

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, April 17, 2025**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF February 20, 2025 Regular Meeting Minutes

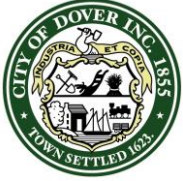
3. HEARINGS

- A. ***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” and to clarify applicability of conditions.
- B. ~~***ZONE-2025-0004** 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 fifteen (15). This item has been withdrawn.~~
- C. ***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.
- D. ~~***ZONE-2025-0006** Applicant: Hazel Wood Hopkins (Owners: Webb Place, LLC), located at 1-3 Webb Place, Tax Map 38, lots 15-A and 15-B, located in the Commercial District (C), requests a Variance from **Section 170-12, Commercial Use Table**, to allow for three (3) signs, where two (2) are permitted by right. This item will not be heard.~~
- E. ***ZONE-2025-0007** Applicant: Spruce Building and Development (Owners: The Davis Family Trust), located at 110 Spruce Lane Extension, Tax Map J, Lot 4-2, located in the Rural Residential District (R-40), requests a Variance from **Section 170-24**, to allow for an accessory dwelling unit that exceeds the size requirements of 700 sf to 960 sf.

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, February 20, 2025**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Chris Prior (Chair), Rich Onufry, Nicholas Couturier, Jackson Brown

Members Not Present: Anthony Sillitta (Vice Chair),

Staff Present: Paul R. Crouser (Zoning Administrator)

Chair Prior called the meeting to order at 7PM.

2. APPROVAL OF MEETING MINUTES OF JANUARY 16, 2025

Motion: Couturier moved to approve the minutes of January 16, 2025 as submitted. Seconded by Brown.

Roll Call Vote: Brown-yes, Couturier-yes, Onufry-yes, Prior-yes

Chair Prior called the meeting to order at 7PM and noted only four 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 to another date. 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.

Chair Prior explained the hearing process.

3. HEARINGS

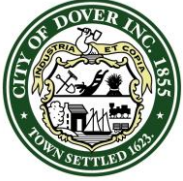
A. * ZONE-2025-0001 Applicant: Scott Torr c/o: Scott A. & Renee L. Torr Revocable Living Trust, located off Mast Road, Tax Map H, Lot 5-A, located in the Commercial District (C), requests a Variance from Section 170-12, Commercial Zone Table of Uses, to allow for a single-family home to be built in the Commercial District.

Scott Torr, 217 Durham rd presented the item and explained the request for variance. Chair Prior reviewed the facts of the item, and the applicant and staff confirmed information relating to variance criteria.

Public hearing opened:
No one spoke

Planning Department input: the applicant could, by right, build a sixteen-unit structure with one, or numerous, commercial units in addition to the residential units. The applicant's proposal is, by every metric, less impactful to the neighborhood, and the underlying zoning, in staff's opinion, may constitute an unreasonable hardship, given the parcel's proximity to other residentially-zoned parcel, including parcels which also house single-family homes. However, staff acknowledges this land was purposefully zoned and that there needs to be a balance between residential and non-residential use within the City.

Staff does not oppose or support this Variance request. However, should the Board vote to grant the Variance, staff recommends adding the following conditions:



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, February 20, 2025**
Meeting Time: **7:00 pm**

1. (Revised) Any sought density, above and beyond that of a single-family home shall require subsequent variance approval. This condition shall not apply to accessory dwelling units provided they meet all criteria as specified in Section 170-24.
2. The current lot on which the proposed single-family home resides shall be restricted to one primary structure in perpetuity; and
3. Should the property be subdivided, the parent lot only shall retain the relief granted in this variance.

Public hearing closed.

Motion: Onufry moved to approve the variance for a single-family home to be built in the commercial district as the request meets the five criteria and with the conditions provided by staff. Couturier seconded.
Roll Call Vote: Brown-yes, Couturier-yes, Onufry-yes, Prior-yes

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”.

The applicant has requested a continuance to the March 20, 2025 meeting.

Motion: Couturier moved to continue the item to the March 20, 2025 meeting. Brown seconded.
Roll Call Vote: Brown-yes, Couturier-yes, Onufry-yes, Prior-yes

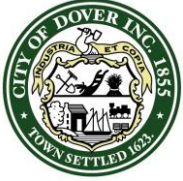
C. *ZONE-2025-0003 Applicant: Civilworks New England c/o: 16 Industrial Park, LLC, located off Industrial Park Road, Tax Map G, Lot 4-1, located in the Commercial Manufacturing District (CM), requests a Special Exception from Section 170-11(C), to allow a business use of Automotive Services.

The applicant seeks a Special Exception, governed under §170-11(C) and the Commercial Manufacturing District’s table of uses, which permits the use of “Auto Service” if specific criteria are met.

Jace Gregoire , CivilWorks presented the item and explained the request for special use exception for an auto service. He described the location and proposal of business expansion from across the street. He noted which special exception criteria apply and which don’t, and that the applicant will comply with the appropriate criteria.

Public hearing opened:

Chad Kageleiry, property owner, confirmed the intent is for the business across the street to expand to this location and will be doing the exact same work they do at the existing location.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type:	Regular Meeting
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Meeting Date:	Thursday, February 20, 2025
Meeting Time:	7:00 pm

Planning Department input: Staff recommends the approval of this Special Exception request without conditions.

Based upon the criteria and the proposed use as described in the application materials, staff is of the opinion that only criteria which are applicable to this use are criterion C and F, as all others apply only to refueling stations. As the applicant has acknowledged compliance with the aforementioned, staff feels the applicant meets all relevant criteria and that the Special Exception should be granted without conditions. In addition, this application will have to go through the TRC process where concerns about any of the criteria will be raised.

Staff further clarified some details for the Chair.

Public hearing closed.

Motion: Couturier moved to approve the special exception to allow a seasonal auto storage and maintenance facility. Onufry seconded.

Roll Call Vote: Brown-yes, Couturier-yes, Onufry-yes, Prior-yes

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 asked for a continuance for this item to the March meeting.

Motion: Brown moved to continue the item to the March 20, 2025 meeting. Couturier seconded.

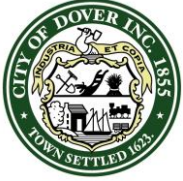
Roll Call Vote: Brown-yes, Couturier-yes, Onufry-yes, Prior-yes

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.

The applicant has asked for a continuance for this item to the March meeting.

Motion: Couturier moved to continue the item to the March 20, 2025 meeting. Brown seconded.

Roll Call Vote: Brown-yes, Couturier-yes, Onufry-yes, Prior-yes



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

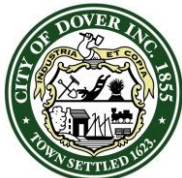
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4. OTHER BUSINESS

Staff noted there may be a new member coming on board for an alternate.

5. ADJOURN

Motion: Couturier moved to adjourn at 7:27pm. Prior 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, April 17, 2025
Meeting Time:	7:00 pm

INTENT: The Applicant seeks a subsequent Variance from **Section 170-11.(D)** of the Zoning Ordinance with the intent of removing the condition imposed on the previously-granted Variance (ZONE-2024-0002) which prohibited alcohol on the premises and to clarify the applicability of the condition within the structure. The previously granted variance was in relief of the RM-U's table of approved uses, to allow for a recording studio/rehearsal space use.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-A

ZONING DISTRICT: Urban Density Multi-Residential, (RM-U)

FILE: ZONE-2025-0002

APPLICANTS: Kurt Eddins

OWNERS: Eddins Investments, LLC

LOCATION: 6 Milk Street (Tax Map 30, Lot 108)

ACREAGE: 0.23 ± acres.

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Commercial, no change

SURROUNDING LAND USE: Mixed use

PREVIOUS ZBA ACTION: Variance ZONE-2024-0002 granted 02/15/2024 which provided relief from the RM-U's table of approved uses, to allow for a recording studio/rehearsal space use. (*see attached Notice of Decision and variance application materials*)

PLANNING BOARD APPROVAL REQ.: No

ATTACHMENTS: Application, Narrative

STAFF RECOMMENDATION: Staff neither supports or opposes this variance request.

BACKGROUND INFORMATION

The property subject to this Variance request is located on the corner of Milk and Mount Vernon St. within the RM-U district. In February of 2024, this Board granted variance relief, with conditions, to allow for a recording studio/rehearsal space use. (*see attached Notice of Decision and variance application materials*)

One of the conditions associated with the approval of the variance stated that "Alcohol shall be prohibited on the premises". The applicant now seeks a subsequent variance to effectively mirror the same relief granted in ZONE-2024-0002, but without the condition prohibiting alcohol on the premises. In addition, the applicant seeks to clarify which portions of the existing structure are subject to the imposed condition, as the majority of the existing structure is not part of the use approved in the 02/15/2024 variance.

STAFF RECOMMENDATION

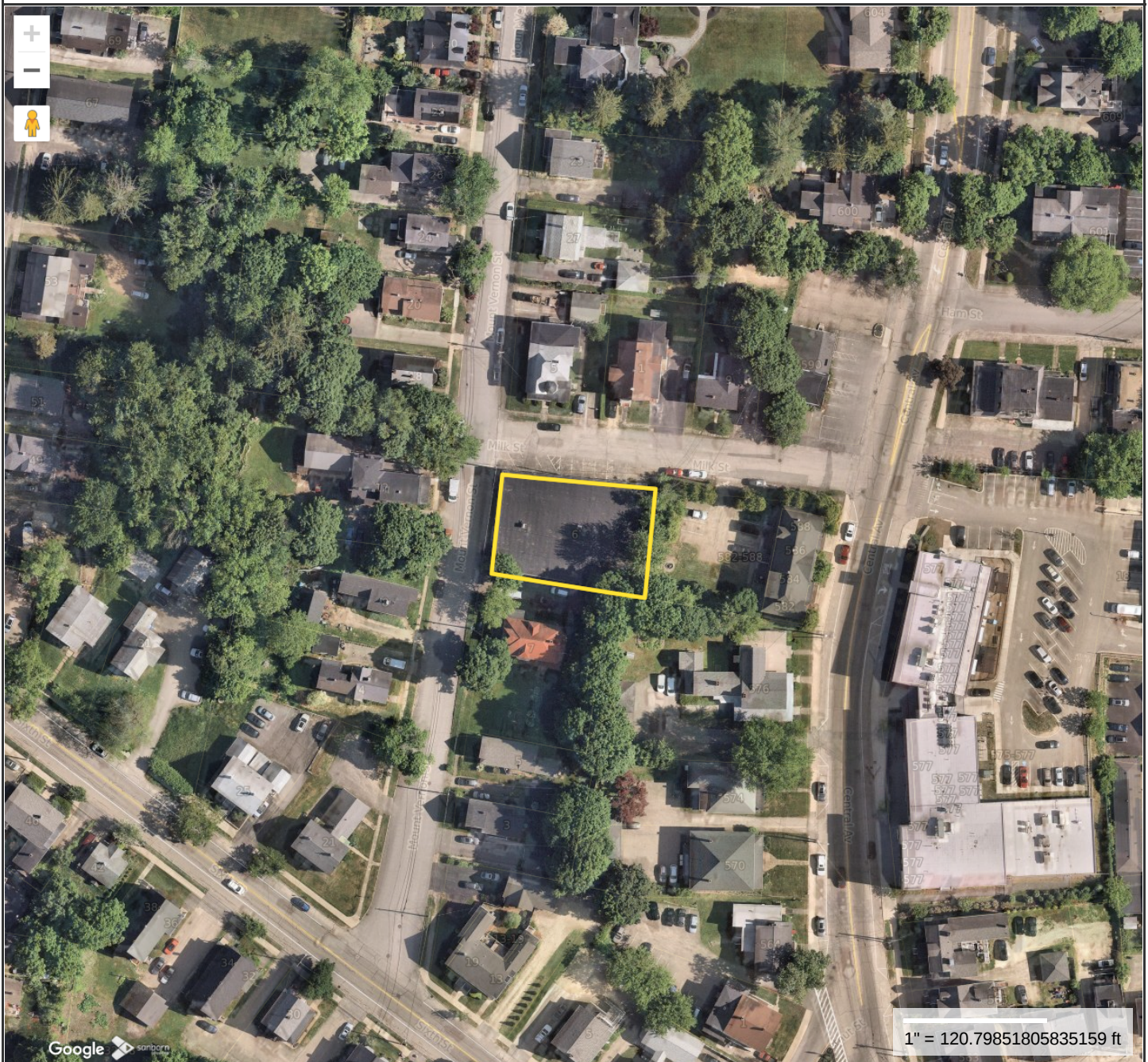
Regarding a recommendation, while staff neither supports or opposes the relief sought in this request, staff does find that the sought is relief more than reasonable given the following:

1. Alcohol use is not expressly prohibited in the RM-U district, which in fact grants the use of Assembly Hall by right, a use commonly associated with alcohol; and
2. Presuming alcohol consumption takes place indoors, enforcement of the condition is difficult.

