

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, June 19, 2025**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF May 15, 2025 Regular Meeting Minutes

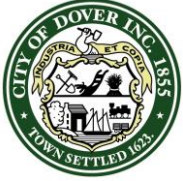
3. HEARINGS

- A. **Rehearing of *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.
- B. ***ZONE-2025-0020**. Applicant: John Edward Williams, 169 Spur Road, Tax Map L, Lot 45-H, located in the Residential Low Density (R-20), requests a Variance from **Section 170-12(B)** to allow for the building of a single-family residence within the front and side setbacks.
- C. ***ZONE-2025-0012**: Applicant Two Hundred Sixth Street, LLC, 200 Sixth Street, Tax Map E, Lot 70-A, located in Innovative Technology (IT), requests a Variance from **Section 170-12(B)**, to allow for a reduced size lot for a public utility use.

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, May 15, 2025
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Rich Onufry, Nicholas Couturier, Jackson Brown, Hilary Hamer (Alternate)

Members Not Present: Chris Prior (Chair), Anthony Sillitta (Vice Chair)

Staff Present: Paul R. Crouser (Zoning Administrator)

Onufry called the meeting to order at 7PM and explained the hearing process.

He 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.

2. APPROVAL OF MEETING MINUTES OF APRIL 17, 2025

Motion: Couturier moved to approve the minutes of April 17, 2025 as submitted. Seconded by Hamer. Vote: U/A

3. HEARINGS

A. *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.

Steve Haight, CivilWorks represented the item and confirmed there are no changes to what is being requested from the last hearing. He addressed the criteria for special exception and noted the three units will be HUD-rate units and deeded as such.

The project will have to go to TRC and Planning Board for feedback and approval.

He highlighted details about parking, boundary lines, and landscaping.

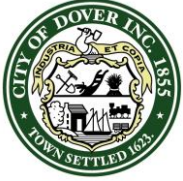
He addressed questions and comments from the board relating to: driveway width and parking (2 per unit proposed).

Public hearing opened:

Sam Hewitt, 5 Maple st noted he has a signed petition with 28 signatures from the neighbors in opposition to the project.

Attorney for Sam Hewitt, Roy Tilsley, Bernstein & Shur explained why he believes this project is not eligible for a special exception because of the non-conforming lot size requirements.

- 10,000 sq ft required, 9,998 existing means it's a preexisting, nonconforming lot and can't be developed
 - Allowed under certain circumstances
 - Structures allowed by right
 - Structures allowed by special exception are excluded



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Jonathan Payne, 2 Maple st explained the practical reality of the parking is that there can only be six spots on the property. Spots one and eight as drawn on the proposal are unusable. This will change the character of the neighborhood to add the three units proposed. There is no other structure similar in that area and the parking will overflow onto the street.

Shaun Page, 3 Maple st noted the plans don't seem to fit the neighborhood- old two-story homes with pitched roof. Nothing on the proposed plans blends it with the neighborhood. He also noted the street was recently changed to one-sided parking in the winter months which may affect the proposal. He also expressed concern about drainage and run-off.

Brian Akerley, abutter at 13 Maple st is concerned about parking. He also noted the recent change to the parking regulations on the street noting November-April there is no parking allowed on the odd side of the street. He also expressed concerns about lack of landscaping area for potential families living there.

Kyle Stanley, 4 Maple st is concerned about the size of the lot for too large of a project and parking (clarified December -April for parking ban).

Onufry clarified the only item for the Zoning Board to address is that there are two parking spaces per unit being provided by the applicant. All details about size and structure will go to TRC and Planning Board for review and approval. He discussed the definition of a neighborhood.

Don Ainsworth, 62 Grove st, abutter is concerned about the density, change to his view, and where the snow will be put.

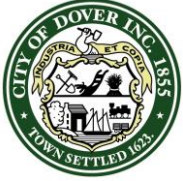
Mr. Haight addressed public comment:

- Size of the lot: calculation shows over 10,000 sq ft
- Parking
 - If they can't get the appropriate parking spaces required when they go for technical review, the number of units will need to go down accordingly
- Snow storage, stormwater and landscaping will all be reviewed during the TRC and Planning Board process

P. Crouser addressed the size of the lot, the zoning ordinance as written, Technical Review Committee personnel and process and amended language for the zoning ordinance draft.

Planning Department input: Staff supports this special exception request with conditions. Per the applicant's narrative, the property owner is willing to restrict the three (3) newly generated units to the applicable HUD Fair Market Rental rates, eliminating the need to comply with criteria A and E, with the project meeting all other criteria as-presented.

During the petition for rehearing and the public meeting that followed (in which this Board granted the rehearing) it was universally decided that the applicant/property owner in this project would be



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responsible for proving to the Technical Review Committee (“TRC”) that the project satisfied all applicable provisions within Site Review Regulations, Chapter 153, §§ 153-14 and 153-17

Staff recommends that this Board approve this Special Exception request, though Staff encourages it do so 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 SCRD and submitted to the Planning Department prior to the issuance of any Certificate of Occupancy, and;
3. (Though redundant as the applicant is bound to adhere to Site Review Regulations Chapter 153, §§ 153-14 and 153-17 regardless) Applicant shall comply with all applicable sections of sections 14 and 17 within the City of Dover’s Site Review Regulations, as determined by the TRC, and shall implement any amendments or changes the TRC recommends pursuant to those two sections.

The applicant doesn’t have any issues with the proposed conditions.

Hamer addressed section B- no backing into the street- and after reviewing the plans cannot see how the criteria will be met.

P. Crouser noted TRC has engineers and fire safety staff in place to confirm if the criteria can be met.

Hamer noted that if the plan changes through the TRC process, the ZBA will not have an opportunity to review the changes and re-vote on the updated plans.

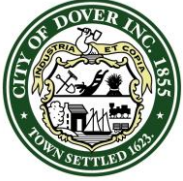
Brown inquired and P. Crouser clarified that the public is welcome to attend the TRC review, but there is no public forum to speak at the meeting. Written documents can be submitted in advance and applicants often speak to public members after the meeting.

Onufry noted with the information presented it does look possible to back out to the street, but easier to back up and pull forward onto the street.

P. Crouser listed several properties in the immediate area and how many units are on each site. The proposed plan will have to meet much stricter requirements than those properties did to have the additional units.

Motion: Hamer moved to deny the special exception based on requirement B not being met. Couturier seconded. Vote: 2 in favor with (2) Onufry and Brown opposed

Per ZBA operating procedures, if the motion does not meet majority (3 required) it will not prevail and a new motion must be made to set forth a decision.



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Motion: Brown moved to approve the special exception with the conditions specified by staff. No second was heard.

Motion: Couturier moved to table the item to the next meeting. Brown seconded. Vote: U/A
P. Crouser clarified the item will be re-noticed to be re-heard at the next meeting.

Item B was requested to be continued to the June meeting.

C. *ZONE -2025-0013: Applicant: 16 Industrial Park, LLC, 34 Industrial Park Road, Tax Map G, Lot 4-1, located in the Commercial Manufacturing District (CM), requests a Variance from Section 170-20F(3)(e) footnote (9) Solar/Green Roof Standard, to provide relief from the green roof requirement.

Steve Haight, CivilWorks presented the item and explained the proposal of a robust storm water management plan and mitigation for pollutants as a trade off rather than do a green roof. The acre of roadway that will be treated is a better option for the community than the 8000 sq ft of green roof that would be possible.

He addressed the variance criteria.

This plan has already gone to TRC for review and been approved at the Planning Board.

Mr. Haight responded to questions from board members relating to the amount of roadway to be treated, the new regulation for the green roof that other buildings on the street are not burdened by, and solar panel vs green roof option.

Public Hearing opened:

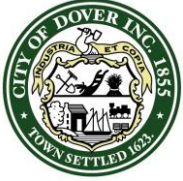
P. Crouser noted an email received to the office from the office of business development in support of the alternative presented. He highlighted significant points from the letter.

Mr. Haight also noted a letter of support from the City Engineer.

Planning Department input: The intent of the green roof / solar panel standard is to promote resiliency in the City and to promote progressive environmental best practices policies. In this case, the applicant has clearly shown that this project's above-and-beyond stormwater management plan provides, objectively, a greater benefit to the public than if it were to be compliant with the City's green roof standard. In conjunction with the fact that staff is in the process of developing a more comprehensive and equitable green roof / solar standard for large commercial properties, staff feels as though the applicant has met the intent of the ordinance while demonstrating hardship.

Staff recommends that this Board approve this variance request without conditions.

Motion: Couturier moved to grant the variance as presented as it meets the criteria. Brown seconded.
Vote: U/A



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D. * ZONE-2025-0014: Applicant: 5 Sherman Street, LLC, 46 Rutland Street, Tax Map 12, Lot 138, located in the Heritage District (HR), requests a Variance from Section 170-6, to allow for shorter frontage on the second street than is required in the Heritage Zoning District.

Hamer recused herself from the item due to a legal circumstance with the applicant.

Christopher Berry, Berry Survey and Engineering represented the applicant and presented the item. He requested that if the board has questions tonight that the applicant can't answer, they reserve the right to come back with answers. He described the location and existing attributes of the site. The proposal is to subdivide the lot into three. The proposal meets requirements for frontage and land size for all three lots. There is an interpretation that a corner lot needs to meet frontage requirements on both roads so the applicant is before the board to request a variance for a shorter frontage on the secondary road. Applicant does not believe the second road frontage is a necessary requirement. He provided details on the proposed frontages for the proposed lots.

Mr. Berry addressed the five variance criteria.

He gave additional detail to the board members regarding hardship and creative ways to create the subdivided lots verses the more appropriate way that is best for all parties.

Public Hearing Opened

Sheila Elia Rosevear, 39 Rutland St is concerned about keeping the integrity of the neighborhood. She has an arborist come every five years to maintain her trees, gets professional landscaping and created a retaining wall to prevent erosion. She has concerns about the kind of houses that will be put up and the wetlands. She is in opposition to the project.

