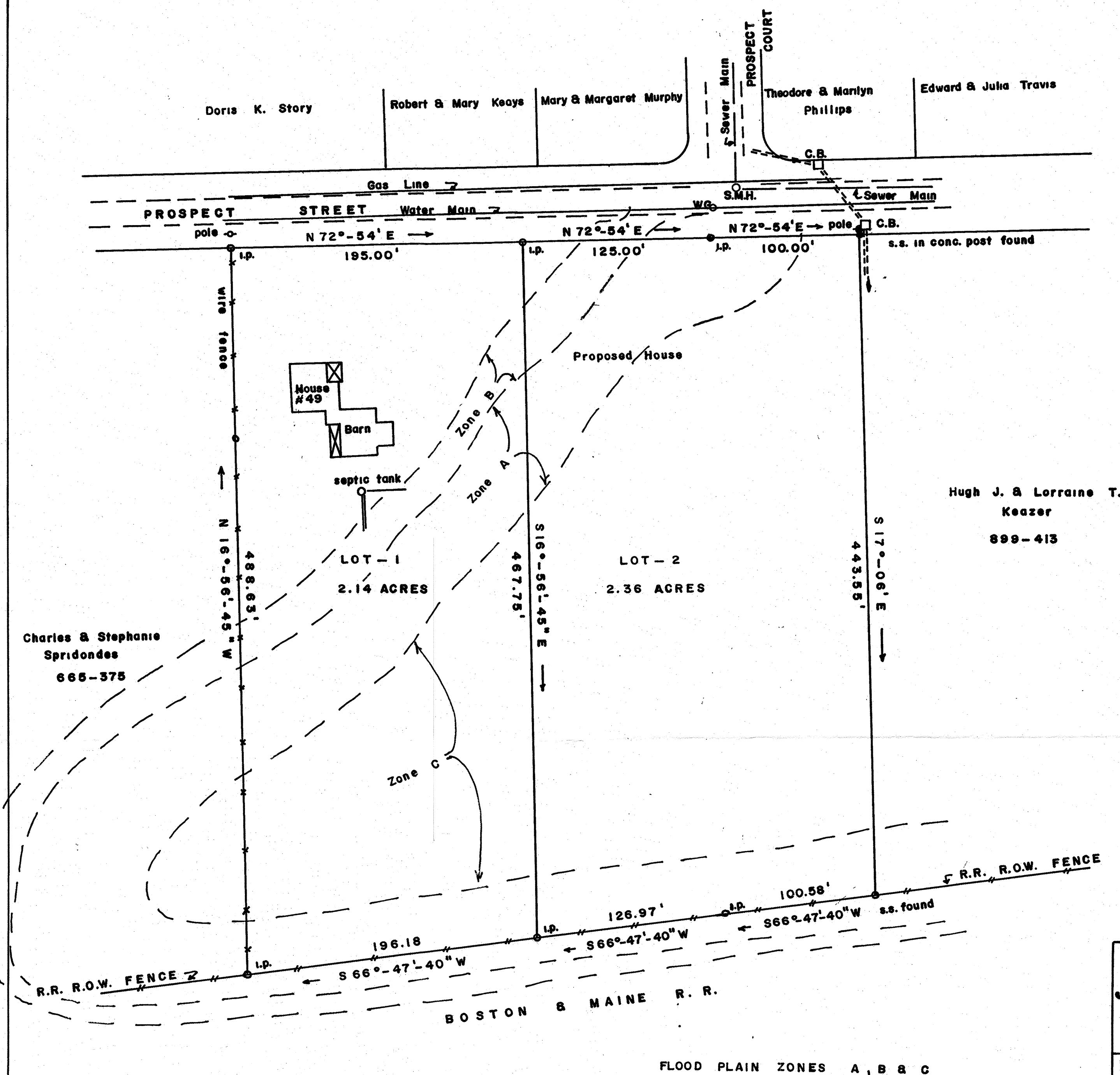
Very truly yours,
TRITECH ENGINEERING CORP.

A large, stylized handwritten signature in black ink, appearing to read 'RJS', is written over the company name.

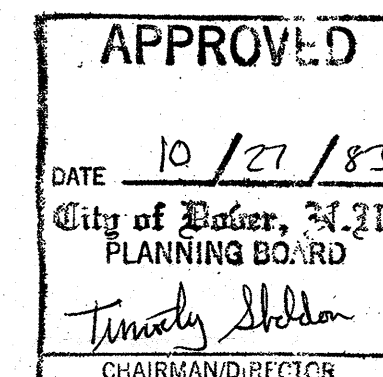
Robert J. Sowell, P.E., L.L.S.
President

RJS cmp
Enclosures

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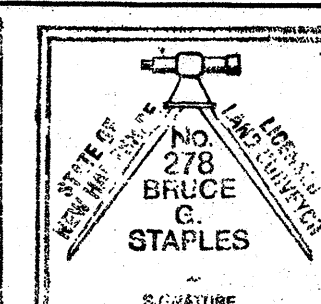
Hugh J. & Lorraine T.
Keazer
899-413