Regarding the applicability of the conditions imposed, staff's opinion is that any conditions applicable to the interior of the structure should be limited to the areas subject to the underlying variance relief, as the rest of the structure is a preexisting nonconforming use, i.e. only the areas whose use is the noncompliant recording studio / rehearsal space should be subject to the conditions of approval.

Staff takes no position on this variance and therefore recommends that the Board open the public hearing, accept testimony, make findings on each of the five Variance criteria. However, should this Board move to deny the Variance request before it today, staff recommends making a formal clarification on the record, to be issued in writing via a Notice of Decision from staff, that the conditions of the variance shall only apply to areas of the existing structure subject to the variance relief granted in the underlying 02/15/2024 variance.

ZONE-2025-0002 6 MILK STREET

**Property Information**

Location 6 MILK ST
Owner EDDINS INVESTMENTS LLC
Land Use 316C
Zoning Code RM-U
Property Id 30108-000000

**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-2025-0002 FOR CITY OF DOVER, N.H.

Permit Type	Zoning	Project:		App Date:	01/27/2025
Work Class:	Variance	District:	None	Exp Date:	NOT AVAILABLE
Status:	In Review	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:	Crouser, Paul	Approval Expire Date:	

Description: I am seeking a slight change to the variance that was granted on February 15, 2024. I would like to remove the line that states that "alcohol shall be prohibited on the premises." I have absolutely no intention of operating a bar, but I would simply like to allow my tenants and visitors on the property to responsibly enjoy an adult beverage if they so choose.

Parcel:	30108-000000	Main	Address:	6 Milk St Dover, NH	Main	Zone:	RM-U(Residential - Urban Density) CBD-G(Central Business District - Genera
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Applicant
Kurt Eddins
38 Nye Ln
Dover, NH 03820
Business: (603) 568-7836

Permit Custom Fields

Number of Variances Requested:	1	ZoneVariPlanDirections	Right around the corner from U-Haul	ZoneVariPlanSummary	I am seeking a slight change to the variance that was granted on February 15, 2024. I would like to remove the line that states that "alcohol shall be prohibited on the premises." I have absolutely no intention of operating a bar, but I would simply like to allow my tenants and visitors on the property to responsibly enjoy an adult beverage if they so choose.
ZoneVariAppealSect	N/A	ZoneVariAppealSectDe	I am seeking a slight change to the variance that was granted on February 15, 2024. I would like to remove the line that states that "alcohol shall be prohibited on the premises." I have absolutely no intention of operating a bar, but I would simply like to allow my tenants and visitors on the property to responsibly enjoy an adult beverage if they so choose.	What is the parcel zoned?	RM-U
ZoneVariAppeal1Public Interest	My request is not related to use of the property but just removing one condition that was added during the meeting on		February 15, 2024.	ZoneVariAppeal2OrdinanceSpirit	My request is not related to use of the property but just removing one condition that was added during the meeting on

PERMIT SNAPSHOT REPORT (ZONE-2025-0002)

February 15, 2024.

ZoneVariAppeal3Subst I have absolutely no
antialJustice intention of operating a
bar, but I would simply like
to allow my tenants and
visitors on the property to
responsibly enjoy an adult
beverage if they so
choose.

ZoneVariAppeal4Prope This change will have no
rtyValue effect on the surrounding
property.

ZoneVariAppeal5A1Un The requested change is
NecHardship not related to the
ordinance specifically, but
rather the one condition
that was added during the
meeting on February 15,
2024.

ZoneVariAppeal5A2No The requested change is
FairRelate not related to the
ordinance specifically, but
rather the one condition
that was added during the
meeting on February 15,
2024.

ZoneVariAppeal5A3Re The requested change is
asonableUse not related to the
ordinance specifically, but
rather the one condition
that was added during the
meeting on February 15,
2024.

ZoneVariAppeal5BNoR
easonableUse

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kurt_Eddins_1/27/2025.jpg	01/27/2025 15:48	Eddins, Kurt		Uploaded via CSS
Permit Snapshot Report.pdf	01/27/2025 15:48	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot
2025.02.20_ZoningBoardofAdjustment_Agenda.pdf	02/07/2025 10:13	Blonigen, Rachel		ZBA Agenda
ZONE-2025-0002 Staff Memo - 6 Milk.pdf	02/14/2025 13:30	Blonigen, Rachel		Staff Memo
A. Peterman abutter correspondence 2025.02.20.pdf	02/20/2025 11:21	Blonigen, Rachel		Abutter Correspondence
P. Wilson Abutter Correspondence 2025.02.20.pdf	02/20/2025 15:51	Blonigen, Rachel		Abutter Correspondence
2025.02.20_ZoningBoardofAdjustment_Minutes.pdf	02/25/2025 12:59	Blonigen, Rachel		ZBA Draft Minutes

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010974	Planning Zoning Variance Application Fee	\$200.00	\$200.00
Total for Invoice INV-00010974		\$200.00	\$200.00
INV-00011180	Planning Creation / Printing of Abutter Labels	\$30.00	\$30.00
	Planning First Class Mailing	\$4.00	\$4.00
	Planning Certified Mailing to Abutters	\$210.00	\$210.00
	Planning Public Notice in Newspaper	\$120.00	\$120.00
Total for Invoice INV-00011180		\$364.00	\$364.00
INV-2025011478	Planning Public Notice in Newspaper	\$120.00	\$0.00
Total for Invoice INV-2025011478		\$120.00	\$0.00
Grand Total for Permit		\$684.00	\$564.00

Hearing Type	Location	Scheduled Date	Status	Subject
Zoning Board Hearing v.1	Council Chambers	02/20/2025	Continued	Variance/Amendment from the Notice of Decision

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	Approved	01/27/2025	02/05/2025	02/07/2025	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Approved	01/27/2025	02/05/2025	02/07/2025

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		01/27/2025 16:35	02/07/2025 10:07
Confirm application complete v.1	Generic Action		01/27/2025 16:35
Planning Permit Application Review v.1	Receive Submittal	01/27/2025 0:00	02/07/2025 10:07

PERMIT SNAPSHOT REPORT (ZONE-2025-0002)

Zoning Board v.1		02/07/2025 10:07	02/25/2025 12:58
Zoning Board Agenda v.1	Task	02/07/2025 10:07	02/07/2025 10:09
Zoning Board Agenda v.1	Task	02/25/2025 12:58	03/03/2025 15:50
Invoice for Notices v.1	Task	03/03/2025 15:51	03/03/2025 15:53
Invoice for Notices v.1	Task	02/07/2025 10:07	02/07/2025 10:09
Send Notices v.1	Task	02/07/2025 10:12	02/07/2025 10:12
Send Notices v.1	Task		03/03/2025 15:52
Zoning Administrator Creates Staff Recommendations v.1	Task	02/07/2025 10:12	02/14/2025 13:32
Zoning Administrator Creates Staff Recommendations v.1	Task	03/03/2025 15:52	
Distribute Zoning Board Materials v.1	Task		
Distribute Zoning Board Materials v.1	Task	02/14/2025 13:31	02/14/2025 13:32
Zoning Board Hearing v.1	Hold Hearing	02/14/2025 13:31	02/25/2025 12:57
Zoning Board Hearing v.1	Hold Hearing		
Zoning Board Decision v.1	Permit Activity		
Zoning Board Decision v.1	Permit Activity		02/25/2025 12:57
NOD Sent to Applicant v.1	Create Report		02/25/2025 12:58
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		

ZONE-2025-0002
6 MILK STREET

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
30088-000000	31 SIXTH ST	HAWKINS MATTHEW & ASHLEY TRUSTEES	HAWKINS FAMILY REVOCABLE TRUST	PO BOX 308	DOVER	NH	03821-0308
30090-000000	25 SIXTH ST	D & P PROPERTIES LLC		23 LAREDO LN	EAST ROCHESTER	NH	03868
30091-000000	21 SIXTH ST	SMITH MARTIN F III		PO BOX 1144	DOVER	NH	03820
30092-000000	4 MOUNT VERNON ST	KAROUTAS PAUL TRUSTEE	KAROUTAS PAUL LIVING REVOCABLE TRUST	3 KENNEDY CIRCLE	DOVER	NH	03820
30093-000000	8 MOUNT VERNON ST	WILSON PERRY K		PO BOX 1105	DOVER	NH	03821
30094-000000	12 MOUNT VERNON ST	12 MT VERNON ST LLC		72 FOYES LANE	KITTERY	ME	03905
30095-000000	18 MOUNT VERNON ST	SMITH JAMES N		18 MOUNT VERNON ST	DOVER	NH	03820
30096-000000	20 MOUNT VERNON ST	MOUNT VERNON HOLDINGS LLC		27 GROVE ST	GREENLAND	NH	03840
30097-000000	24 MOUNT VERNON ST	PETERMAN HENRY		252 CANAAN BACK RD	BARRINGTON	NH	03825-7253
30109-000000	7 MOUNT VERNON ST	CHAMPAGNE SUE LLC		23 HEMLOCK COURT	NEWFIELDS	NH	03856
30110-000000	5 MOUNT VERNON ST	WINN KEVIN R		5 MOUNT VERNON STREET	DOVER	NH	03820
30111-000000	3 MOUNT VERNON ST	MOUNTJOY JEFFREY AB & KAREN TRUSTEES	MOUNTJOY JEFFREY AB REVOCABLE LIVING TRU	62 ORCHARD ST	PORTSMOUTH	NH	03801
30116-000000	570 CENTRAL AV	ANDERSON CHRISTOPHER J		552 ROLLINS ROAD	ROLLINSFORD	NH	03869
30116-A00000	574 CENTRAL AV	ANDERSON CHRISTOPHER J		552 ROLLINS RD	ROLLINSFORD	NH	03869
30117-000000	576 CENTRAL AV	COMMUNITY ACTION PARTNERSHIP	OF STRAFFORD COUNTY	577 CENTRAL AVE	DOVER	NH	03820
30118-000000	582 CENTRAL AV	BOMAC REALTY LLC		44 CHASE RD	S HAMPTON	NH	03827
30118-000001	582 CENTRAL AV	CARMODY CHRISTIAN C	CARMODY SHOSHANA L	582 CENTRAL AV	DOVER	NH	03820
30118-000002	584 CENTRAL AV	LEE KRISTIN M		584 CENTRAL AV	DOVER	NH	03820-3431
30118-000003	586 CENTRAL AV	PHILLIPS RACHEL		157 MOZART AVE	CARDIFF	CA	92007
30118-000004	588 CENTRAL AV	WHITELEY CHRISTOPHER DONALD		588 CENTRAL AV	DOVER	NH	03820
30122-000000	27 MOUNT VERNON ST	DEMETRACOPOULOS FAMILY TRUST		PO BOX 279	DOVER	NH	03821
30123-000000	5 MILK ST	KHALSA DEV ATMA & SHARA &	KHALSA GURUBHAL	7 MILK ST #C	DOVER	NH	03820-3034
30124-000000	1 MILK ST	KARAMBATSOS THEODORE T &	KARAMBATSOS EVANGELIA G	1 EAST CONCORD STREET	DOVER	NH	03820
30125-A00000	590 CENTRAL AV	RAHN HOLDINGS LLC		590 CENTRAL AVE	DOVER	NH	03820
30125-B00000	9 MILK ST	TOBIN JAMES F V		40 MILL POND WAY	PORTSMOUTH	NH	03801
30108-000000	6 MILK ST	EDDINS INVESTMENTS LLC		38 NYE LANE	DOVER	NH	03820

Applicant: Kurt Eddins 38 Nye Ln Dover, NH 03820 Business: (603) 568-7836

Permit Custom Fields

Number of Variances Requested: 1

Zone Variance Plan Directions: Right around the corner from U-Haul

Zone Variance Plan Summary: I am seeking a slight change to the variance that was granted on February 15, 2024. I would like to remove the line that states that "alcohol shall be prohibited on the premises." I have absolutely no intention of operating a bar, but I would simply like to allow my tenants and visitors on the property to responsibly enjoy an adult beverage if they so choose.