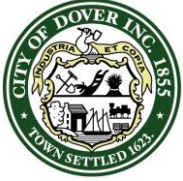
Liz Goldman, 44 Rutland St doesn't have an issue with the variance. The third parcel is oddly shaped and a good portion of it is wetland buffer. She wondered if the lot lines could be drawn in a way that impinged less on the wetlands.

Emerson Davis, 40 Rutland st read his concerns into the record regarding a negative impact to the neighborhood if approved. Applicant does not meet the criteria for hardship, spirit of the ordinance, does not need to subdivide to develop the lot, concerns about precedence and integrity of the HR district.

Lloyd Rosevear, 39 Rutland St is concerned about losing the maple tree he can see from his window and is opposed to the proposal.

Rebecca Gray, 52 Rutland st noted the subdivision is in conflict with the Heritage District and the wildlife promotion of the community trail. She would support two lots, but not three.

Laurie Smith, 36 Fisher st agrees with all previous speakers. The neighborhood has many unique lots and this proposal is not beneficial for the neighborhood. She itemized several recent or ongoing development



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projects in and around the district. She is opposed to the proposal and prefers the lot only be divided in half keeping one lot and adding one for development.

Justin Gray, 52 Rutland St would not like three lots there. He expressed concerns about the school, traffic, safety, other developments and impact to water and sewer lines.

Mr. Berry addressed public comment:

- Variance request is not for three lots- the denial of the variance will not reduce the subdivision plan. The lot meets criteria for three lots.
 - The purpose of the request is to provide a square lot on the corner which is preferred historically.
 - The lot can be created as a triangle, it just wouldn't be best for the neighborhood or future homeowners
- Wetlands – attempting to not bifurcate the wetlands at all and keep them on 46 Rutland
 - Wetlands regulations for subdivisions

Planning Department input: P. Crouser addressed and explained state and city wetlands regulations. He further gave feedback on the request for the requested seven foot reduction to frontage and the overall benefit for homeowners when their lots are clearly defined rather than ambiguously shaped. He addressed the hardship criteria and its relationship to benefit to neighborhood vs benefit to applicant.

Staff finds this request reasonable as three (3) of four (4) frontages will meet the minimum 80' and the fourth is only short seven (7) feet and the other frontage on that proposed lot has the minimum required. Staff feels criteria of the Variances have been met. Based on the evidence presented, Staff recommends that this Board approve this variance request without conditions.

Onufry commented that this property would be able to be subdivided into three lots without the variance.

P. Crouser explained the difference between an Historical Commission and Dover's Heritage Commission.
Public Hearing Closed

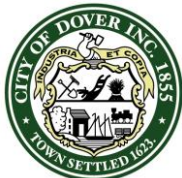
Motion: Couturier moved to grant the variance to allow the reduced frontage. Brown seconded. Vote: U/A

4. OTHER BUSINESS

Planning Board has posted a list of proposed zoning amendments. P. Crouser can send them to anyone who wants to review them.

5. ADJOURN

Motion: Couturier moved to adjourn at 8:48pm. 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, June 19, 2025
Meeting Time:	7:00 pm

INTENT: This is a rehearing of matter 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-A

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

FILE: ZONE-2024-0045

APPLICANT: Simon Macalister C/O: Civilworks New England

OWNERS: Simon Macalister

LOCATION: 9 Maple St.(Tax Map 30, 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. Petition for rehearing was granted on 4/17/2025. Matter tabled on 5/15/2025.

PLANNING BOARD APPROVAL REQ.: No

ATTACHMENTS: Site Plan, Narrative, Application

STAFF RECOMMENDATION: Staff supports granting the Special Exception with conditions.

BACKGROUND INFORMATION

The property subject to this Special Exception request is located at 9 Maple St. and resides within the Urban Density Multi Residential (RM-U) District. The property is approximately 0.23 acres and has approximate dimensions of 100' (frontage) x 97', with an existing ±1,275 s.f. single-family home, with approximately $\frac{3}{4}$ of the lot vacant as open space.

The Applicant requests a Special Exception in order to add-on to the existing home to convert it into a 4 Family Dwelling. Under the RM-U's specific zoning regulations, six criteria must be met in order for any property within the RM-U to create, or convert to, a 3-4 Family Dwelling:

- 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.
- 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.
- C.** Parking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line.
- D.** Parking areas shall be screened from the street and from abutting lots.
- 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.
- F.** If the units generated are restricted to the HUD Fair Market Rent rates, for Dover, criteria A and E do not apply.

STAFF RECOMMENDATION

Staff supports this Special Exception request with conditions. Per the applicant's narrative, the property owner is willing to restrict the three (3) newly generated units to the applicable HUD Fair Market Rental rates, eliminating the need to comply with criteria A and E, with the project meeting all other criteria as-presented.

During the petition for rehearing and the public meeting that followed (in which this Board granted the rehearing) it was universally decided that the applicant/property owner in this project would be responsible for proving to the Technical Review Committee ("TRC") that the project satisfied all applicable provisions within Site Review Regulations, Chapter 153, §§ 153-14 and 153-17.

Regarding said compliance with the aforementioned sections of the Site Review Regulations, staff wishes to emphasize that this Board should not

Over please →

attempt to interpret and apply the applicable Site Review Regulations, as that responsibility lies solely with the TRC or Planning Board. The Board shall only consider project variables which do or do not satisfy the RM-U District's Special Exception criteria specific to the creation or conversion of a 3-4 family dwelling.

Given the above, Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the Special Exception criteria. Based on the evidence presented, Staff recommends that this Board approve this Special Exception request, though Staff encourages it do so with the following conditions:

1. A Landscape Plan proving compliance with parking area screening requirements shall be submitted to the satisfaction of the Director of Planning and Community Development;
2. Proof of deed-restricted HUD Fair Market Rent rates for the three (3) created units shall be recorded at SCRD and submitted to the Planning Department prior to the issuance of any Certificate of Occupancy, and;
3. *(Though redundant as the applicant is bound to adhere to Site Review Regulations Chapter 153, §§ 153-14 and 153-17 regardless)* Applicant shall comply with all applicable sections of sections 14 and 17 within the City of Dover's Site Review Regulations, as determined by the TRC, and shall implement any amendments or changes the TRC recommends pursuant to those two sections.

ZONE-2024-0045 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
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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

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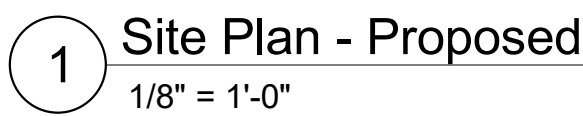
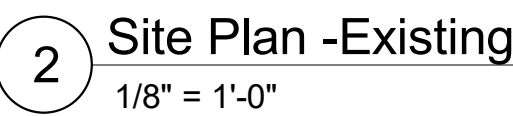
MAPLE STREET APTS

SITE PLAN

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

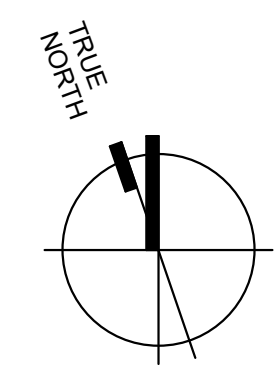
A1.00

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

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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
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Oyster River Rd.
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Phone: 603-969-6711
rick@isaakdesign.com

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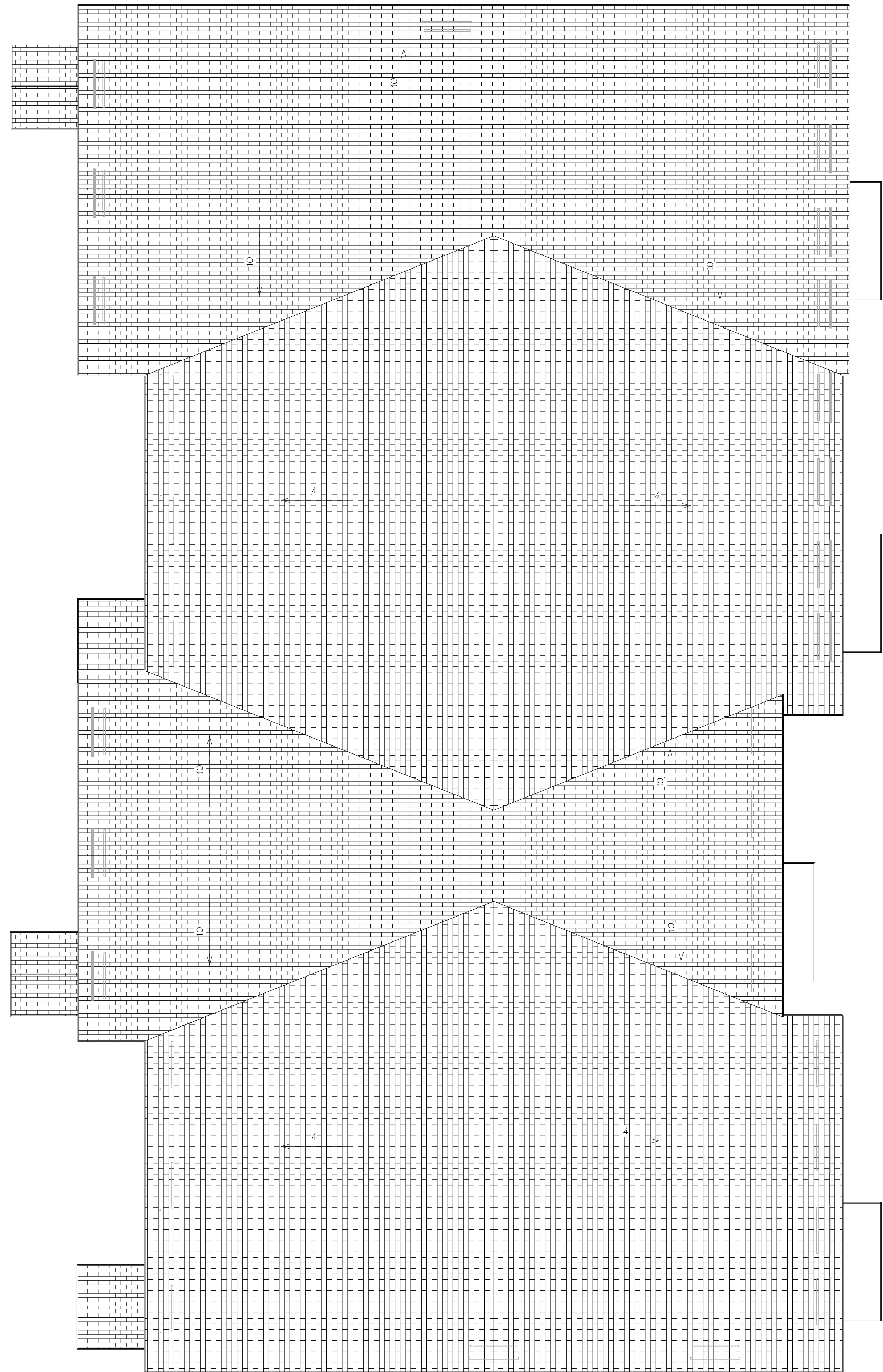
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ROOF PLAN