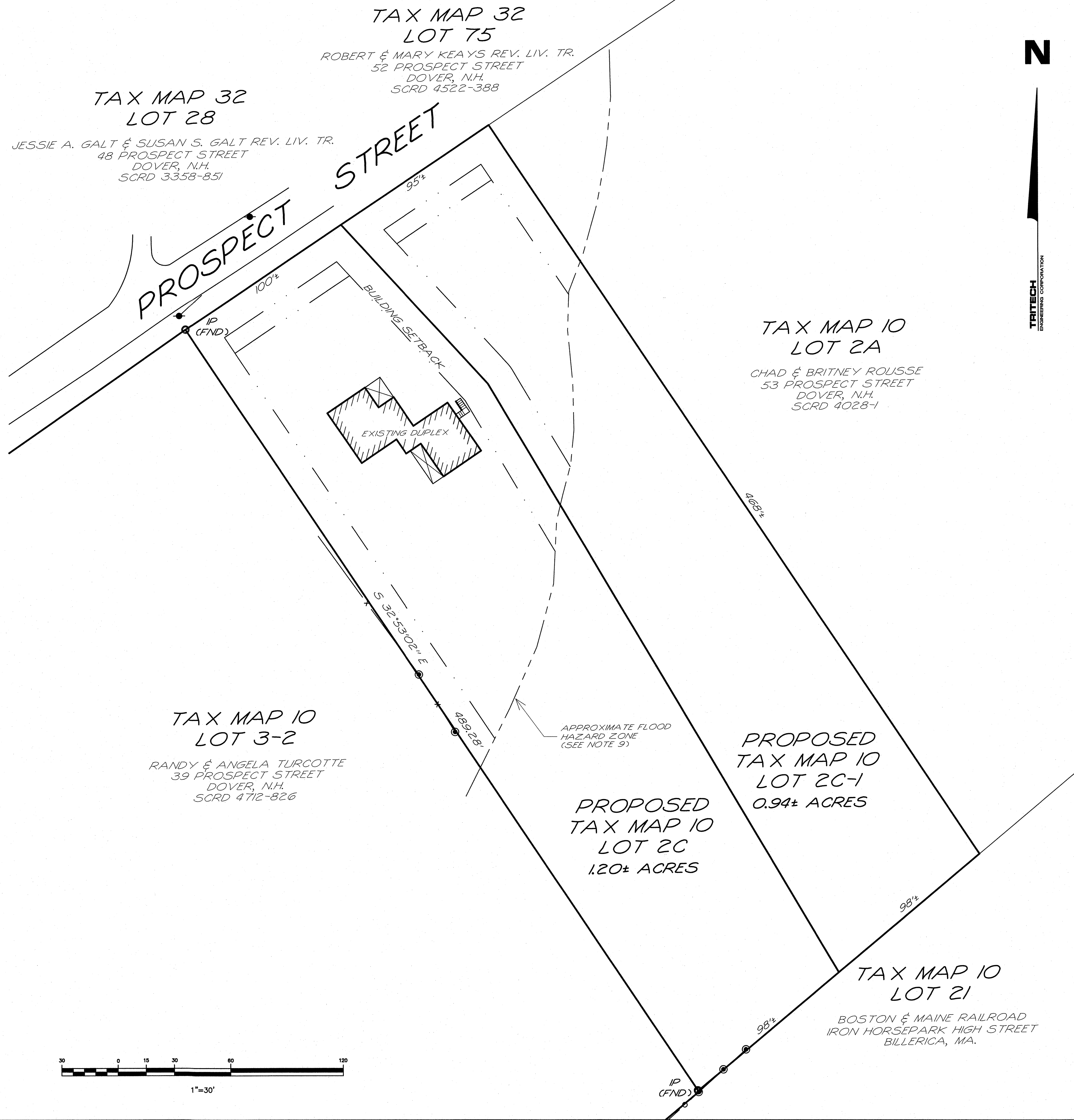
DEED REF. 975-008
JOSEPHINE & RALPH A. POTTERTON