Zone Variance Appeal Section: N/A

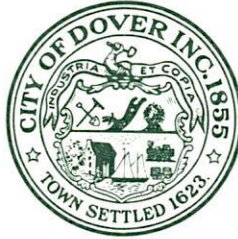
Zone Variance Appeal Section Detail: I am seeking a slight change to the variance that was granted on February 15, 2024. I would like to remove the line that states that "alcohol shall be prohibited on the premises." I have absolutely no intention of operating a bar, but I would simply like to allow my tenants and visitors on the property to responsibly enjoy an adult beverage if they so choose.

What is the parcel zoned?: RM-U

Zone Variance Appeals:

1. **Public Interest:** My request is not related to the use of the property but just removing one condition that was added during the meeting on February 15, 2024.
2. **Ordinance Spirit:** My request is not related to the use of the property but just removing one condition that was added during the meeting on February 15, 2024.
3. **Substantial Justice:** I have absolutely no intention of operating a bar, but I would simply like to allow my tenants and visitors on the property to responsibly enjoy an adult beverage if they so choose.
4. **Property Value:** This change will have no effect on the surrounding property.
5. **Unnecessary Hardship:** The requested change is not related to the ordinance specifically, but rather the one condition that was added during the meeting on February 15, 2024.
6. **No Fair Relation:** The requested change is not related to the ordinance specifically, but rather the one condition that was added during the meeting on February 15, 2024.
7. **Reasonable Use:** The requested change is not related to the ordinance specifically, but rather the one condition that was added during the meeting on February 15, 2024.

DONNA P. BENTON, AICP
Director of Planning and
Community Development
d.benton@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Zoning Board of Adjustment NOTICE OF DECISION

February 20, 2024

Eddins Investments, LLC
38 Nye Lane
Dover, NH 03820

Re: ZONE-2024-0002 – 6 Milk Street (Tax Map 30, Lot 108)

Dear Mr. Eddins:

Please be advised that after a public hearing on Thursday February 15, 2024, the Zoning Board of Adjustment ("ZBA") voted 5-0 to **APPROVE** your request pursuant to **Sections 170-11.(D) of the Zoning Ordinance**. The ZBA found that the criteria of the Variance were met, which allows for a change in use from warehouse space to a musical collaboration/office/warehouse space to include the installation of six (6), 240 square foot rooms for music lessons and/or rehearsal space, with one room for office space.

Additionally, the ZBA approved the application with the following subsequent conditions:

- 1) One assigned parking spot provided on premises per rental studio for musician use;
- 2) That, although the nearest residential structure is 36' away from the property in question, if any reasonable noise complaints are made by any direct abutter, that the applicant shall take timely measures to remedy the root cause of the complaint, whether that entails limiting the permissible scope of music-related activities on the premises, installing additional sound buffering, etc.;
- 3) Tenants and/or lessees shall not congregate in any outdoor area on the premises;
- 4) Alcohol shall be prohibited on the premises; and
- 5) Hours of operation shall not exceed 10am-9pm Sunday – Thursday, and 10am-10pm Friday – Saturday.

Note: The City Council, any party to the action, or any person directly affected has a right to seek rehearing and thereafter appeal the ZBA's determination by timely following the procedural requirements outlined within New Hampshire statutes. See generally New Hampshire Revised Statutes Annotated, Chapter 677, available at: <https://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-LXIV-677.htm>

If you have any questions, please do not hesitate to contact us directly at: (603) 516-6008.

Sincerely,

Paul R. Crouser
Zoning Administrator, Assistant City Planner

Encl.: Donna Benton, AICP
James Maxfield
Michelle Dube
Donna Langley

Director of Planning and Community Development
Building Official
Inspection Services Office Manager
City Assessor

Amanda and Henry Peterman
252 Canaan Back Rd

Barrington, NH 03820

February 19, 2025

Subject: Opposition to Variance Request for 6 Milk St Dover, NH 03820

Dear City of Dover,

I am writing to formally express my opposition to the proposed variance that would allow Eddins Investments, LLC to serve alcohol in our neighborhood. As a long-time owner of 24 Mt Vernon Street, I am deeply concerned about the potential negative impact this change would have on the safety, character, and overall quality of life in our community.

Our neighborhood is known for its quiet, family-friendly environment, where residents take pride in maintaining a safe and welcoming atmosphere. The presence of an establishment serving alcohol in close proximity to family homes raises serious concerns about increased noise, late-night disturbances, and the potential for attracting unwanted activity, including crime. This is particularly troubling given the number of families with young children who reside in the area.

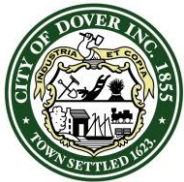
Additionally, Mt Vernon Street holds historical significance, and its preservation should remain a priority. Introducing a business that does not align with the neighborhood's character risks diminishing the integrity of our community and setting a precedent for further commercial encroachment into our residential area.

For these reasons, I strongly urge the City of Dover to deny the requested variance. I appreciate your time and consideration of the concerns of residents who are dedicated to preserving the safety, character, and historical significance of our neighborhood.

Sincerely,
Amanda and Henry Peterman

Signature: Perry K. Wilson 03:35 pm
2/20/2025 } 2/20/2025

To whom it may concern, I
PERRY K. WILSON Have had my name
on the deed at 8+10 Mt Vernon St since
November 1980. I have seen many complaints
about the Warehouse type property ranging
from parking on Milk St. to useage. The
building has been an auto Repair garage,
used for a sealcoating operation, Granite State
TOBACCO, 2 Flooring Company and now a "Music
School". I am appalled that even the suggestion
to eliminate the prohibition of alcohol clause
is even being entertained by the State liquor
Laws, the CITY, I have heard that alcohol
could possibly be available - though I
have not witnessed this myself. I was OK
at this being a music ~~on~~ only place school
or otherwise, but to change it one year later
what is next. Beside Milk St is used by
traffic to go to Sixth St, Bypassing Chestnut Hwy, ^{Permit}
K. Wilson

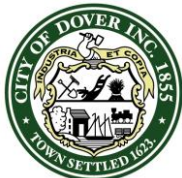


CITY OF DOVER

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, April 17, 2025
Meeting Time:	7:00 pm

This item has been withdrawn. ZONE-2025-0004



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Special Meeting
Meeting Location:	Council Chambers, City Hall 288 Central Ave. Dover, NH 03820
Meeting Date:	Thursday, April 17, 2025
Meeting Time:	7:00 pm

INTENT: This is a rehearing request concerning ZONE-2024-0045, where the Applicant 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, with conditions.

UNITS PROPOSED: 3 New Units, 4 in total

AGENDA ITEM: 3-C

ZONING DISTRICT: Urban Density Multi Residential District, (RM-U)

FILE: ZONE-2024-0045R

APPLICANT: Sam Hewitt

OWNERS: Simon Macalister

LOCATION: 9 Maple St. (Tax Map 3, Lot 66)

ACREAGE: ±0.23 acres. No change in acreage

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential, No Change

SURROUNDING LAND USE: Mixed Use

PREVIOUS ZBA ACTION: Special Exception granted, with conditions, on 12/19/2024. (*see attached*)

PLANNING BOARD APPROVAL REQ.: No

ATTACHMENTS: Rehearing Request Narrative

STAFF RECOMMENDATION: Staff supports granting a rehearing pursuant to this matter

BACKGROUND INFORMATION

The property subject to this rehearing request is located at 9 Maple St. and resides within the Urban Density Multi Residential (RM-U) District. On December 19, 2024, this Board granted a Special Exception, with conditions, for the conversion of the existing single-family home into a 4-family dwelling.

The Applicant requests a rehearing on this matter based upon two main arguments. The first is that the Board erred in its interpretation of §170-14 which states “In any district, structures which are allowed by right, but not structures that are allowed by special exception, may be erected on any nonconforming lot of record...”. The Applicant would argue that §170-14 precludes any use permitted by special exception from any non-conforming lot within the City. Staff disagrees. When examining §170-14 in its totality (*attached*), it is clear that it is permissive in nature, not prohibitive, serving to provide relief of underlying dimensional regulations for nonconforming lots. Staff asserts that the language the Applicant cites simply precludes uses permitted only via special exception from utilizing the relief afforded under §170-14.

The second of the Applicant’s core arguments surrounds the applicability and enforceability of the City’s Technical Review Committee (“TRC”), the review of which was a condition to this Board’s granting of the special exception in December. The Applicant argues that per criterion B of the special exception criteria, which states “Off-street parking, in accordance with Chapter 153, Site Review, shall be provided as to avoid vehicles backing into the street. Two (2) parking spaces per unit shall be required.”, mandates comprehensive compliance with Chapter 153, Dover’s Site Review Regulations. The Applicant also notes that while this Board did require TRC review, it was unclear as to the enforceability of any potential TRC comments which could render the construction of the 4-family structure impossible without decreasing size, unit count, etc. In this regard, Staff does agree and will clarify.

