



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: First Floor Conference Room, Dover Police Dept., 46 Chestnut St.,
Dover NH 03820
Meeting Date: **Thursday, February 20, 2025**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF January 16, 2024 Regular Meeting Minutes

3. HEARINGS

- A. ***ZONE-2025-0001** Applicant: Scott Torr c/o: Scott A. & Renee L. Torr Revocable Living Trust, located off Mast Road, Tax Map H, Lot 5-A, located in the Commercial District (C), requests a Variance from **Section 170-12, Commercial Zone Table of Uses**, to allow for a single-family home to be built in the Commercial District.
- B. ***ZONE-2025-0002** Applicant: Kurt Eddins c/o: Eddins Investments, LLC, located at 6 Milk Street, Tax Map 30, Lot 108, located in the Urban Density Multi-Residential District (RM-U), requests a Variance/Amendment from the Notice of Decision for ZONE-2024-0002, Conditionals of Approval, to remove "prohibiting alcohol".
- C. ***ZONE-2025-0003** Applicant: Civilworks New England c/o: 16 Industrial Park, LLC, located off Industrial Park Road, Tax Map G, Lot 4-1, located in the Commercial Manufacturing District (CM), requests a Special Exception from **Section 170-11(C)**, to allow a business use of Automotive Services.
- ~~D. ***ZONE-2024-0004** Applicant: FX Bruton c/o: 5 Sherman Street, LLC, located at 46 Whittier Street, Tax Map 33, Lot 1, located in the Urban Density Multi-Residential District (RM-U), requests a Variance from **Section 170-11(D), 170-12(A), and RM-U Use Table**, to allow for more than one primary structure on the lot and to permit a dwelling unit count in excess of the maximum number of four (4), for a total of sixteen (16). The applicant has requested a continuance.~~
- E. ***ZONE-2024-0045R** Request for Rehearing of ZONE-2024-0045, Applicant: Sam Hewitt, through counsel, requests a rehearing of the variance granted on December 19, 2024 in which the owner of 9 Maple Street, Tax Map 30, Lot 66, located in Urban Density Multi Residential District (RM-U), was granted 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.

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.