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



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

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



South

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

PERMIT SET
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HITECT
Isaak, AIA, LEED AP
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am, NH 03824
e: 603-969-6711
@isaakdesign.com

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APPLE STREET APTS

ANTERIOR ELEVATIONS

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

A2.01

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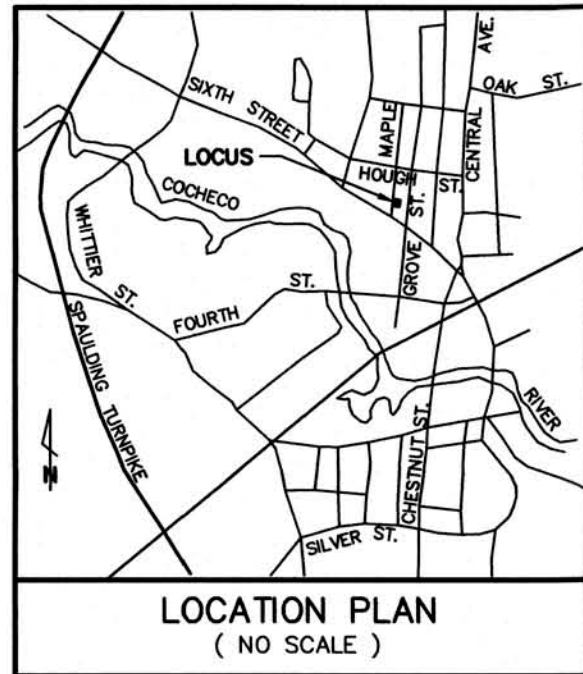
PERMIT SET
NOT FOR CONSTRUCTION

10/25/2024 9:44:55 PM



scale

A2.02



30 / 52

RED MAPLE HOMES, LLC
P.O. BOX 271
GREENLAND, NH 03840
5215 / 103

30 / 51

CHRISTOPHER D. ANDREWS
14 GLENWOOD STREET
SANFORD, ME 04073
5199 / 733

30 / 50

KYLE DANIEL STANLEY
GLORIA STANLEY
4 MAPLE STREET
DOVER, NH 03820
4924 / 498

30 / 65

BRIAN K. AKERLEY
13 MAPLE STREET
DOVER, NH 03820
4232 / 974

30 / 76

ROBERT COHEN
1 HIGH STREET
HAMPTON, NH 03842
5230 / 963

30 / 66

PARCEL AREA
10,000 S.F.
0.23 Ac.

30 / 75

DONALD O. AINSWORTH
PATRICIA A. AINSWORTH
62 GROVE STREET
DOVER, NH 03820
2294 / 451

30 / 67

SAMUEL A. HEWITT
MAPLE STREET
DOVER, NH 03820
4400 / 712

LEGEND

- I.P.(fnd) — IRON PIPE FOUND
- I.R.(fnd) — IRON ROD FOUND
- G.B.(fnd) — GRANITE BOUND FOUND
- S.C.R.D. — STRAFFORD COUNTY REGISTRY OF DEEDS
- xxx / xxx — BOOK No. / PAGE No.
- S.F. — SQUARE FEET
- Ac. — ACRES
- F.F. — FINISHED FLOOR ELEVATION
- — EDGE OF PAVEMENT
- UP -O- — UTILITY POLE
- OHU — OVERHEAD UTILITY WIRES
- — STOCKADE FENCE
- 130 — CONTOUR LINE (2' INTERVAL)
- SMH — SEWER MANHOLE
- TBM — TEMPORARY BENCH MARK

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

REFERENCE PLANS:

- 1.) PLAN OF LAND BELONGING TO THE DOVER BUILDING ASSOCIATION SHOWING PROPOSED STREETS AND LOTS, FROM SURVEYS MADE BY JOHN HAYNES, C.E., DOVER, N.H.; SCALE 50' = 1"; RECORDED AUG. 31, 1875 VOL. 258, PAGE 600; S.C.R.D. POCKET 10, FOLDER 2, PLAN 34.

NOTES:

- 1.) OWNER OF RECORD:
SIMON D. J. MACALISTER
22 AMYS LANE
BARRINGTON, NEW HAMPSHIRE 03825
S.C.R.D. VOLUME 3168, PAGE 508
- 2.) 30 / 66 — DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) PARCEL AREA = 10,000 S.F. / 0.23 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY AND EXISTING SITE CONDITIONS AS OF APRIL 28, 2025.
- 5.) ZONING DISTRICT IS URBAN DENSITY RESIDENTIAL (RM-U)

DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 10,000 S.F.
MAXIMUM LOT COVERAGE = 40 PERCENT
MINIMUM FRONTAGE = 80 FEET

BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = AVERAGE ON STREET ±5'
SIDE SETBACK = 10.4 FEET (5.1-15.4 FEET BUILD-TO)
REAR SETBACK = 15 FEET
MAXIMUM BUILDING HEIGHT = 40 FEET
- 6.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0310E, EFFECTIVE DATE 9/30/2015.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED APRIL 18, 2025.
- 8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCNEANEY SURVEY ASSOCIATES OF NEW ENGLAND DURING APRIL 2025 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- 14.) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- 11.) NO WETLANDS WERE FOUND ON THE SUBJECT PARCEL PER REVIEW BY DAMON E. BURT, N.H.C.W.S. #163 OF FRAGGLE ROCK ENVIRONMENTAL SERVICES ON APRIL 13, 2025.
- 12.) ON DECEMBER 26, 2024 THE ZONING BOARD OF ADJUSTMENT APPROVED A SPECIAL EXCEPTION TO CREATE A 3-4 FAMILY DWELLING; ZONE-2024-0045.

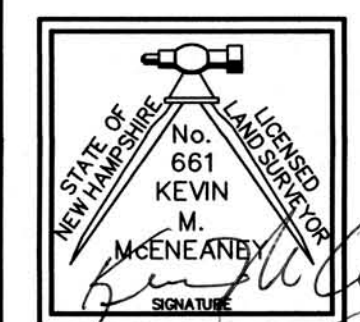
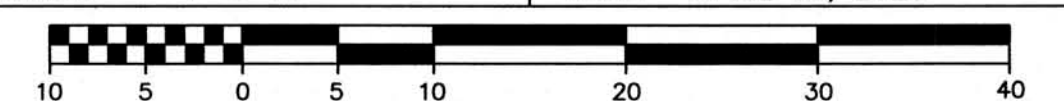
ON APRIL 29, 2025 THE ZONING BOARD OF ADJUSTMENT APPROVED A REHEARING OF THE SPECIAL EXCEPTION REFERENCED ABOVE.

EXISTING CONDITIONS PLAN

PREPARED FOR
SIMON D. J. MACALISTER
TAX MAP 30, LOT No. 66
9 MAPLE STREET
CITY OF DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No.

DRAWN BY: **KJP** FILE: P\25055\SD\25055
SCALE: 1" = 10' DATE: APRIL 30, 2025

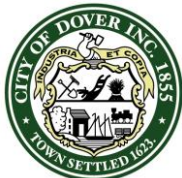


McNeaney
Survey
Associates
of NEW ENGLAND

P.O. Box 1166 — 181 WATSON ROAD
DOVER, NH 03820 (603) 742-0911

SURVEYING — PLANNING — CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
25055	EC	25-03	29-37	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



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, June 19, 2025**
Meeting Time: **7:00 pm**

INTENT: The applicant in this matter requests a Variance from **Section 170-12(B)** to allow for the building of a single-family residence within the front and side setbacks.

UNITS PROPOSED: One (1), no change in units.

AGENDA ITEM: 3-B

ZONING DISTRICT: Low Density Residential (R-20) District, Riverfront Residential Overlay District.

FILE: ZONE-2025-0020

APPLICANT: John Edward Williams

OWNERS: Same

LOCATION: 169 Spur Rd. (Map L, Lot 45-H)

ACREAGE: ±0.23 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.: Conditional Use Permit approval required for impacts to the Conservation and Wetland Protection District (*both require Conservation Commission review*).

ATTACHMENTS: Application, Variance plan

STAFF RECOMMENDATION: Staff endorses this variance request with conditions.

BACKGROUND INFORMATION

The property subject to this variance request is located at 169 Spur Road. The property is ±0.23 acres and currently contains one single-family home approximately 1,433 s.f. in size.

The applicant seeks to completely raze the structure and improvements on the lot and rebuild a similarly-sized single-family home approximately 1,628 s.f. in size. In order to do so, the applicant requires substantial relief due to the lot's dimensions and proximity to the Bellamy River.

The applicant first asks for relief for the front build-to-line, which ranges from 20' minimum to 35' maximum, seeking an actual build-to-line ranging from 3'-10'.