Per §170-56 of the Zoning Ordinance, “The following conditions shall apply to all parking and loading spaces provided in conformance with this chapter:

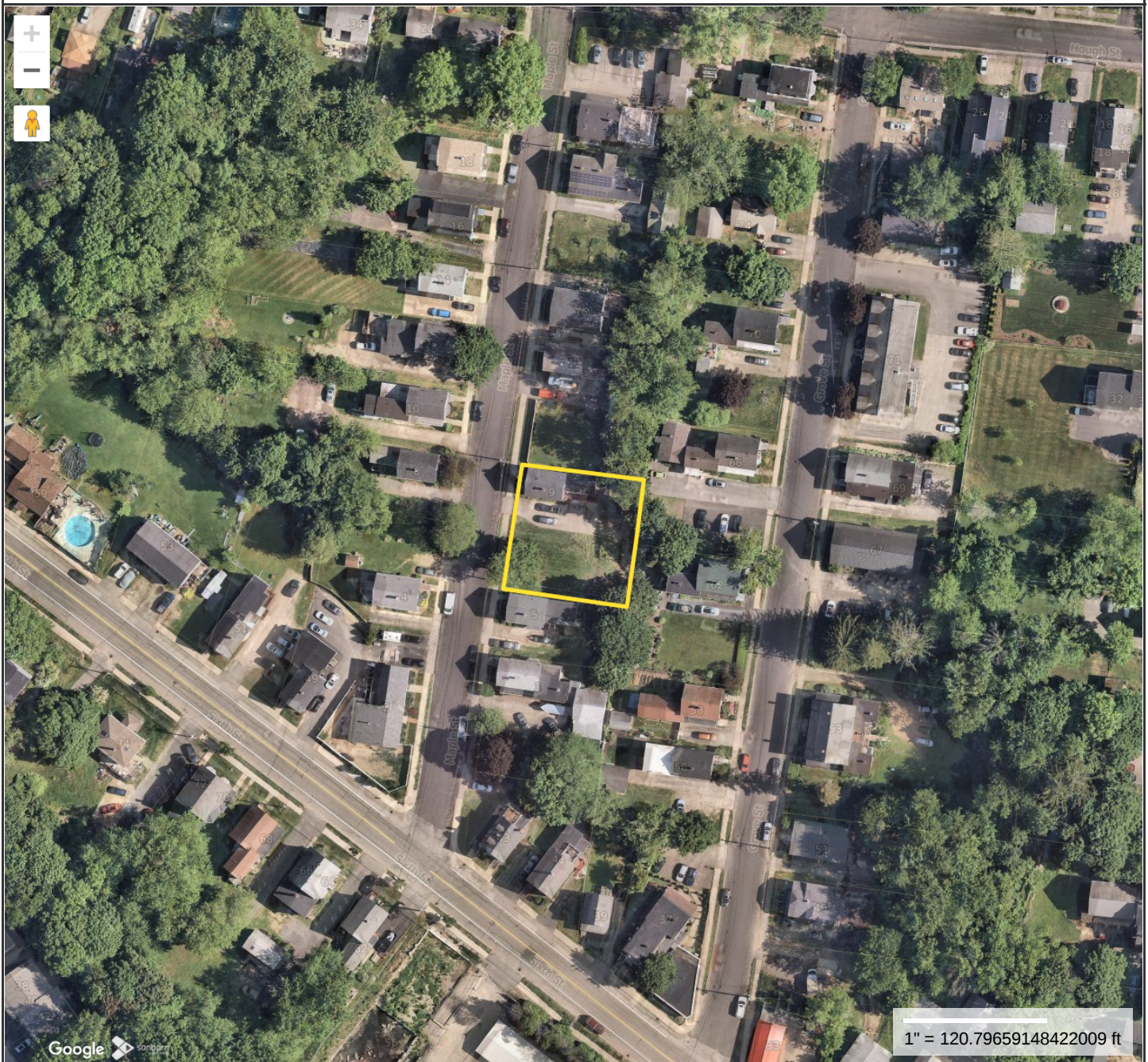
- A. Conformity with the Site Review Regulations, Chapter 153, §§ 153-14 and 153-17, site development criteria.”

Staff interprets this section of the Zoning Ordinance to mean that in any instance in which this Board’s review for any agenda item expressly contemplates either parking or loading spaces, that §§ 14 and 17 of Chapter 153 must be met in all instances where applicable. Staff disagrees, however, with the Applicant’s assertion that it was the property owner’s burden to show compliance with the aforementioned sections in order for this Board to render a decision as to grant or deny the special exception request. The responsibility for such review is expressly under the preview of the TRC or Planning Board as this Board does not have field-specific, technical knowledge to make such determinations.

Over please →

For the reasons stated above, Staff recommends that this Board grant the request for rehearing, though solely on the grounds that clarification as to the conditions of approval re: compliance with Chapter 153, §§14 and 17 is needed.

ZONE-2024-0045R 9 MAPLE STREET

**Property Information**

Location 9 MAPLE ST
Owner MACALISTER SIMON D J
Land Use 101R
Zoning Code RM-U
Property Id 30066-000000

**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-2024-0045 FOR CITY OF DOVER, N.H.

Permit Type Zoning	Project:	App Date: 10/31/2024
Work Class: Special Exception	District: None	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Blonigen, Rachel	Approval
Description: Add three new apartments to existing single family home		Expire Date:

Parcel: 30066-000000	Main	Address: 9 Maple St Dover, NH	Main	Zone: RM-U(Residential - Urban Density)
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Applicant Nicholas Isaak 35 Oyster River Rd., Durham, NH 03824 Business: (603) 969-6711	Owner/Builder Simon Macalister 40 MAPLE ST STE 2 DOVER, NH 03820-3057 Business: (603) 969-6275 Mobile: (603) 969-6275
---	--

Permit Custom Fields

ZoneSpExPlanSummary 4 townhome-style units with parking behind	ZoneSpExAppealSect open space requirements	ZoneSpExA1GenPubWelfare Much need for apartments in Dover and NH in general.
ZoneSpExA2SafetyImpact Adding three apartments would not dramatically increase traffic on Maple Street.	ZoneSpExA3UtilityImpact The project would not overload the municipal systems or cause negative health and safety effects.	What is the parcel zoned? RM-U
A. The specific site must have an amount of open space, either landscaped or left natural, at least equal to the average amount of open space on all developed lots in the RM-U District that are wholly or partly within two hundred (200) feet of the subject parcel. Existing parking areas, either gravel, paved or unpaved, shall not be considered to be open space. (See F)	B. Off-street parking, in accordance with Chapter 153, Site Review, shall be provided as to avoid vehicles backing into the street. Two (2) parking spaces per unit shall be required. Meets criteria.	C. Parking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line. Meets criteria.
D. Parking areas shall be screened from the street and from abutting lots. Landscape buffer will be provided.	E. Structures shall be at least twenty (20) feet from a front property line, fifteen (15) feet from a rear property line and fifteen (15) from a side property line unless abutting a street, in which case, the distance from the side property line shall be twenty (20) feet. (See F)	F. If the units generated are restricted to the HUD Fair Market Rent rates, for Dover, criteria A and E do not apply. Using this Exception.

Attachment File Name	Added On	Added By	Attachment Group	Notes
PlanningApplication.OwnerAuthorizationZoning.pdf	10/31/2024 12:32	Isaak, Nicholas		Uploaded via Dover, NH - Permits Plans Licensing

PERMIT SNAPSHOT REPORT (ZONE-2024-0045)

Signature_Nicholas_Isaak_10/31/2024.jpg	10/31/2024 12:32	Isaak, Nicholas	Uploaded via CSS
Permit Snapshot Report.pdf	10/31/2024 12:32	Service, EnerGov	Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00009844	Planning Zoning Special Exception Application Fee	\$200.00	\$200.00
Total for Invoice INV-00009844		\$200.00	\$200.00
Grand Total for Permit		\$200.00	\$200.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1			
Confirm application complete v.1	Generic Action		
Planning Permit Application Review v.1	Receive Submittal		
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		

ZONE-2024-0045**9 MAPLE STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
30047-000000	53 55 SIXTH ST	BEAUDETTE RAYMOND J &	BEAUDETTE LISA M	53 SIXTH ST	DOVER	NH	03820-3020
30048-000000	51 SIXTH ST	WILLIAMS AARON DANIEL	WILLIAMS YU-TING	51 SIXTH ST	DOVER	NH	03820
30049-000000	2 MAPLE ST	PAYNE JONATHAN READ &	COCOLA STACIE LYNN	2 MAPLE ST	DOVER	NH	03820
30049-A00000	49 SIXTH ST	BUCK STEPHEN M TRUSTEE	STONEGATE LANE TRUST	20 STONEGATE LN	WOLFEBORO	NH	03894
30050-000000	4 MAPLE ST	STANLEY KYLE DANIEL &	STANLEY GLORIA	4 MAPLE ST	DOVER	NH	03820
30051-000000	8 MAPLE ST	ANDREWS CHRISTOPHER D		14 GLENWOOD ST	SANFORD	ME	04073
30052-000000	10 MAPLE ST	RED MAPLE HOMES LLC		10 MAPLE ST	DOVER	NH	03820
30053-000000	12 MAPLE ST	LANDRY NATALIE &	LANDRY LOUIS-JAMES	8 BROOKS RD	BARRINGTON	NH	03825-4002
30054-000000	14 MAPLE ST	SWEENEY COURTNEY &	TOM RICHARD L	9 WILDCAT DR UNIT D	ROCHESTER	NH	03839
30055-000000	16 MAPLE ST	LEAR DAVID C		30 CLIPPER WAY	NEWBURYPORT	MA	01950
30063-000000	19 MAPLE ST	WATTERS DAVID	ALBERGHENE JANICE M	19 MAPLE STREET	DOVER	NH	03820
30064-000000	15 17 MAPLE ST	LONE TREE HOMES LLC		PO BOX 271	GREENLAND	NH	03840
30065-000000	13 MAPLE ST	AKERLEY BRIAN K		13 MAPLE ST	DOVER	NH	03820
30067-000000	5 MAPLE ST	HEWITT SAMUEL A		5 B MAPLE ST	DOVER	NH	03820
30068-000000	3 MAPLE ST	PAGE SHAUN M		3 MAPLE ST APT A	DOVER	NH	03820
30069-000000	43 SIXTH ST	BDH REALTY TRUST	KEANEY DANIELLE TRUSTEE	526 MANCHESTER ST	SEABROOK	NH	03874
30070-000000	41 SIXTH ST	PERREAULT RICHARD J III &	PERREAULT HEATHER L	78 PORTLAND AVE	DOVER	NH	03820-3541
30071-000000	39 SIXTH ST	FORBES KRISTEN K		39 SIXTH ST	DOVER	NH	03820
30072-000000	37 SIXTH ST	PROPERTY BROTHERS LLC		PO BOX 801	NEWCASTLE	NH	03854
30073-000000	56 GROVE ST	WOOD GEOFFREY J &	WOOD CHRISTINA A	123 PORTSMOUTH AVE	STRATHAM	NH	03885-2420
30074-000000	58 GROVE ST	SMITH KATHERINE L &	SMITH JAMES D	58 GROVE ST	DOVER	NH	03820
30075-000000	62 GROVE ST	AINSWORTH DONALD O	AINSWORTH PATRICIA A	62 GROVE STREET	DOVER	NH	03820
30076-000000	66 GROVE ST	INFLECTION POINT PROPERTY INVESTMENTS LL		14 SILVER ST	DOVER	NH	03820
30077-000000	70 GROVE ST	SWAIN DOUG M		70 GROVE ST	DOVER	NH	03820
30078-000000	74 GROVE ST	WHITE ROBERT W	WHITE MICHELLE M	74 GROVE ST	DOVER	NH	03820
30082-000000	71 GROVE ST	NOTHING BUT NET LLC	C/O CARDINAL POINT PROPERTY MANAGEMENT	4 GREENLEAF WOODS DR #102	PORTSMOUTH	NH	03801
30083-000000	69 GROVE ST	RYAN RUTH A		69 GROVE ST	DOVER	NH	03820-3003
30084-000000	67 GROVE ST	AMAZEEN TODD A		4 HAM STREET	DOVER	NH	03820
30085-000000	53 59 GROVE ST	O BRIEN LOUISE J		PO BOX 2801	SEABROOK	NH	03874
30066-000000	9 MAPLE ST	MACALISTER SIMON D J		22 AMYS LANE	BARRINGTON	NH	03825
		ISAAK DESIGN, PLLC		35 OYSTER RIVER ROAD	DURHAM	NH	03824



Mr. Paul R. Crouser
Zoning Administrator / Assistant City Planner
Planning & Community Development
City of Dover, NH

November 5, 2024

Dear Paul,

I went back through and tried to add more substance to each answer. I hope that this helps validate each point. We truly appreciate your help and feedback in this process.

RE: 9 Maple Street - Special Exception narrative

Briefly describe plans for the property.

Conversion of an existing single family property into 4 townhome-style units with parking behind

Please indicate Section of Zoning Ordinance you wish to appeal.

Conversion to, or creation of Dwelling, 3-4 Family in the Urban Density Multi-Residential (RM-U) District

A. General Special Exception Requirements (as set forth in §170-52.C.3 of the Zoning Ordinance)

1. Explain how the requested use would be essential or desirable to the public convenience or welfare.

There is a well documented need for apartments in Dover. As evidence of this On Sept. 24, the Dover Planning Board voted to eliminate impact fees on affordable housing projects, setting the fee to 0% effective immediately. The proposed units will help fill the "missing middle" component of affordable housing that is often overlooked by developers. These units will be restricted to the HUD Fair Market Rent rates.

