



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 This item has been withdrawn.~~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.