The applicant subsequently requests relief from the lot's 20' side yard setback. Staff would point out, however, that the lot, due to both its existing frontage and area, is nonconforming. As such, and since the property's frontage is less than 110 linear feet, the side setback, per §170-14, is reduced from 20' to 10', making this request moot.

STAFF RECOMMENDATION

As the side setback relief is a moot point in this case, we must only scrutinize the front build-to-line relief request. Staff believes the driving factor in seeking that relief is the existence of a recognized AE (1% event) Flood Hazard Zone which covers a significant portion of the property's rear. Though the provided plans do not show the flood zone's boundary, for reference, the existing home, for all intents and purposes, directly abuts the AE Flood Zone, which then runs largely parallel with the existing home. Due to the presence of a Flood Zone on the property, staff would make the argument that impacting the front build-to line is less substantial than is impacting the existing AE Flood Hazard Zone.

Given the above, Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria. Based on the evidence presented, Staff recommends that this Board approve this variance request with the following conditions:

1. Planning Board approval of an Environmental Conditional Use permit for impacts to the Conservation District, which first requires Conservation Commission review;
2. Planning Board approval of an Environmental Conditional Use permit for impacts to the Wetland Protection District, which first requires Conservation Commission review; and
3. Approval of a NHDES Shoreline permit or a written statement from NHDES stating the permit is not needed.

ZONE-2025-0020 169 SPUR ROAD



Property Information

Location 169 SPUR RD
Owner WILLIAMS EDWARD JOHN
Land Use 101R
Zoning Code R-20
Property Id L0045-H00000



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-2025-0020 FOR CITY OF DOVER, N.H.

Permit Type Zoning	Project:	App Date: 05/29/2025
Work Class: Variance	District: None	Exp Date: NOT AVAILABLE
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Blonigen, Rachel	Approval
Description: The Applicant seeks Variances from Section 170-12.B to permit a single family residence to be located within the front and side yard setbacks.		Expire Date:

Parcel: L0045-H00000	Main	Address: 169 Spur Rd Dover, NH	Main	Zone: R-20(Residential - Low Density)
-----------------------------	------	--	------	--

Architect Walter Rous Home: (603) 868-7030	Engineer John Chagnon	Owner Edward j Williams 24 Cedar Point Road Durham, NH 03824 Mobile: (603) 969-9609	Applicant Edward j Williams 24 Cedar Point Road Durham, NH 03824 Mobile: (603) 969-9609
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Applicant
Francis X Bruton
601 Central Ave
Dover, NH 03820
Business: (603) 749-4529

Permit Custom Fields

ZoneVariAppealPhDisa No bility	Number of Variances 2 Requested:	ZoneVariPlanDirections Dover Point Rd to New Bellamy Rd to 169 Spur Rd
ZoneVariPlanSummary The Applicant intends to remove the existing house and shed and build a single family residence.	ZoneVariAppealSect 170-12.B	ZoneVariAppealSectDe See attached narrative. tail
What is the parcel zoned? R-20	ZoneVariAppeal1Public See attached narrative. Interest	ZoneVariAppeal2Ordin See attached narrative. anceSpirit
ZoneVariAppeal3Subst See attached narrative. antialJustice	ZoneVariAppeal4Prope See attached narrative. rtyValue	ZoneVariAppeal5A1Un See attached narrative. NecHardship
ZoneVariAppeal5A2No See attached narrative. FairRelate	ZoneVariAppeal5A3Re See attached narrative. asonableUse	ZoneVariAppeal5BNoR easonableUse

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Francis_Bruton_5/29/2025.jp g	05/29/2025 9:40	Bruton, Francis		Uploaded via CSS
Permit Snapshot Report.pdf	05/29/2025 9:41	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025012655	Planning Zoning Variance Application Fee	\$400.00	\$0.00
Total for Invoice INV-2025012655		\$400.00	\$0.00
Grand Total for Permit		\$400.00	\$0.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	In Review	05/30/2025	06/02/2025		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	05/30/2025	06/02/2025	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		05/30/2025 13:34	
Confirm application complete v.1	Generic Action		05/30/2025 13:34

PERMIT SNAPSHOT REPORT (ZONE-2025-0020)

Planning Permit Application Review v.1	Receive Submittal	05/30/2025 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: Edward Williams Phone # _____

Address of Applicant: 24 Cedar Point Road, Durham, NH 03824

E-Mail Address: _____

PROPERTY OWNER (if different from applicant): Same

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 169 Spur Road, Dover, NH

Brief Directions: Dover Point Road, to New Bellamy Road, to 169 Spur Road.

Zoning District: R-20 Assessor's Map # L Lot(s) # 45-H

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:

The Applicant seeks to remove the existing house and shed and build a single family residence.

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:

See attached.

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:

See attached.

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

See attached.

3. Granting the variance would do substantial justice because:

See attached.

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

See attached.

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:

See attached.

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:

See attached.

and

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

See attached.

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:

See attached.

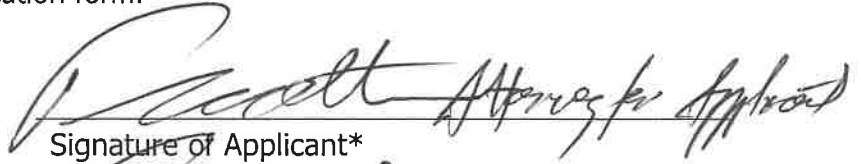
SIGNATURE PAGE

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*

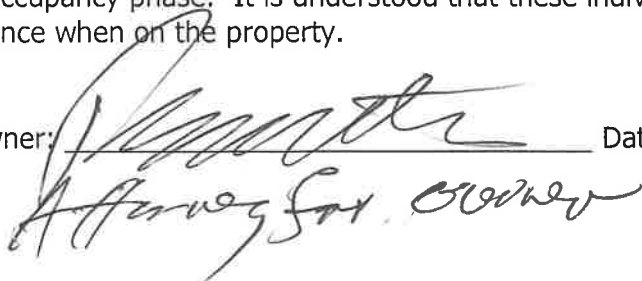

Signature of Owner*

*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:


Attorney for Owner

Date:

5/28/25

A. Variance Requested

Two variances are requested from Section(s)170-12.B of the Zoning Ordinance to permit:

Allowing a foundation and single-family residence to be built within a front yard setback of 0.8 feet for structure and 0.0 feet for the stairs where a setback of 20—35' building to line is required, and a side yard setback of fifteen (15') feet where a setback of twenty (20') feet is required. The proposal is a complete replacement of the existing structure.

The lot in question is depicted on the Dover Tax Maps as Map L, Lot 45-H, with an address of 169 Spur Road, Dover, New Hampshire (the "Lot"). See the Existing Conditions Plan; the Demolition Plan and the Variance Plan attached hereto (the "Plans"). The Lot is burdened by tidal wetlands. The Lot is also covered now in significant impervious surface area with significant paved areas. The impervious surface area is proposed to be reduced from 4,523 SF (50.9% lot coverage), which is nonconforming, down to 2,169 SF (24.4% lot coverage), which will then be conforming (30% is permitted lot coverage). To remove more than half of the existing impervious surface area, the design of the proposed structure includes a garage and the removal of the driveway that currently exists on the right side of the property (when standing on the street) which wraps around the existing structure along the Bellamy River. In addition, the lot is narrow and of limited depth and width given the flow of the Bellamy River. See portion of tax map enclosed as well. In addition to the above, an existing shed located next to the Bellamy River will be removed. Setbacks to the tidal resource area are improved with the relocated structure.

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 public interest is affected if the proposed variances would constitute a fundamental change in the neighborhood or if there would be a substantial impact on health or safety. Residential use is a permitted use in this zone. The property along Spur Road sharply narrows between the road itself and the Bellamy River. As one can see from the map enclosed, lots along Spur Road are ample enough for the zoning requirements to be met for most of the road, however, this lot is unique in that the road and the Bellamy River meet within a distance that results in lots that are extremely narrow and constricted by the flow of the Bellamy River. As such, these few lots, and the lot that is the subject of this application are adversely affected by the topography, making the lot unique to others within the community, and unique as to building a reasonable residence within the lot itself. Allowing the proposed construction, as depicted, will not change the fundamental character of this neighborhood, and will not have a substantial impact on health or safety. Most importantly, the public interest will benefit by the significant reduction in impervious surface area within the Lot.

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

The spirit of the ordinance is to allow for adequate spacing between structures on adjacent parcels of land. The existing home on the northerly abutting lot is located 114 feet away from the existing home on the Applicant's property, and the new home will be 111 feet from the northerly abutter's home, which is almost the exact same distance between the homes. The proposed home is 65 feet from the existing home and 44 feet from the existing deck on the southerly abutting lot, which remains the same. There has always been and will continue to be more than adequate spacing from those residences. Denying the variance for the side yard relief would require that the Applicant's residence be moved closer to the southerly abutter, and closer to the wetland resource. The plan also shows the removal of pavement and the replacement of the pavement with a planted buffer, to enhance resource protection.

3. Granting the variance would do substantial justice because:

The New Hampshire Supreme Court has held that an injustice occurs when the injury to the Applicant resulting from denying the variance would be greater than any benefit that would accrue to the public if the variance is denied. In this case, similar uses already exist within the few lots that are also restricted as to width and depth given the flow of the Bellamy River nearby. Denying the variances will not confer a benefit on the general public since adequate spacing and buffering will exist between the Applicant's house and both the northerly and southerly abutters. In addition, the design submitted will significantly reduce the amount of impervious surface area by more than 50% down to approximately 25% coverage on the site. Denying the variances would be a detriment to the Applicant because that denial would prevent the Applicant from the reasonable use of its property and the replacement of an outdated structure and significant nonconforming impervious lot coverage (30% is permitted).

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

The value of adjacent properties will not be affected because the residential use, which is a permitted use, and the new home to be constructed on this foundation will almost be the exact same distance from the adjacent southerly dwelling (the closest home to the existing and proposed home) and will be screened by existing vegetation. In addition, the structure setback to the Bellamy River will be improved.