2. Detail how the requested use would not create undue traffic congestion or unduly impair pedestrian safety.

Adding three apartments would not dramatically increase traffic on Maple Street. There are several apartment buildings along Maple street with much higher densities. 42 and 46 Maple for example, that set precedent. We do not feel the added cars would unduly impair pedestrian safety. The parking is behind the building which will aid in slowing traffic on Maple street as cars enter and exit the driveway. This will enhance pedestrian safety.

3. Describe how the requested use would not overload any public water, drainage or sewerage system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the City will be unduly subjected to hazards affecting health, safety or the general welfare.



We do not anticipate that adding three apartments would overload the public water, drainage or sewerage system or any other municipal systems or cause negative health and safety effects. There are several apartment buildings along Maple street with much higher densities. 42 and 46 Maple for example, that set precedent

Exception Criteria

B. Specific Special Exception Requirements (as may be set forth in the applicable Table of Use) Explain how the proposal meets the specific special exception requirements as may be set forth in the Table of Use for the zoning district in which the subject property is located:

- A.** The specific site must have an amount of open space, either landscaped or left natural, at least equal to the average amount of open space on all developed lots in the RM-U District that are wholly or partly within two hundred (200) feet of the subject parcel. Existing parking areas, either gravel, paved or unpaved, shall not be considered to be open space. ***(See F)***
- B.** Off-street parking, in accordance with Chapter 153, Site Review, shall be provided as to avoid vehicles backing into the street. Two (2) parking spaces per unit shall be required. ***We are providing 8 parking spaces (2 per unit) located behind the building.***
- C.** Parking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line. ***The parking lot is a minimum of 5' from any lot line and more that 10' from the front property line.***
- D.** Parking areas shall be screened from the street and from abutting lots. ***Landscape buffer will be provided. The parking will be screened within the 5' buffer with arborvitae or a similar vegetative buffer.***
- E.** Structures shall be at least twenty (20) feet from a front property line, fifteen (15) feet from a rear property line and fifteen (15) from a side property line unless abutting a street, in which case, the distance from the side property line shall be twenty (20) feet. ***(See F)***
- F.** If the units generated are restricted to the HUD Fair Market Rent rates, for Dover, criteria A and E do not apply.

Using this Exception.

Sincerely,

Nick Isaak, AIA
Principal
Isaak Design, PLLC

Cc: Simon Macalister



CITY OF DOVER, NEW HAMPSHIRE

PLANNING APPLICATION OWNER AUTHORIZATION (ZONING)

IMPORTANT

Property identification sign must be posted on the property for five (5) days prior to the hearing. Failure to post may result in application not being accepted.

OWNER AUTHORIZATION

I/We hereby submit this application to the City of Dover / City of Dover Zoning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Property Owner Name:

Simon Macalister

Signature(s) of Property Owner(s):

Date: 10/31/2024

Signature of Applicant:

if different from owner

Date: 10/31/2024

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I/We hereby submit this application to the City of Dover Zoning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity..

Property Owner Name:

Simon Macalister

Signature(s) of Property Owner(s):

Date: 10/31/2024

Signature of Applicant:

if different from owner

Date: 10/31/2024



ARCHITECT
Isaac Isaak, AIA, LEED AP
100 Oyster River Rd.
Durham, NH 03824
Phone: 603-969-6711
isaak@isaakdesign.com

consultant
address
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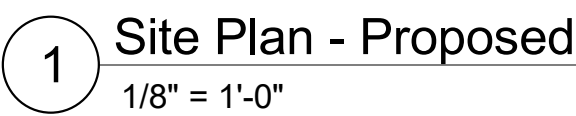
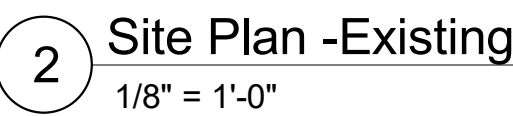
MAPLE STREET APTS

SITE PLAN

Project number	2406
Date	07/22/24
Drawn by	Author
Checked by	Checker

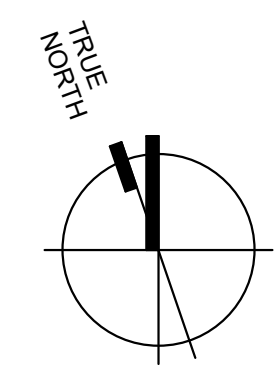
A1.00

Scale $1/8" = 1'-0"$



PERMIT SET
NOT FOR CONSTRUCTION

10/25/2024 9:44:41 PM



PERMIT SET
NOT FOR CONSTRUCTION





ARCHITECT
Rick Isaak, AIA, LEED AP
Oyster River Rd.
Durham, NH 03824
Phone: 603-969-6711
rick@isaakdesign.com

consultant
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MAPLE STREET APTS

2ND FLOOR PLAN - OVERALL

Project number	2406
Date	07/22/24
Drawn by	Author
Checked by	Checker

A1.02

Scale	As indicated
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1 SECOND FLOOR PLAN
1/4" = 1'-0"



ARCHITECT
Rick Isaak, AIA, LEED AP
Oyster River Rd.
Durham, NH 03824
Phone: 603-969-6711
rick@isaakdesign.com

consultant
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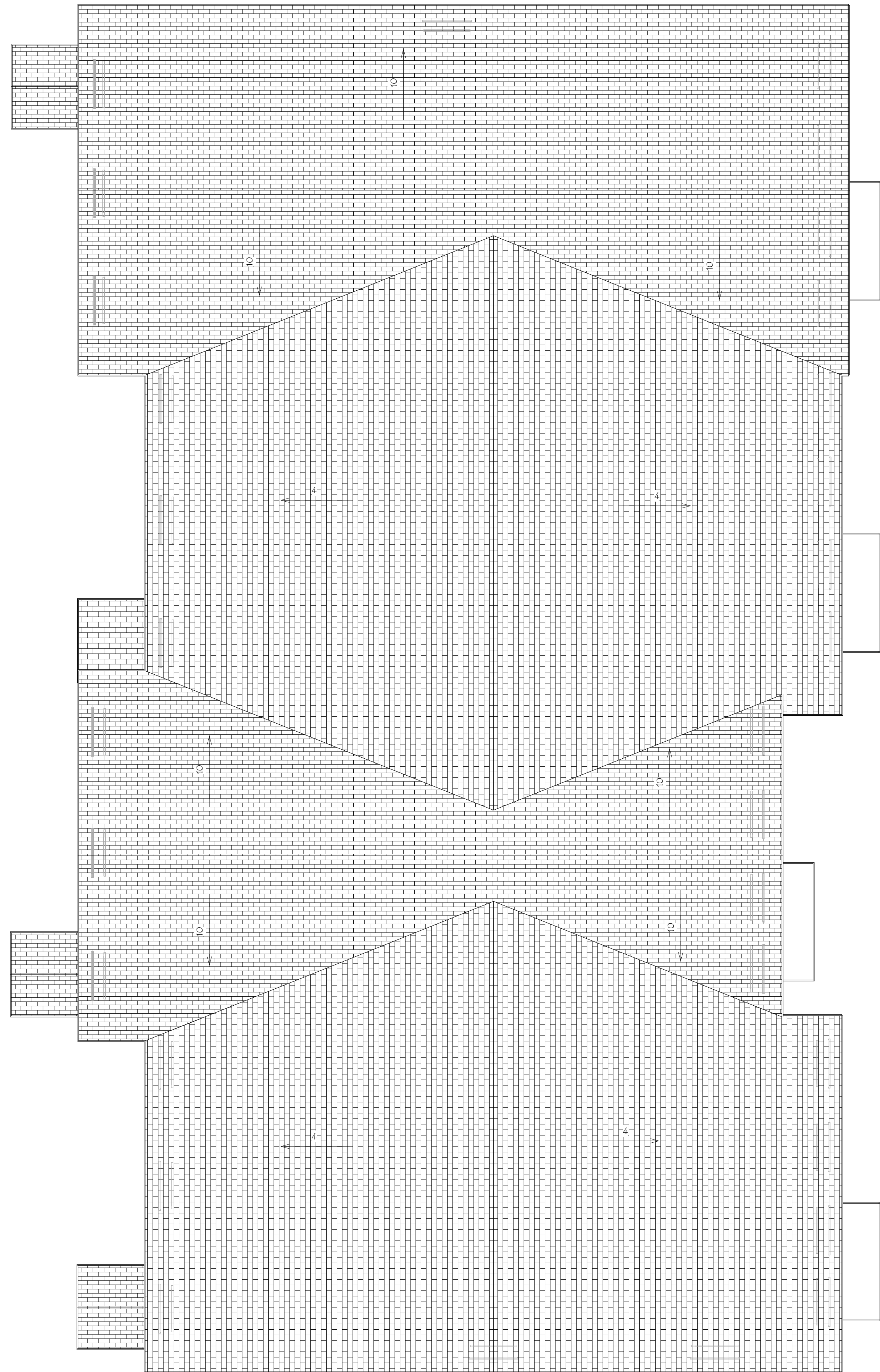
MAPLE STREET APTS.

ROOF PLAN

Project number	2406
Date	07/22/24
Drawn by	Author
Checked by	Checker

A1.03

Scale $1/4" = 1'-0"$



1 Roof
SCALE: 1/4" = 1'-0"

PERMIT SET
NOT FOR CONSTRUCTION

10/25/2024 9:44:49 PM



ARCHITECT
Isaac Isaak, AIA, LEED AP
100 Oyster River Rd.
Durham, NH 03824
Phone: 603-969-6711
isaak@isaakdesign.com

consultant
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mail

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MAPLE STREET APTS

EXTERIOR ELEVATIONS

Project number	2406
Date	07/22/24
Drawn by	NI
Checked by	Checker

A2.00

Scale $1/4" = 1'-0"$



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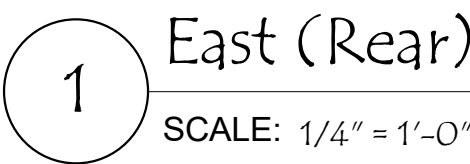
MAPLE STREET APTS

ANTERIOR ELEVATIONS

Project number	2406
Date	07/22/24
Drawn by	Author
Checked by	Checker

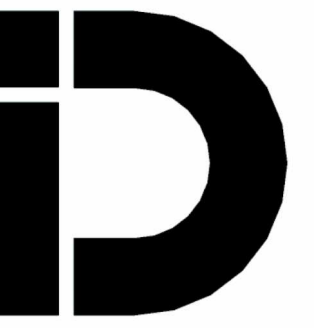
A2.01

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(303) 969-6711
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MAPLE STREET APTS.