REVISED 10/17/83

**PLAN OF SUBDIVISION
FOR
JOSEPHINE & RALPH A. POTTERTON
PROSPECT STREET
DOVER, NEW HAMPSHIRE**

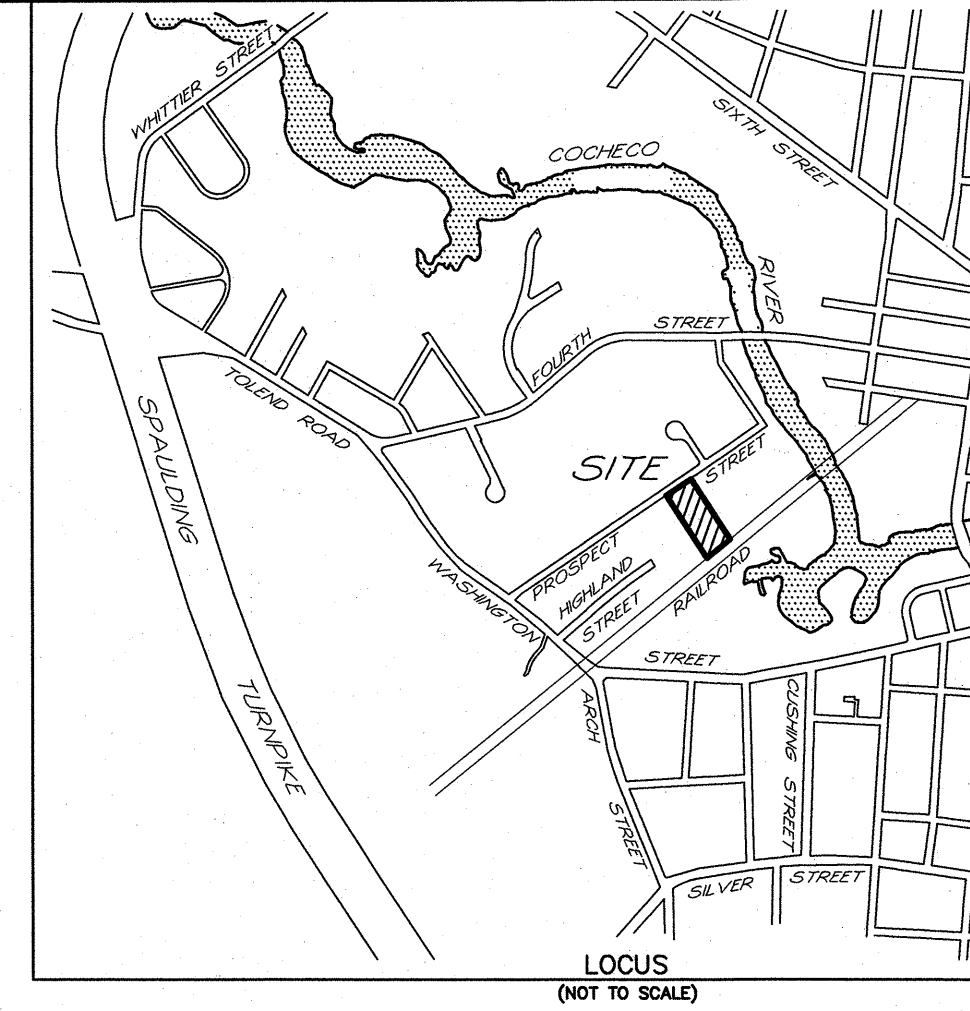


K.E. Moore & B.G. Staples
Land Surveyors
Dover, New Hampshire
Scale 1" = 50'
Date Sept. 1983



N

TRITECH
ENGINEERING CORPORATION



NOTES

- 1.) INTENT: THIS PLAN IS INTENDED TO ACCOMPANY A VARIANCE APPLICATION, WHICH IS SEEKING RELIEF FROM CITY OF DOVER ZONING ORDINANCE 170-12 (B). SPECIFICALLY: TO ALLOW A LOT WITH LESS 100 FEET OF FRONTAGE IN THE R-12 ZONE WHERE A MINIMUM OF 100 FEET OF FRONTAGE IS REQUIRED.
- 2.) CURRENT OWNER: TYLER & KATHRYN GOODWIN
49 PROSPECT STREET
DOVER, NEW HAMPSHIRE
- 3.) TAX MAP 10 LOT 2C.
- 4.) TOTAL PARCEL AREA: 2.14 ACRES
- 5.) CURRENT DEED: BOOK 4734 PAGE 807
- 6.) PROJECT PLAN REFERENCE: PLAN OF SUBDIVISION FOR JOSEPHINE & RALPH A. POTTERTON
PROSPECT STREET
DOVER, NEW HAMPSHIRE
K.E. MOORE & B.G. STAPLES
SEPT. 1983 SCRD #22-106
- 7.) ZONING: R-12
MIN. LOT SIZE: 12,000 SQ.FT. 18,000 SQ.FT. WITH DUPLEX
MIN. FRONTAGE: 100 FT
MIN. SETBACKS:
FRONT: 15 FT TO 25 FT
SIDE: 15 FT
REAR: 30 FT
- 8.) A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED SPECIAL FLOOD HAZARD ZONE (FLOOD HAZARD ZONE AE - PANEL 0310E, MAP No. 33017C0310E, DATE: 9-30-2015).

LEGEND

- UTILITY POLE
- 5/8" REBAR W-ID CAP TO BE SET
- WIRE FENCE
- RAIL FENCE
- ⊠ GAS VALVE
- GAS LINE
- ⊠ WATER GATE VALVE
- CATCH BASIN
- ⊙ SEWER MANHOLE

TRITECH
ENGINEERING CORPORATION

755 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE 03820
TELEPHONE 603 742 8107
FAX 603 742 9830

REVISIONS
DATE: DESCRIPTION:

VARIANCE APPLICATION PLAN

TYLER & KATHRYN GOODWIN
49 PROSPECT STREET
DOVER, NEW HAMPSHIRE
OCTOBER 31, 2024 JOB No. 24124

SCALE: 1" = 30'

SHEET NO.

Va-1