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:

The Applicant's Lot is narrow and is lacking in depth. This special circumstance is caused by the flow of the Belamy River. There is a significantly impervious surface on the property which will be reduced by 50% to approximately 25% coverage on the site. The proposed house will be almost the exact same distance from the home on the northerly abutting

parcel (114 feet - existing v. 111 feet – proposed) and the same as the southerly abutting property. The Applicant has worked with an architect to formalize a plan that is not only functional, but reasonable on its face, and which will result in the removal of significant pavement on the property by moving the parking to the front of the property and inside the residential structure.

(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 provision is to promote reasonable development of property. In this case, granting the variances will allow the Applicant's house to be located further away from its northerly neighbor and avoid construction within the wetlands and will result in more than 50% reduction down to approximately 25% coverage of the impervious surface area within the Lot. Given the improvements, a denial of the variances would be a detriment to the general purpose of the Zoning Ordinance and. As such, would be an unnecessary hardship.

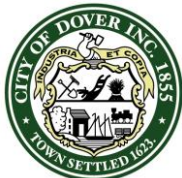
(iii) The proposed use is a reasonable one because:

The construction of the foundation, as depicted, is reasonable given the unique characteristics of the property itself and supported by the abutters. Further, the location will result in a reduced impervious surface area and maximization of setback to the resource area on the Lot.

ZONE-2025-0020

169 SPUR ROAD

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
L0043-A00000	165 SPUR RD	STOCKMAN BENJAMIN MICHAEL	SAMALOT ARIANA MARISA	165 SPUR RD	DOVER	NH	03820
L0044-000000	167 SPUR RD	WILLIAMS EDWARD JOHN III	WILLIAMS LYDIA N	24 CEDAR POINT RD	DURHAM	NH	03824
L0045-F00000	175 SPUR RD	SCHMOLKA ANDREW &	SCHMOLKA MARGOT	175 SPUR RD	DOVER	NH	03820
L0045-G00000	171 SPUR RD	MOTTOLA DEENA J		171 SPUR RD	DOVER	NH	03820
L0045-H00000	169 SPUR RD	WILLIAMS EDWARD JOHN		24 CEDAR POINT RD	DURHAM	NH	03824
		HALEY WARD	JOHN CHAGNON	200 GRIFFIN ROAD, UNIT 4	PORTSMOUTH	NH	03802
		BRUTON & BERUBE, PLLC	FRANCIS BRUTON	601 CENTRAL AVENUE	DOVER	NH	03820



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, June 19, 2025
Meeting Time:	7:00 pm

INTENT: The Applicant seeks a Variance from **Section 170-12(B)**, of the Zoning Ordinance to allow for a reduced size lot for a public utility use.

UNITS PROPOSED: One (1) Commercial Unit

AGENDA ITEM: 3-C

ZONING DISTRICT: Innovative Technology (IT) District

FILE: ZONE-2025-0012

APPLICANT: Two Hundred Sixth Street, LLC

OWNERS: Same

LOCATION: 200 Sixth Street, Tax Map E, 70-A

ACREAGE: Parent Lot: ±6.12 acres. Applicant proposes a minor subdivision which would create one (1) new lot totaling 1.3 acres or 57,957 s.f. in area.

EXISTING LAND USE: Formerly residential – now vacant.

PROPOSED LAND USE: Commercial

SURROUNDING LAND USE: Commercial, Residential

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQ.: Yes – Planning Board approval needed to finalize minor subdivision.

ATTACHMENTS: Application, Narrative, Variance Plan

STAFF RECOMMENDATION: Staff endorses this variance request with a single condition.

BACKGROUND INFORMATION

The property subject to this variance request is located at 200 Sixth Street and resides within the Innovative Technology (IT) District. The property is quite large at ±6.12 acres and formerly contained one (1) single-family home with associated accessory outbuildings, though all have been recently demolished.

The applicant seeks to subdivide the parcel, creating one (1) new commercial lot which would host a Comcast switching facility. The new lot is proposed to be 1.3 acres in size, but the IT district requires a minimum lot size of 2 acres, thus necessitating the variance request.

STAFF RECOMMENDATION

The applicant argues that given the nature of the proposed use on the property, in addition to the characteristics of the surrounding area, that requiring the new lot to contain 2 acres of area is unreasonable in this case and offers no additional benefit to the public vs. permitting the 1.3-acre lot. Staff agrees with the applicant's analysis and emphasizes the following points:

1. Underlying IT district setback values remain unchanged, with or without variance relief, meaning the applicant could situate the proposed building and parking just as close to abutting properties on a 1.3-acre parcel as he could on a 2-acre parcel;
2. Given the unique characteristics associated with the proposed use, namely the proffered lack of personnel/activity outside of maintenance on the facility itself, staff does not see any reasonable public gain to be had from denying the variance request.

Given the above, Staff recommends that the Board open the public hearing, accept testimony, and make findings on each of the five Variance criteria. Based on the evidence presented, Staff recommends that this Board approve this variance request with the following condition:

1. (For future Site review considerations) This variance approval is based upon the purported use of a Public Utility which will have zero regular employees, customers, or other traffic, outside of routine or as-needed maintenance on the proposed facility itself.

ZONE-2025-0012 200 SIXTH STREET

**Property Information**

Location 200 SIXTH ST
Owner TWO HUNDRED SIXTH STREET LLC
Land Use 101R
Zoning Code IT
Property Id E0070-A00000

**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-2025-0012 FOR CITY OF DOVER, N.H.

Permit Type Zoning **Project:** **App Date:** 04/24/2025
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: To permit a reduced size lot for a public utility use.

Parcel: E0070-A00000	Main	Address: 200 Sixth St Dover, NH	Main	Zone: IT(Non-Residential - Innovative Technolo
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Applicant Two Hundred Sixth Street, LLC Mobile: (603) 781-0143	Applicant Francis X Bruton	Engineer Civilworks New England Steve Haight 181 Watson Road PO Box 1166 Dover, NH 03820 Business: (603) 749-0443 Mobile: (603) 817-6651
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Permit Custom Fields

Number of Variances Requested: 1	ZoneVariPlanDirections Located off Sixth Street, south of Liberty Mutual	ZoneVariPlanSummary The Applicant seeks approval for a reduced size lot for a public use.
ZoneVariAppealSect 170-12(B) & Attachment 9	ZoneVariAppealSectDe See attached narrative. tail	What is the parcel zoned? IT
ZoneVariAppeal1Public See attached narrative. Interest	ZoneVariAppeal2Ordin See attached narrative. anceSpirit	ZoneVariAppeal3Subst See attached narrative. antialJustice
ZoneVariAppeal4Prope See attached narrative. rtyValue	ZoneVariAppeal5A1Un See attached narrative. NecHardship	ZoneVariAppeal5A2No See attached narrative. FairRelate
ZoneVariAppeal5A3Re See attached narrative. asonableUse	ZoneVariAppeal5BNoR easonableUse	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Francis_Bruton_4/24/2025.jpg	04/24/2025 11:07	Bruton, Francis		Uploaded via CSS
Permit Snapshot Report.pdf	04/24/2025 11:08	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2025012138	Planning Zoning Variance Application Fee	\$200.00	\$0.00
Total for Invoice INV-2025012138		\$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	04/24/2025	04/28/2025		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	04/24/2025	04/28/2025	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		04/24/2025 11:44	
Confirm application complete v.1	Generic Action		04/24/2025 11:44
Planning Permit Application Review v.1	Receive Submittal	04/24/2025 0:00	
Zoning Board v.1			
Zoning Board Agenda v.1	Task		
Invoice for Notices v.1	Task		

PERMIT SNAPSHOT REPORT (ZONE-2025-0012)

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]

<i>Office Use Only</i>	Case #: _____	Date Received: _____
	Amount Paid: \$ _____	Time Received: _____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Two Hundred Sixth Street, LLC Phone # (603) 781-0143

Address of Applicant: 601 Central Ave., Dover, NH 03820

E-Mail Address: FX@brutonlaw.com

PROPERTY OWNER (if different from applicant): Same

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 200 Sixth Street, Dover, NH

Brief Directions: The property is located on Sixth Street near the Hope Community Church and the Lindsay Loring Design property.

Zoning District: IT Assessor's Map # E Lot(s) # 70A

TYPE OF APPEAL: (Please check one)

☒ Variance

☐ Physical Disability Variance (RSA 674:33-V)

☐ Special Exception

☐ Appeal of Administrative Decision

☐ Equitable Waiver

170-12 (B) &
Attachment 9

from Section _____ of the Zoning Ordinance

from Section _____ of the Zoning Ordinance

per Section _____ of the Zoning Ordinance

regarding Section _____ of the Zoning Ordinance

per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

See attached.

APPLICATION CHECKLIST (Please check off)

- A. **Application signed** by Applicant and Property Owner (if different from Applicant) X
Note: In order for the application to be accepted by Planning Department staff and placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE 1 as well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING.
- B. **5 Copies of Completed Zoning Board of Adjustment Application** X
Note: Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 10 copies (include only as part of original signed application (Part A above)).
- C. **5 copies of a plot plan** drawn in accordance with a boundary line to scale not less than 1" = 40'. They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. X
- D. Submit at least one (1) copy of the plot plan at a size of **8 1/2 x 11** (this is in addition to the 10 copies required in 'C' above). X
- E. **5 copies of photos** (suggested but optional) and any **other materials** applicant would like to submit in support of the application. X
- F. **Abutter Notification/Mailing Labels** - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.
1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
 Certified letters fee # _____ of x \$10.00 = \$ TBD
 2. Certified letters fee: # of abutters _____ X \$10.00 = \$ TBD
 3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ TBD
 4. Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00 = \$ TBD
- G. **TOTAL FEE** paid by cash or check made payable to "City of Dover"
1. Application fee of:

\$200.00 VARIANCE (per Section requested)	\$ <u> 200.00 </u>
\$200.00 SPECIAL EXCEPTION	\$ <u> </u>
\$200.00 APPEAL FROM ADMINISTRATIVE DECISION	\$ <u> </u>
\$200.00 EQUITABLE WAIVER	\$ <u> </u>
	\$ <u> 120.00 </u>
 2. Foster's newspaper public notice \$
- TOTAL FEE** \$ 320.00

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

170-12 (B) &

Attachment 9

A variance is requested from Section(s) _____ of the Zoning Ordinance to permit:
a reduced size lot for a public utility use.