3D RENDERINGS

Project number	2406
Date	07/22/24
Drawn by	Author
Checked by	Checker

A2.02

Scale

PERMIT SET
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10/25/2024 9:44:55 PM

MAP 30 PAGE 52
SALAS LUIS ALFREDO
MUNOZ
VEGA JESSICA PEREZ
10 MAPLE STREET APT 1
DOVER NH 03820
4365/9

MAP 30 PAGE 51
CHRISTOPHER D AND NANCY
J ANDREWS
8 MAPLE STREET
DOVER NH 03820
3303/335

MAP 30 PAGE 13
KYLE DANIEL AND GLORIA
STANLEY
4 MAPLE STREET
DOVER NH 03820
3044/189

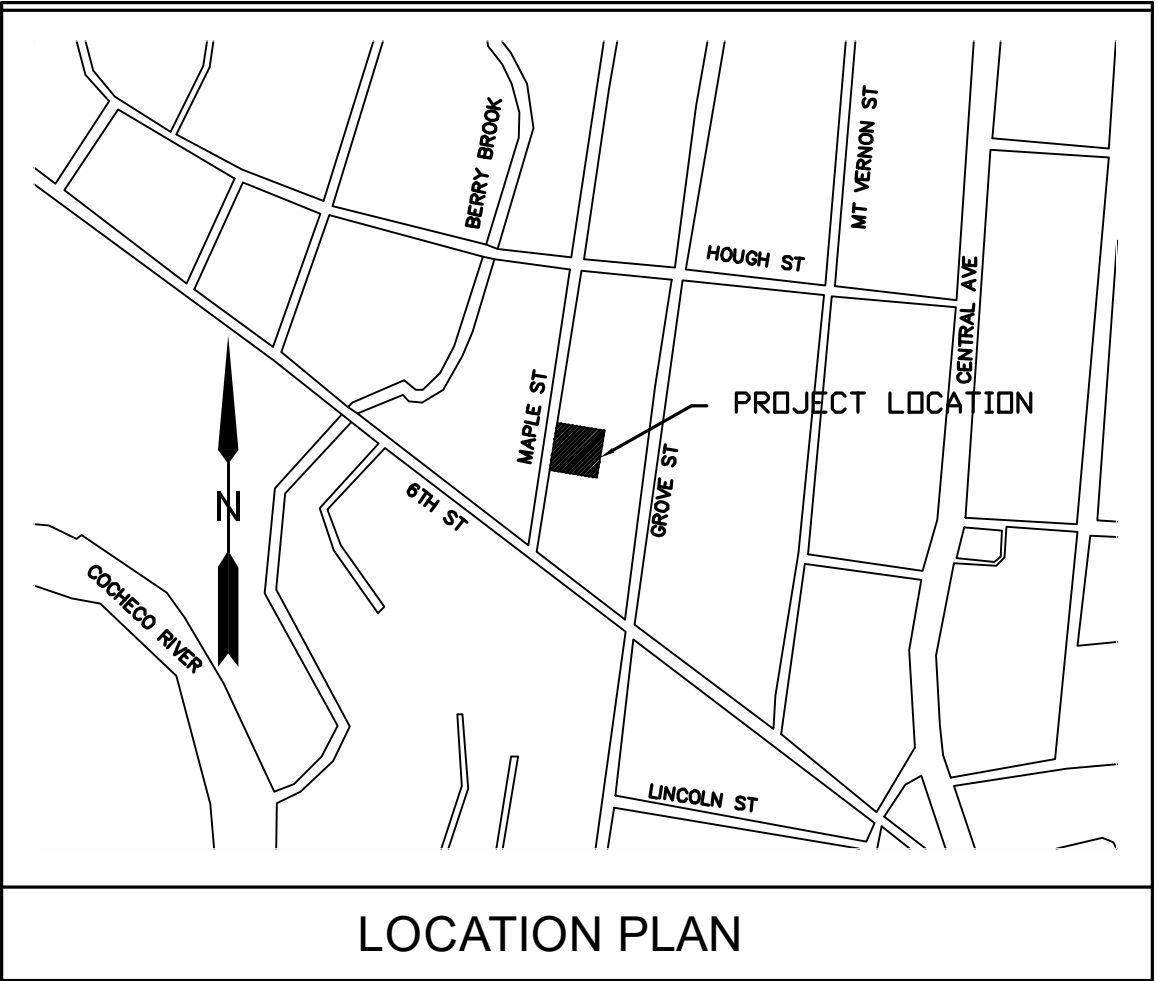
MAP 30 PAGE 65
BRIAN K AKERLEY
13 MAPLE STREET
DOVER NH 03820
2237/534

MAP 30 PAGE 76
INFLECTION POINT
PROPERTY INVESTMENTS LI
14 SILVER STREET
DOVER NH 03820
3688/403

MAP 30 PAGE 75
DONALD O AND
PATRICIA A AINSWORTH
62 GROVE STREET
DOVER NH 03820
1098/370

MAP 30 PAGE 67
SAMUEL A HEWITT
5 MAPLE STREET
DOVER, NH 03820
3762/889

TAX MAP 30
LOT NUMBER 66
9978 SQ.FT
0.23 +/- ACRES



- NOTES:**
- OWNER OF RECORD FOR MAP 30 LOT 66
SIMON D. J. AND CYNTHIA L. MACALISTER
90 RIVER STREET APT. 14D
NEWMARKET, NH 03857
BK 2303 PAGE 0130
 - 30/66- DENOTES TAX MAP AND PARCEL NUMBER
 - ZONING DISTRICT IS RM-U (URBAN DENSITY RESIDENTIAL)
MINIMUM LOT SIZE =10,000 SQ.FT
MINIMUM FRONTAGE =80 FT
SETBACK REQUIREMENTS
FRONT = AVERAGE FRONT SETBACK ON STREET
REAR =15 FT
SIDE (ABOUT A LOT) =15 FT
SIDE (ABOUT A STREET)=AVERAGE SETBACK ON STREET
MAXIMUM LOT COVERAGE =40%
MAXIMUM BUILDING HEIGHT =40 FT
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED
100-YEAR FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33017C0310E
EFFECTIVE 9/30/2015
 - THE BASIS OF BEARING IS NAVD88

**PLAT OF LAND
FOR
SIMON D J AND CYNTHIA L
MACALISTER
9 MAPLE STREET
DOVER, NH 03820**

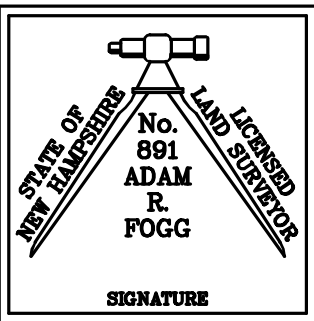
DATE:
JUNE 3, 2024
SCALE: 1" = 10'

LEGEND

- UTILITY POLE
FENCE LINE
E UTILITY LINES

"I CERTIFY THAT THIS PLAT IS NOT A SUBDIVISION PURSUANT
TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS
SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS
ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

"I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY
ME OR BY THOSE UNDER MY DIRECT SUPERVISION. I CERTIFY
THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT
TO BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE
SURVEY BY THEODOLITE AND EDM. PRECISION GREATER THAN 1:
15,000.



REFERENCE PLANS:

- "PLAN OF LAND BELONGING TO THE DOVER BUILDING ASSOCIATION SHOWING PROPOSED
STREETS AND LOTS FROM SURVEYS MADE BY JOHN M. HAYES, C.E., DOVER N.H." SCALE: 1"=50',
DATE RECORDED: AUG. 31, 1875, SCRD PLAN 34, POCKET 10, FOLDER 2.

NO.	DATE	INITIAL SUBMISSION	TKF
1	DATE	INITIAL SUBMISSION	TKF
NO.	DATE	DESCRIPTION	BY

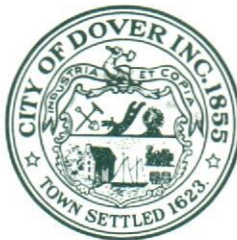
L.L.S. #891

DATE



265 WADLEIGH FALLS ROAD
LEE, NEW HAMPSHIRE 03824
PH: 603-969-0493
WWW.FARWELLENENGINEERING.COM

DONNA P. BENTON, AICP
Director of Planning and
Community Development
d.benton@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Zoning Board of Adjustment NOTICE OF DECISION

December 26, 2024

Re: **ZONE-2024-0045 – 9 Maple Street (Tax Map 30, Lot 66)**

Dear Mr. Macalister:

Please be advised that after a public hearing on Thursday, December 19, 2024, the Zoning Board of Adjustment ("ZBA") voted 4-0 to **APPROVE** your request pursuant to **Section 170-12**, to allow for a Special Exception to create at 3-4 Family Dwellin in the R-MU Zoning District. The ZBA found the criteria of the Special Exception were met and approved your request with the following conditions:

1. A Landscape Plan proving compliance with parking area screening requirements shall be submitted and approved by the Planning Department;
2. Proof of deed-restricted HUD Fair Market Rent rates for the three (3) created units shall be recorded at SCR D and submitted to the Planning Department prior to the issuance of any Certificate of Occupancy; and
3. The project shall be subject to Technical Review Committee review.

Note: The City Council, any party to the action, or any person directly affected has a right to seek rehearing and thereafter appeal the ZBA's determination by timely following the procedural requirements outlined within New Hampshire statutes. *See generally* New Hampshire Revised Statutes Annotated, Chapter 677, *available at*: <https://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-LXIV-677.htm>

If you have any questions, please do not hesitate to contact us directly at: (603) 516-6008.

Sincerely,

Paul R. Crouser
Zoning Administrator, Assistant City Planner

Encls: Donna Benton, AICP	Director of Planning and Community Development
James Maxfield	Building Official
Michelle Dube	Inspection Services Office Manager
Donna Langley	City Assessor



**Bernstein, Shur,
Sawyer & Nelson, P.A.**
Jefferson Mill Building
670 North Commercial Street
Suite 108
PO Box 1120
Manchester, NH 03105-1120

T (603) 623-8700
F (603) 623-7775

VIA EMAIL AND HAND DELIVERY

January 14, 2025

Zoning Board of Adjustment
City of Dover
288 Central Ave
Dover, NH 03820

Roy W. Tilsley, Jr.
Shareholder
(603) 665-8823 direct
rtilsley@bernsteinshur.com

RECEIVED
Planning Office

JAN 15 2025

Dover, New Hampshire

**Re: Request for Rehearing Pursuant to RSA 677:2
Case No.: ZONE-2024-0045
9 Maple Street – Tax Map 3, Lot 66
Simon D. J. Macalister – Applicant**

Dear Chairman Prior and Members of the Board:

This office represents the interests of Sam Hewitt, the owner of 5 Maple Street, which directly abuts the Applicant's property in the above-captioned matter. The Applicant is proposing to replace a historic single-family home with a four-family building on a pre-existing nonconforming lot of record lacking adequate area. On December 19, 2024, the Board granted a special exception to add on to the existing home to convert it into a four-family dwelling. For the reasons set forth herein, Mr. Hewitt submits that the Board granted the special exception in contravention of the City's regulations and requests that the Board grant the within Request for Rehearing to reconsider the application under the correct legal standards. The Board may grant such rehearing if in its opinion good reason is stated in this request. *See* RSA 677:2.

The Board should grant this Request for Rehearing to correct several errors. The rehearing process "is geared to the proposition that the board of adjustment shall have a first opportunity to correct any action it has taken, if correction is necessary, before an appeal to the court is filed." *Fisher v. Town of Boscawen*, 121 N.H. 438, 440 (1981). The statutory scheme is based upon the principle that the local board should have the first opportunity to pass upon any alleged errors in its decisions so that the court may have the benefit of the Board's judgment in hearing the appeal. *Id.*

First, pursuant to Dover Zoning Ordinance Section 170-14, the Applicant's property is not eligible for the special exception the Board granted. Section 170-14 sets forth the criteria by which non-conforming lots may be improved. Prior to enumeration of the four criteria, the

Ordinance provision states: "In any district, structures which are allowed by right, **but not structures that are allowed by special exception**, may be erected on any **nonconforming lot of record even though such lot fails to meet the requirements for area**, width or frontage provided that . . ." (Emphasis added.) The Applicant's property is located in the Urban Density Multi Residential District (RM-U). Per the Zoning Ordinance, the minimum lot size in the RM-U is 10,000 square feet and "Conversion of existing dwelling to accommodate not more than 4 units" requires a special exception. The Applicant's site plan (Page A1.00) lists the lot area as 9,978 square feet. As a result, the property is nonconforming due to insufficient area and structures allowed by special exception may not be built on nonconforming lots. As such, this proposal cannot legally be approved by special exception on this nonconforming lot. Granting the special exception clearly violates the terms of the Ordinance and the Board should grant a rehearing to correct this error.

