



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, August 21, 2025**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF June 19, 2025 Regular Meeting Minutes

3. HEARINGS

- A. **ZONE-2024-0045R** Request for Rehearing of ZONE-2024-0045, Applicant: Sam Hewitt, through counsel, requests a rehearing of the Special Exception granted on June 19, 2025 in which the owner of 9 Maple Street, Tax Map 30, Lot 66, located in Urban Density Multi Residential District (RM-U), was granted a Special Exception through **Section 170-12.B, RM-U 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-2025-0024** Applicant: Fuss and O'Neill (Owner: Essential Properties, LLC) 851 Central Avenue, Tax Map 38, Lot 6-A, located in the Commercial District (C), requests a Variance from **Sections 170-50-C(1) and 170-50-F(1)a**, to allow for a monument sign to be located on a property that the business does not itself reside on and allow for more than one monument sign on a property with only one road frontage.
- C. **ZONE-2025-0025** Applicant: Matthew Hunt, Back Road, Tax Map M, Lot 105-1, located in the Rural Residential District (R-40), requests a Variance from **Section 170-12.B, R-40 Table of Uses**, to allow for the location of a garage to be closer to the road than the 40' setback requirement.
- D. **ZONE-2025-0028** Bruton & Berube, PLLC, (Owner: Ry Development, LLC) 99 Knox Marsh Road, Tax Map H, Lot 34, located in the Commercial Manufacturing District (CM), requests a Variance from **Sections 170-32.(E)(1), 170-32(F)(2)(b)(2), 170-32(F)(2)(b)(3), 170-32(E)(5)(a)**, to allow the development containing a mixed-use project with two (2) buildings each containing eighty (80) units, for a total of one hundred sixty (160) residential apartment units.

4. OTHER BUSINESS

- A. Zoning Board Member Training

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.