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Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

See attached.

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

See attached.

3. Granting the variance would do substantial justice because:

See attached.

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

See attached.

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:

See attached.

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:

See attached.

and

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

See attached.

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*

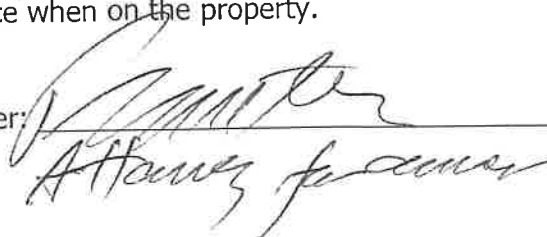

Signature of Owner*

*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:


Attorney for owner

Date:

4/24/25

ZONE-2025-0012**200 SIXTH STREET**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
E0019-000000	11 CONIFER COMMO NS	KANE KARALEE I		11 CONIFER COMMONS	DOVER	NH	03820
E0019-B00000	233 SIXTH ST	FORTIN ADAM A &	LORING-FORTIN LYNDSEY M	233 SIXTH ST	DOVER	NH	03820
E0024-000000	100 LIBERTY WY	LIBERTY MUTUAL INSURANCE CO	ATTN: TYLER MUNGER	175 BERKELEY ST	BOSTON	MA	02116
E0070-B00000	250 SIXTH ST	O CONNOR GAYLE G		250 SIXTH ST	DOVER	NH	03820-2301
E0073-000000	209 SIXTH ST	209 SIXTH STREET SPE LLC		209 SIXTH ST	DOVER	NH	03820
E0073-001000	205 SIXTH ST	CENA MATTHEW D		205 SIXTH ST	DOVER	NH	03820
E0073-002000	201 SIXTH ST	NOEL ROBERT W	NOEL PHYLLIS A	201 SIXTH ST	DOVER	NH	03820
E0070-A00000	200 SIXTH ST	TWO HUNDRED SIXTH STREET LLC		601 CENTRAL AVENUE	DOVER	NH	03820
		CIVILWORKS NEW ENGLAND		PO BOX 1166	DOVER	NH	03821

**200 SIXTH STREET, LLC
601 CENTRAL AVENUE
DOVER, NH 03820**

April 23, 2025

Chris Prior, Chair
Dover Zoning Board of Adjustment
City of Dover
288 Central Avenue
Dover, NH 03820

**RE: Owner/Applicant: Two Hundred Sixth Street, LLC
200 Sixth Street, Dover, NH
Tax Map E, Lot 70A
ZBA Case No. 2024-0037**

Dear Chair Prior:

Please accept this correspondence as my written authorization for Francis X. Bruton, or any other representative from the law firm of Bruton & Berube, PLLC of Dover, New Hampshire to act on our behalf with respect to the proposed project within the city of Dover. This representation shall include, but not be limited to, discussions with City officials, meetings before any regulatory boards, telephone conferences, signing of any applications, and any and all other actions reasonably necessary to move the above-referenced project forward.

Should there be any questions regarding this authorization, please feel free to contact me.

Sincerely,

 - MEMBER
200 Sixth Street, LLC

TWO HUNDRED SIXTH STREET, LLC
APPLICATION FOR VARIANCE

I. INTRODUCTION

The property subject to this application is located at 200 Sixth Street in Dover, New Hampshire and is depicted on the Dover City Tax Maps as Map E, Lot 70A (the "Lot"). The Lot is owned by the Applicant and contains a raised single-family farmhouse that has been in significant disrepair for many years. The farmhouse is currently being dismantled by a restoration company in order that its components may be recycled and repurposed.

The Lot is also comprised of a large field and former horse paddock with access provided via two access/egress driveways on Sixth Street. The Lot is comprised of 6.12 acres of land and is located in the Innovative Technology (IT) District. See attached variance plan containing a conceptual subdivision plan detailing the intended subdivision of the lot into two (2) separate lots. As depicted on the attached zoning map, the Lot is located at the far end of the IT District, abutting the much larger Liberty Mutual parcel that contains more than 200 acres (the "Liberty Lot"). The IT District is basically comprised of Dover industrial parks made up of Innovation Way, Quality Way, Venture Drive, Production Drive and Liberty Way. As one can see from the tax map, the Lot is essentially surrounded by the Liberty Lot. The Liberty Mutual Lot is currently for sale by Liberty Mutual.

The Applicant desires to subdivide the existing parcel in order to create a lot for a utility switching facility for Comcast, which requires a lot size of 57,957 SF or 1.3 acres. A photo of what Comcast intends to build is attached hereto. The facility will be visited by Comcast for maintenance but will not be occupied otherwise. There will be no need for on-site employees other than for maintenance of the facility. As the IT Zone requires a lot size of 2 acres, a variance is needed. The Lot will contain the required 200 feet of lot frontage. Subdividing with 2 acres of land is unnecessary given the use intended by Comcast. The lot is located around other residential uses with similar lot sizes and at the very tip of the IT zone. The use proposed is unique as it will essentially remain unoccupied, except for maintenance.

Given that the IT District is more suited to manufacturing and office uses, but in this instance the use is will be for an unoccupied switching facility for a public utility, the Applicant respectfully request a variance from Section 170-12 (B) (Dimensional Regulations) & Attachment 9 (Table outlining IT District regulations) of the Dover Zoning Ordinance to permit a reduced lot for a public utility use, as proposed, is reasonable for the following reasons:

APPLICANT'S REQUEST FOR VARIANCE
FACTS SUPPORTING THIS REQUEST

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

To be contrary to the public interest or injurious to public rights of others, the variance must unduly, and to a marked degree, conflict with the ordinance such that it violates the ordinance's

basic zoning objectives. To determine whether a variance would violate the basic zoning objectives, it is appropriate to examine whether the granting of the variance would alter the essential character of the locality or threaten the public health, safety or welfare. In this case, the requirement that the lot be 2 acres in size will not change the intended use of the switching station for Comcast. As a public utility, within the IT District, the facility will need to be appropriately fenced to protect the public, which will be the case. The reduced lot size, and the grant of the variance, would not change or alter the essential character of the area.

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

When considering whether the granting of the variances will observe the spirit of the ordinance, the New Hampshire Supreme Court has indicated this review is substantially related, and similar to the review regarding public interest. See *Harborside Associates, L.P. v. Parade Resident Hotel, LLC*, 162 NH 508, 514 (2011). Thus, the Applicant submits that the rationale set forth above is equally applicable to the Board's review as to whether the spirit of the ordinance is observed with the grant of the variance.

The Applicant respectfully submits that if the variance is granted, the spirit of the ordinance would be observed as the use in question is permitted and there would be no purpose served by requiring the back portion of the lot to be extended beyond the 1.3 acres needed for the use of the lot as a switching station for Comcast. Within its general purpose and intent clause, the Dover Zoning Ordinance indicates that its intent is to promote the health, safety and general welfare of Dover. Given the proposed use, the Applicant respectfully submits that the general purposes and intent of the Dover Zoning Ordinance will be maintained to the extent that the variance is granted.

3. Granting the variance would do substantial justice because:

In New Hampshire, the guiding rule in determining whether the requirement for substantial justice is satisfied is that any loss to the individual that is not outweighed by a gain to the general public is an injustice. In this instance, the grant of the variance would result in substantial justice as the variance would allow the parcel to be utilized by a public utility switching station, a direct benefit to the public, with no negative aspect that the public will suffer. Thus, denial of the variance would result in a loss to the Applicant that is not outweighed by any gain to the general public. As such, granting the requested relief would result in substantial justice.

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

It is respectfully submitted that all the surrounding properties have a value associated with them which is premised upon the existence of the existing building and uses located upon the subject property and surrounding properties. In this instance, the Applicant is conscious of the need for an appropriate screening, as is the zoning ordinance which will be applied by the Planning Board during site plan review. Thus, granting the variance will not result in a diminution of surrounding property values.