If, *arguendo*, the Applicant were eligible for the requested special exception, the site plan provided still fails to meet the special exception criteria. As set forth in the Ordinance, by declaring the proposed new units as restricted to HUD fair market rates, two of the criteria are removed. The following requirements remain, and to receive a special exception, an applicant must meet each and every listed condition:

- B. Off-street parking, in accordance with Chapter 153, Site Review Regulations, shall be provided as to avoid vehicles backing into the street. Two parking spaces per unit shall be required.
- C. Parking lots shall be at least 5 feet from a side property line and 10 feet from a front property line.
- D. Parking areas shall be screened from the street and from abutting lots.

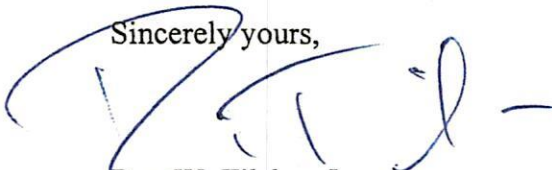
The Applicant's site plan *technically* complies with the requirement that two spaces (eight total) be provided for each unit; however, questions about the viability of the space furthest from the access drive were raised at the hearing as there is not enough space for a driver using the last parking space to turn around to exit. As a result, anyone parking in the last parking space will be forced to back on to Maple Street in violation of Criterion B. Regarding off-street parking, the Chapter 153 Site Review Regulations cited in Criterion B require a preliminary meeting with the Technical Review Committee ("TRC") prior to consideration of a site plan by the Planning Board. A preliminary meeting would have been valuable to vet the viability of the provided parking as the TRC and Planning Board are each enabled to require modelling demonstrating this space is actually usable without requiring the driver to back out due to a lack of maneuvering area. If the driver is unable to properly turn around from the parking space and is forced to back into the street, the site plan does not meet the special exception requirement and must be denied. The Applicant has not proved to the Board that the site plan complies with the criteria, and the Board erroneously granted approval based on insufficient evidence. At a rehearing, the Board should require verification the parking is sufficient from either the Applicant or a third-party consultant hired at the Applicant's expense.

Zoning Board of Adjustment
City of Dover
January 14, 2025
Page 3

Finally, the Board should grant a rehearing to clarify its condition of approval regarding TRC review. Under the Zoning Ordinance, TRC review is prerequisite for Planning Board review for many applications; however, it is generally nonbinding and advisory. The ZBA cannot cede its authority under state law and the Zoning Ordinance to an advisory committee, and upon rehearing it should clearly delineate how unfavorable TRC comments will be handled by the Board. As presently constituted, the Board's condition requires TRC review but is unclear as to what would result from an unsatisfactory review. If the parking provided, for example, is confirmed deficient by the TRC, the Board's condition of approval should make clear that approval of the underlying special exception would then be rescinded.

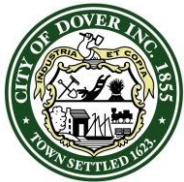
For the foregoing reasons, Mr. Hewitt respectfully requests that this Board grant this Request for Rehearing to reconsider its decision granting the special exception.

Sincerely yours,



Roy W. Tilsley, Jr.

RWT/lmn

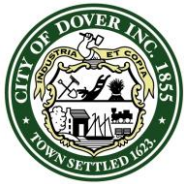


CITY OF DOVER

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, April 17, 2025
Meeting Time:	7:00 pm

This item has been withdrawn. ZONE-2025-0006



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, April 17, 2025
Meeting Time:	7:00 pm

INTENT: The Applicant seeks a Variance from **Section 170-24** of the Zoning Ordinance to allow for an Accessory Dwelling Unit in excess of the maximum square footage value of 800 s.f.

UNITS PROPOSED: One (1) ADU

AGENDA ITEM: 3-E

ZONING DISTRICT: Rural Residential (R-40) District

FILE: ZONE-2025-0007

APPLICANT: Spruce Building and Development

OWNERS: The Davis Family Trust

LOCATION: 110 Spruce Lane Extension (Map J, Lot 4-2)

ACREAGE: ±5.06 acres. No change in acreage

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQ.:
No

ATTACHMENTS: Application, Narrative

STAFF RECOMMENDATION: Staff supports this Variance request with a single condition.

BACKGROUND INFORMATION

The property subject to this variance request is located at 110 Spruce Lane Extension and resides within the Rural Residential (R-40) District. The property is large at ±5.06 acres and currently contains one (1) single-family home (approx. 2,123 s.f.).

The applicant seeks to construct an attached Accessory Dwelling Unit in excess of the current maximum floor area of 800 s.f. for a total of 960 s.f.. Staff wishes to highlight the fact that it has already recommended to Planning Board that the maximum size of an ADU should be increased from 800 s.f. to 950 s.f., and while this proposal exceeds that value by ten (10) feet, staff feels such an increase is negligible. If this variance request is granted, the applicant must still submit an ADU application and adhere to all other regulations.

STAFF RECOMMENDATION

As Staff has recommended that the maximum size of ADUs should be increased, staff supports this variance request with one condition, which is as follows:

1. Relief granted in this variance approval shall only apply to the ADU presented in the plan set provided with this variance application.

ZONE-2025-0007 110 SPRUCE LANE EXTENSION



Property Information

Location 110 SPRUCE LN E XT
Owner DAVIS WILLIAM E & TERA L TRUSTEES
Land Use 101R
Zoning Code R-40
Property Id J0004-002000



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-2025-0007 FOR CITY OF DOVER, N.H.

Permit Type Zoning	Project:	App Date: 03/27/2025
Work Class: Variance	District: None	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Crouser, Paul	Approval
Description: To have an ADU that exceeds the size requirements of 700 sf to 960 sqft.		Expire Date:

Parcel: J0004-002000	Main	Address: 110 Spruce Ln Ext Dover, 03820	Main	Zone: R-40(Residential - Rural)
-----------------------------	------	---	------	--

Applicant	Owner
De Desharnais	Tera and William Davis
PO Box 664	Home: (724) 992-3091
Sanbornville, NH 03872	Business: (724) 992-3091
Home: (603) 703-5114	Mobile: (724) 992-3091
Business: (603) 703-5114	
Mobile: (603) 703-5114	

Permit Custom Fields

Number of Variances Requested: 1	ZoneVariPlanSummary Current single family home	ZoneVariAppealSect 170-24
ZoneVariAppealSectDe to allow for an ADU of tail 960 sf	What is the parcel zoned? R-40	ZoneVariAppeal1Public Interest The structure will be harmonious with the existing home and the community.
ZoneVariAppeal2OrdinanceSpirit It is an ADU intended for aging parents and the requirement for larger openings and adequate space.	ZoneVariAppeal3SubstantialJustice It will add value to the Community. The ADU curb appeal is consistent with the community.	ZoneVariAppeal4ProportionalityValue The ADU adds value to the community values.
ZoneVariAppeal5BNoReasonableUse Does not allow adequate space for an aging couple to live through their elderly years.		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Permit Snapshot Report.pdf	03/27/2025 11:40	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025011809	Planning Zoning Variance Application Fee	\$200.00	\$0.00
Total for Invoice INV-2025011809		\$200.00	\$0.00
Grand Total for Permit		\$200.00	\$0.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	In Review	03/28/2025	04/01/2025		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	03/28/2025	04/01/2025	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		03/28/2025 11:44	
Confirm application complete v.1	Generic Action		03/28/2025 11:45
Planning Permit Application Review v.1	Receive Submittal	03/28/2025 0:00	

Zoning Board v.1	Task
Zoning Board Agenda v.1	

PERMIT SNAPSHOT REPORT (ZONE-2025-0007)

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

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170-24 of the Zoning Ordinance to permit:

AN ATTACHED ADU 927 Sq. Ft.

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 STRUCTURE WILL BE HARMONIOUS WITH THE EXISTING HOME AND THE COMMUNITY

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

IT IS AN ADU INTENDED FOR AGING PARENTS AND THE REQUIREMENT FOR LARGER OPENINGS AND ADEQUATE SPACE

3. Granting the variance would do substantial justice because:

IT WILL ADD VALUE TO THE COMMUNITY THE ADU CURB APPEAL IS CONSISTENT WITH THE COMMUNITY

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

The ADU Adds Value to the Community 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:

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:

and

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

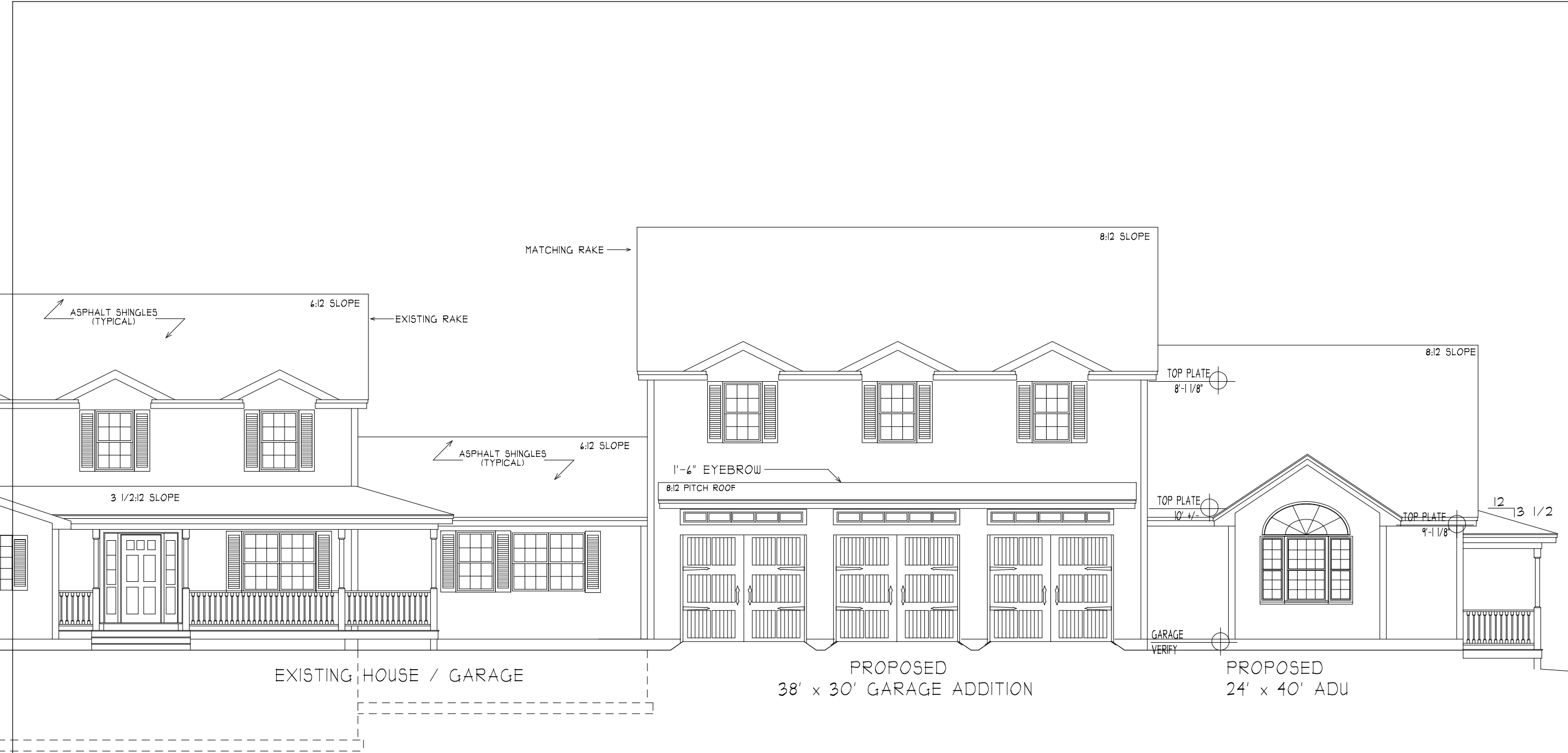
OR

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:

Does Not Allow Adequate Space for An Aging Couple to Live Through their Elderly years

ZONE-2025-0007**110 SPRUCE LANE EXTENSION**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0082-000000	181 GARRISON RD	IKEGAMI SHIRO &	IKEGAMI MORIYASU	181 GARRISON RD	DOVER	NH	03820
I0083-001000	102 SPRUCE LN	BRAYEN CRAIG ANDREW		102 SPRUCE LN	DOVER	NH	03820
I0083-P00000	28 BIRCH DR	MASON JANET S	MASON PETER L	28 BIRCH DRIVE	DOVER	NH	03820
J0003-000000	GARRISON RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
J0003-A00000	170 GARRISON RD	STOCKBOWER DAVID W &	STOCKBOWER RAQUEL C	170 GARRISON RD	DOVER	NH	03820
J0004-000000	190 GARRISON RD	LOLLIS LISA	LOLLIS KRISTAL	190 GARRISON ROAD	DOVER	NH	03820
J0004-001000	184 GARRISON RD	BROWN JASON J &	BROWN AMANDA L	184 GARRISON RD	DOVER	NH	03820
J0006-000000	SPRUCE LN	STATE OF NEW HAMPSHIRE	C/O NH FISH AND GAME	11 HAZEN DR	CONCORD	NH	03301
J0006-B00000	227 SPRUCE LN E XT	ROWE JEFFREY H		228 SPRUCE LN EXT	DOVER	NH	03820
J0007-000000	228 SPRUCE LN E XT	ROWE JEFFREY H &	ROWE LAURA L	228 SPRUCE LANE EXT	DOVER	NH	03820
J0004-002000	110 SPRUCE LN E XT	DAVIS WILLIAM E & TERA L TRUSTEES	THE DAVIS FAMILY TRUST	110 SPRUCE LN EXT	DOVER	NH	03820
		SPRUCE BUILDING AND DEVELOPMEN	DE DESHARNAIS	PO BOX 664	SANBORN	NH	03872



INTERNATIONAL RESIDENCE CODE DESIGN CRITERIA 2018 IRC and IBC
DOVER NH, ROOF SNOW LOAD 60 PSF AT >200' ELEVATION
LIVE LOADS : BEDROOMS 30 PSF NON SLEEPING ROOMS 40 PSF ATTICS 20 PSF and DECKS 40 PSF
EGRESS + 5.7 SQ'
LIGHT GLAZING ALL HABITABLE ROOMS +8%
VENTILATION ALL HABITABLE ROOMS +4%

CONTRACTOR
INFO

HOMEOWNER NAME:
TERA & BILL
DAVIS

SUBDIVISION:
DOVER, NH

LOT NO:
J0004-002000

STREET NO:
110 SPRUCE LN. EXT.

REVISED DATE:
3-4-2025

SCALE:
1/8" = 1'-0"

FILENAME:
Spruce Lane

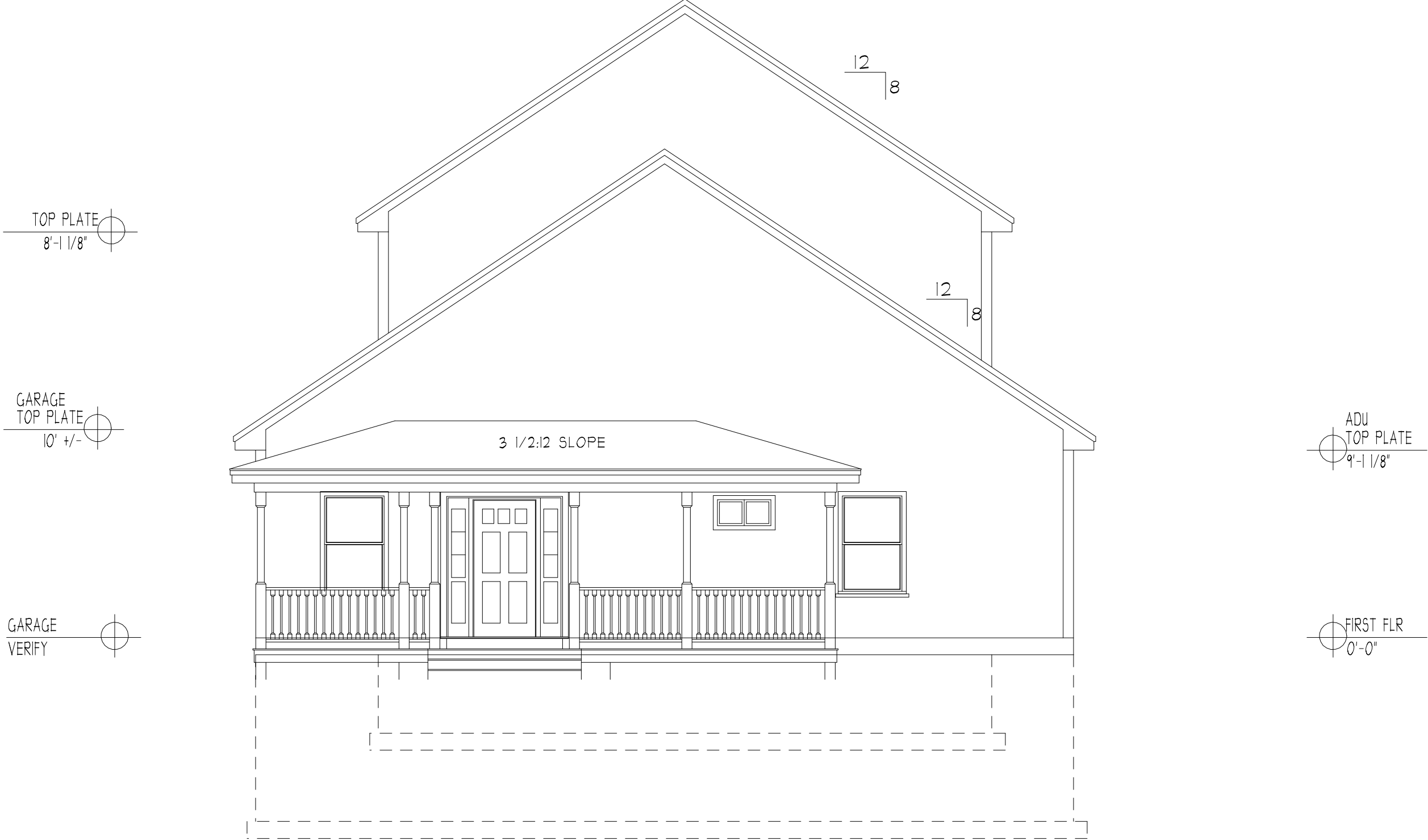
DRAWN DATE:
8-12-2024

DRAWING NAME:
FRONT
ELEV.

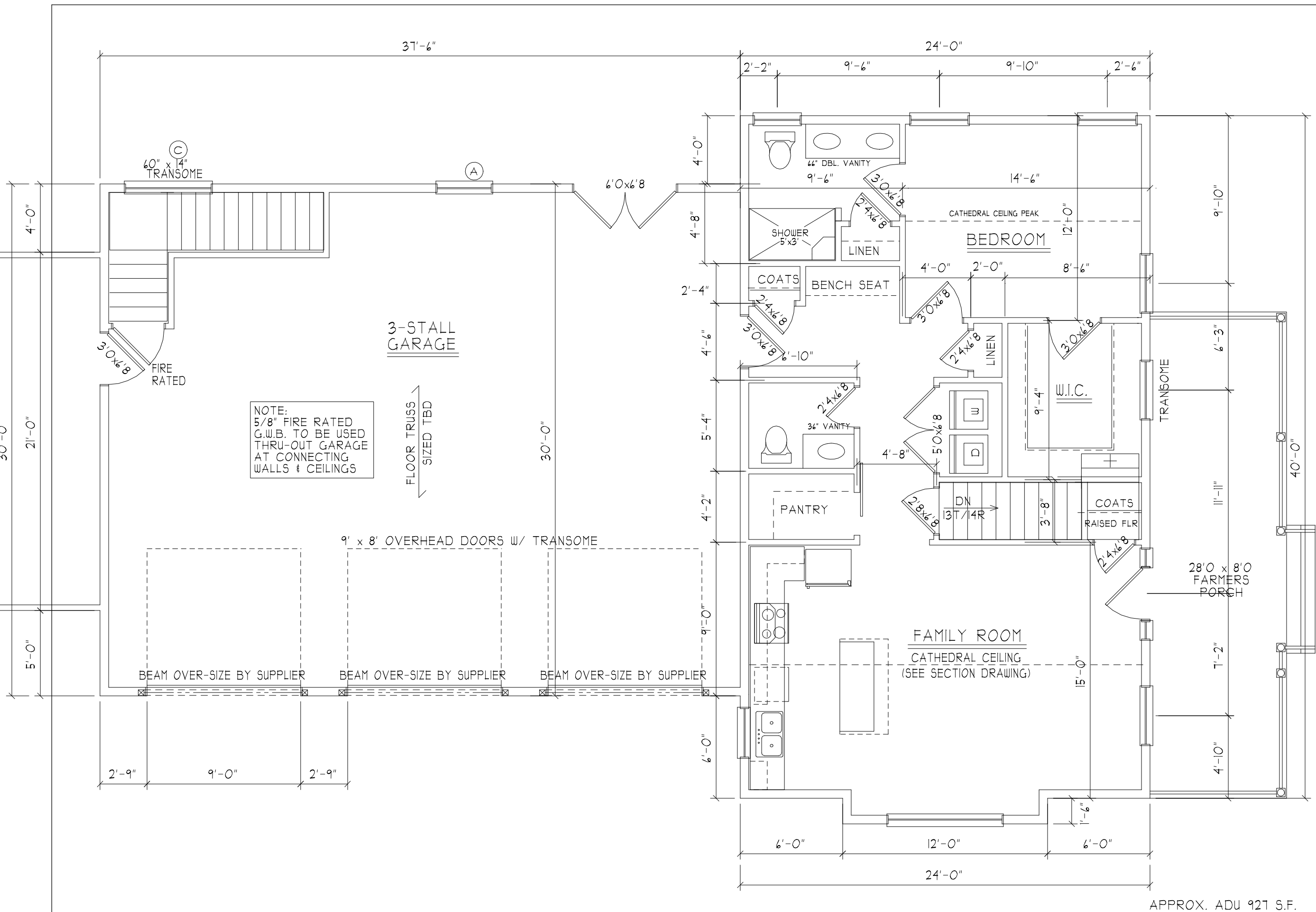
DRAWING NO:
A-1a

HOUSE TYPE:
ADDITIONS:
GARAGE 38' x 30'
KITCHEN 20' x 8'
DECK 12' x 11'

LOCATION OF WINDOWS & DOORS -
DO NOT SCALE FROM ELEVATIONS



PROPOSED
RIGHT ELEVATION



INTERNATIONAL RESIDENCE CODE DESIGN CRITERIA 2018 IRC and IBC
NEW HAMPSHIRE, ROOF SNOW LOAD 60 PSF AT <200' ELEVATION
LIVE LOADS : BEDROOMS 30 PSF NON SLEEPING ROOMS 40 PSF ATTICS 20 PSF and DECKS 40 PSF
EGRESS + 5.7 SQ'
LIGHT GLAZING ALL HABITABLE ROOMS +8%
VENTILATION ALL HABITABLE ROOMS +4%

CONTRACTOR
INFO

HOMEOWNER NAME:
TERA & BILL
DAVIS

SUBDIVISION:
DOVER, NH

LOT NO:
J00004-002000

STREET NO:
110 SPRUCE LN. EXT.

DATE:
3-4-2025

SCALE:
3/16" = 1'-0"

FILENAME:
Spruce Lane

DRAWN DATE:
8-1-2024

DRAWING NAME:
ADU
FLOOR
PLAN

DRAWING NO:

A-1

HOUSE TYPE:
ADDITIONS:
38'x30' GARAGE
20' x 8' KITCHEN
12' x 11' DECK

APPROX. ADU 921 S.F.