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 this area

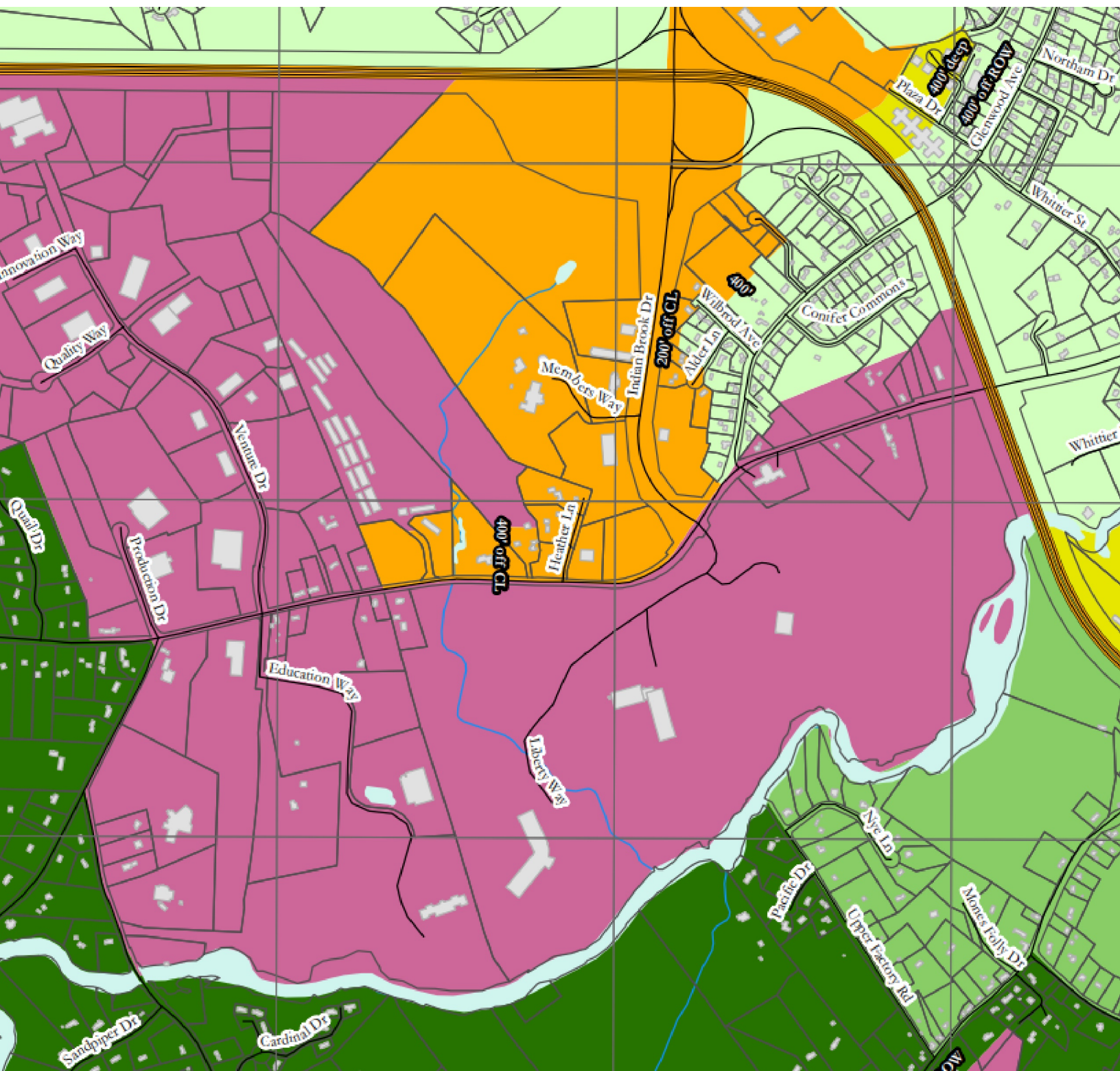
The NH Supreme Court permits the size of a proposed building to be considered when considering if special characteristics exist to grant a variance. (See *Harborside Associates, L.P. v Parade Residence Hotel, LLC*, 162 NH 508 (2011)). The lot is unique being at the tail-end, within the IT District. The use of the proposed lot is sufficient for the switching station for Comcast. Extending the proposed lot to meet the 2 acre minimum is unnecessary, unlike all other types of permitted uses in the IT Zone, which are occupied on a regular basis and which invite the use by the general public, which is not the case for this proposed use.

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 purposes of the ordinance are to promote health, safety and general welfare; to encourage the most appropriate land uses in various parts of the city; and to prevent overcrowding. This proposal is designed to provide a lot suitable for the location by Comcast for a switching station, which will serve the general public benefit. There is no need for the facility to be located on a larger lot, particularly as the facility will be unoccupied, except for maintenance. For the reasons set forth above, the Applicant respectfully submits that the 2 acre lot size restriction is not necessary in this unique instance to enforce in order to protect the purpose of the ordinance. Thus, if unnecessary, there is no conflict between the general public purpose of the ordinance, and enforcing the restrictions for which the Applicant seeks the variance, and denial of the variance would result in an unnecessary hardship.

iii. The proposed use is a reasonable use:

For the reasons set forth above, the Applicant respectfully suggests that the proposed uses on the lot size proposed is reasonable for all of the reasons set forth hereinabove.





PLAN REFERENCES:

- 1) PLAN OF LAND FOR SUSAN S PARKER, TAX MAP L, LOT 45F 175 SPUR ROAD DOVER, NH. DATED AUGUST 5, 2003. PREPARED BY KEM LAND SURVEY, INC. SCRD PLAN 70-18.
- 2) STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OF PROPOSED LS 1821(1), SHEET 37.
- 3) EASEMENT PLAN FOR CITY OF DOVER OVER LAND OF CARL D THERRIEN REVOCABLE TRUST, 169 SPUR ROAD TAX MAP L, LOT 45-H DOVER, NH. DATED FEBRUARY 20, 2020. PREPARED BY DOUCET SURVEY LLC.
- 4) EASEMENT PLAN FOR CITY OF DOVER OVER LAND OF NICHOLAS & JULIA ORSI, 175 SPUR ROAD TAX MAP L, LOT 45-F DOVER, NH. DATED FEBRUARY 20, 2020. PREPARED BY DOUCET SURVEY LLC.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
4515/497	DEED BOOK/PAGE
11/21	MAP 11 / LOT 21
○	IRON ROD/IRON PIPE FOUND
○	STONE BOUND FOUND
—	EDGE OF PAVEMENT
—	BOUNDARY
—	MEAN HIGH WATER LINE
—	MEAN LOW WATER LINE
—	NH DES HIGHEST OBSERVABLE TIDE LINE
—	FRESHWATER WETLAND LINE
—	NHDES PRIMARY STRUCTURE SETBACK LINE
—	CONTOUR
—	SPOT ELEVATION
—	WOODS / TREE LINE
—	FRESH WATER WETLAND ELEVATION
—	INVERT
—	TEMPORARY BENCHMARK
—	TYPICAL
—	TO BE SET
—	SINGLE WHITE LINE
—	DOUBLE YELLOW LINE
—	OVERHEAD WIRES
—	GATE VALVE
—	CATCH BASIN (CB)
—	UTILITY POLE (w/ GUY)
—	HYDRANT
—	WATER SHUT OFF/CURB STOP
—	DRAIN MANHOLE (DMH)
—	SEWER MANHOLE (SMH)

WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE LINE & WETLAND DELINEATION WAS PERFORMED ON 5/1/25 BY SAM HAYDEN, PWS,CWS.
- 2) DELINEATION STANDARDS UTILIZED:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
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 - C) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4 NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, JUNE 2020.
 - D) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
- 3) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

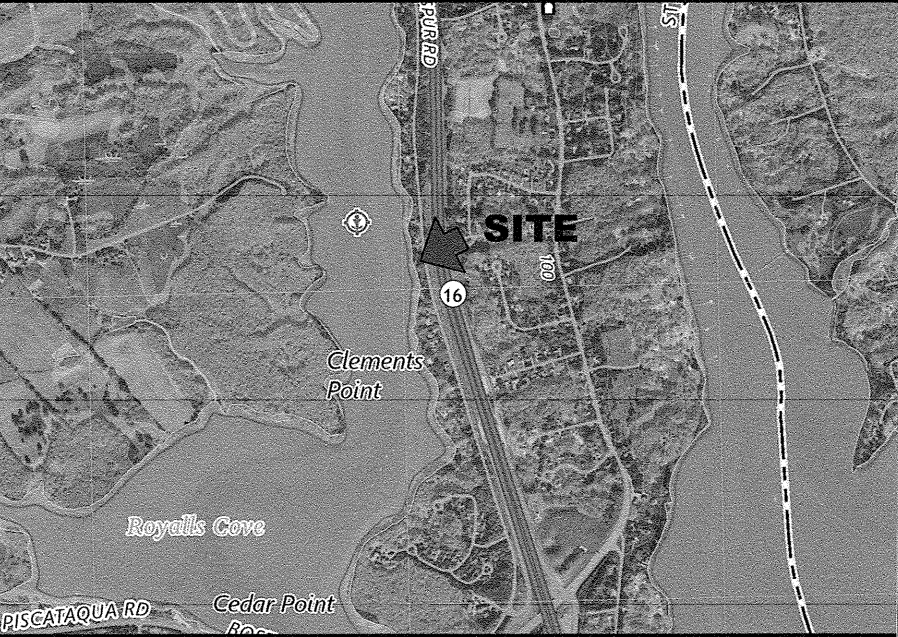
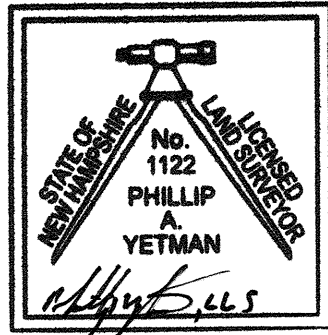
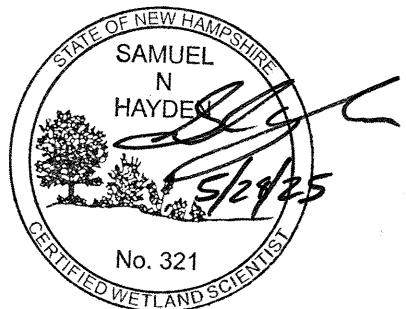
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PHILLIP A. YETMAN, LLS 1122
DATE 5/28/2025

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4019.83'	100.01'	100.00'	S12°27'22.9"E	1°25'32"

BELLAMY RIVER
(TIDAL)



LOCATION MAP 1" = 2000'

- NOTES:
- 1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP L AS LOT 45-H.
 - 2) OWNERS OF RECORD:
EDWARD JOHN WILLIAMS
24 CEDAR POINT ROAD
DURHAM, NH 03824
5218/669
 - 3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.6) AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE 9/30/2015.
 - 4) PARCEL IS LOCATED IN LOW DENSITY RESIDENTIAL (R20) DISTRICT AND CONSERVATION DISTRICT.
 - 5) EXISTING LOT AREA:
8860 S.F. ± TO MEAN HIGH WATER
0.20 ACRES ± TO MEAN HIGH WATER
±126' ALONG MEAN HIGH WATER
 - 6) ENTIRE PARCEL IS WITHIN THE 100' NHDES TIDAL BUFFER ZONE.
 - 7) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 20,000 S.F.
FRONTAGE: 125 FEET
SETBACKS:
FRONT 20 FEET MIN.
SIDE 35 FEET MAX.
REAR 20 FEET
MAXIMUM STRUCTURE HEIGHT 35 FEET
MAXIMUM LOT COVERAGE 30%
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 9) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY ON LOT 45-H ON THE CITY OF DOVER ASSESSOR'S MAP L.
 - 10) MEAN HIGH WATER BASED ON ELEVATION 3.01' (NAVD88) USING NOAA TIDAL DATUMS AT STATION 8423005 ATLANTIC TERMINAL T14A NH.
 - 11) PARCEL IS BENEFITED BY AN AGREEMENT FOR A 3" EFFLUENT SEWER FORCE MAIN. SEE SCRD 2269/49, 2126/194, & 3123/95.
 - 12) BUILDABLE AREA WITHIN THE CITY OF DOVER BUILDING SETBACK LINE IS PARTIALLY WITHIN THE 50' NHDES PRIMARY STRUCTURE SETBACK ZONE.
 - 13) PARCEL IS BURDENED BY A UTILITY/DRAINAGE INFRASTRUCTURE EASEMENT SEE SCRD 5215/685 AND PLAN #13348.

1	05/27/25	ZBA SUBMISSION	CBA	JRC
0	02/07/25	ISSUED FOR COMMENT	RJB	PAY
REV	DATE	DESCRIPTION	BY	CHK.

PERMIT PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT
ED WILLIAMS
169 SPUR ROAD DOVER, NH 03824

EXISTING CONDITIONS PLAN
CITY OF DOVER SETBACKS

	DATE MAY 2025		SCALE 1" = 10'	
	DRAWN BY RJB	DESIGNED BY **	CHECKED BY PAY	
	PROJECT No. 5010279.001		FIELD BOOK AND PAGE FB 269 PG 67	
	DRAWING No.		REV.	
	SHEET 1-C1		1	

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) ALL WORK WITHIN THE CITY OF DOVER RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF DOVER DEPARTMENT OF PUBLIC WORKS (DPW).
- J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS.

PROPOSED DEMOLITION AREA


$$1'' = 2000$$

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF DOVER ASSESSOR'S MAP AS LOT 45-H.
- 2) OWNERS OF RECORD:
EDWARD JOHN WILLIAMS
24 CEDAR POINT ROAD
DURHAM, NH 03824
5218/669
- 3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL6) AS SHOWN ON FIRM PANEL 33017C0340E. EFFECTIVE DATE 9/30/2015.
- 4) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 5) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE BMP BEST MANAGEMENT PRACTICE." (NHDES 2019)
- 6) PARCEL IS BURDENED BY A UTILITY/DRAINAGE INFRASTRUCTURE EASEMENT SEE SCRD 5215/685 AND PLAN #13348.
- 7) COORDINATE UTILITY SERVICE REMOVALS WITH THE CITY OF DOVER AND ANY IMPACTED UTILITY COMPANIES.

0	5/20/25	ISSUED FOR COMMENT	CBA	JR
REV	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

PERMIT PLAN



PROJECT

ED WILLIAMS
169 SPUR ROAD DOVER, NH 03824

DEMOLITION PLAN

	DATE MAY 2025		SCALE 1"=10'
	DRAWN BY CBA	DESIGNED BY JRC	CHECKED BY JRC
	PROJECT No. 5010279.001		FIELD BOOK AND PAGE FB 269 PG 67
	DRAWING No.		REV.

SHEET 2-C2

0



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REQUIRED VARIANCES:

- SECTION 170-12.B. FRONT SETBACK 0 FEET WHERE 20'-35' BUILD TO LINE IS REQUIRED.
- SECTION 170-12.B. SIDE SETBACK OF 15 FEET WHERE 20 FEET IS REQUIRED.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
SCRD	STRAFFORD COUNTY REGISTRY OF DEEDS
4515/497	DEED BOOK/PAGE
11/21	MAP 11 / LOT 21
O	IRON ROD/IRON PIPE FOUND
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---	MEAN HIGH WATER LINE
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---	FRESHWATER WETLAND LINE
---	NHDES PRIMARY STRUCTURE SETBACK LINE
100	CONTOUR
97x3	SPOT ELEVATION
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	FRESH WATER WETLAND
EL	ELEVATION
INV	INVERT
TBM	TEMPORARY BENCHMARK
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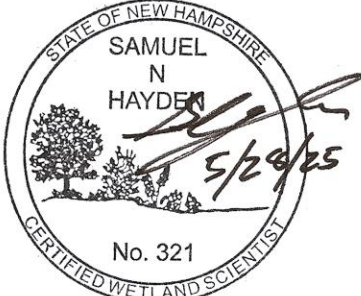
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- 3) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.



BELLAMY RIVER (TIDAL)

IMPERVIOUS SURFACE AREAS (TO THE LOT LINE)		
STRUCTURE	EXISTING IMPERVIOUS (S.F.)	PROPOSED IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,433	1,628
PORCH	0	64
DECK	0	0
PATIO	0	267
WOOD STEPS	18	12
SPIRAL STAIR	13	0
SHED	83	0
CONCRETE WALKWAY	349	12
PAVED DRIVEWAY	2,491	83
CONCRETE RETAINING WALL	30	0
STONE RETAINING WALL	40	93
TIMBER RETAINING WALL	6	0
CONCRETE STEPS	10	10
STONE STEPS	32	0
CONCRETE	16	0
TOTAL	4,523	2,169
LOT SIZE	8,881	8,881
% LOT COVERAGE	50.9%	24.4%



LOCATION MAP 1" = 2000'

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0	05/27/2025	ISSUED FOR COMMENT	CBA	JRC
REV	DATE	DESCRIPTION	BY	CHK.

PERMIT PLAN



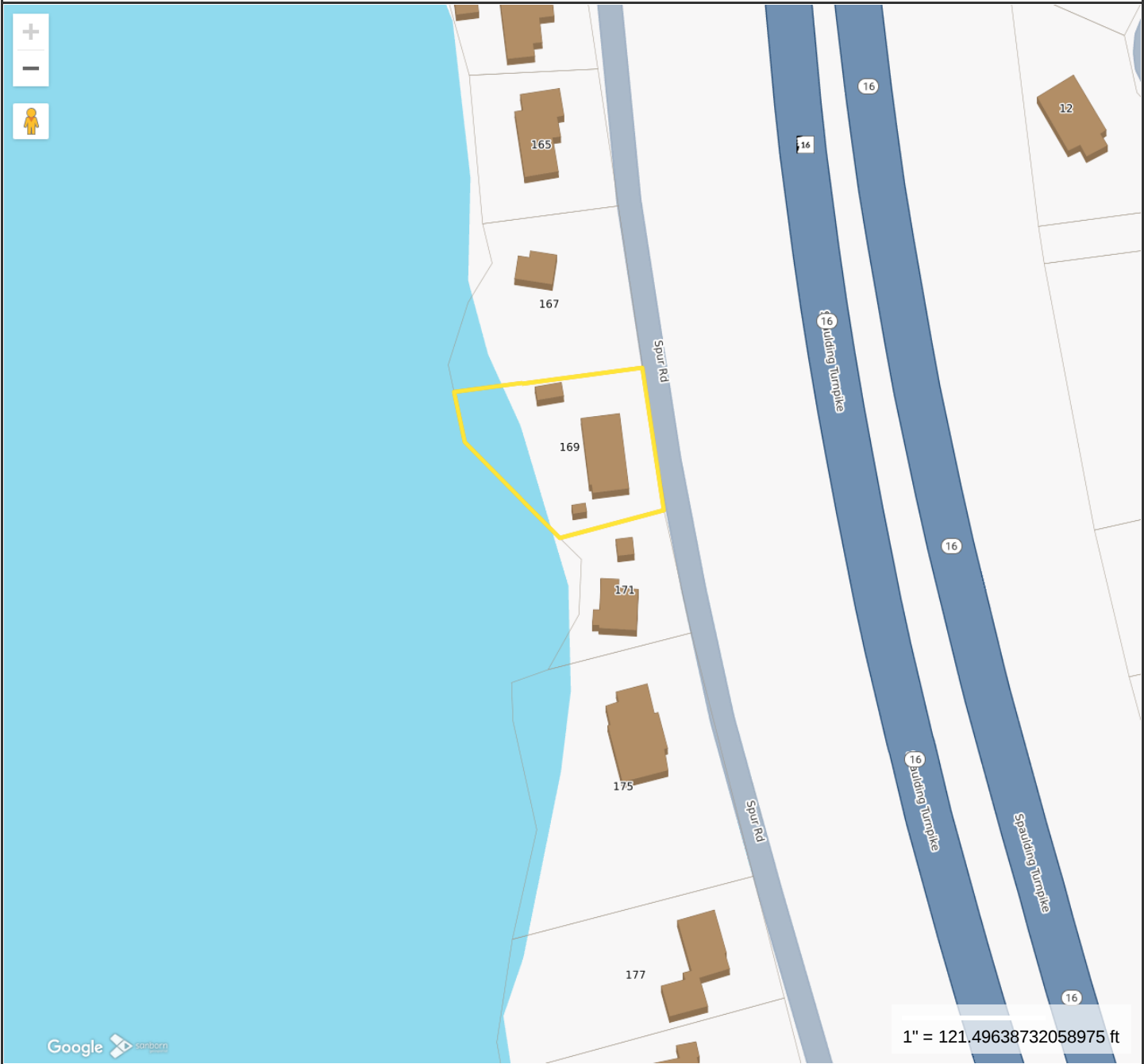
PROJECT

ED WILLIAMS
169 SPUR ROAD DOVER, NH 03824

TITLE

VARIANCE PLAN

			VARIANCE PLAN		
DATE MAY 2025		SCALE 1" = 10'			
DRAWN BY CBA		DESIGNED BY JRC		CHECKED BY JRC	
PROJECT No. 5010279.001			FIELD BOOK AND PAGE FB 289 PG 67		
DRAWING No.					REV.
SHEET 3-C3					
0					



Property Information			
Location	169 SPUR RD		Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.
Owner	WILLIAMS EDWARD JOHN		
Land Use	101R		
Zoning Code	R-20		
Property Id	L0045-H00000		
		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	