



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, September 18, 2025**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Chris Prior (Chair), Anthony Sillitta (Vice Chair), Jackson Brown, Rich Onufry, Hilary Hamer (Alternate)

Members Not Present: Nicholas Couturier, Nicole Morin (Alternate)

Staff Present: Paul R. Crouser (Zoning Administrator)

Chair Prior called the meeting to order at 7PM.

2. APPROVAL OF MEETING MINUTES OF AUGUST 21, 2025

Motion: Brown moved to approve the minutes of August 21, 2025 as amended. Seconded by Hamer. Vote: 4 in favor with Onufry abstaining

3. HEARINGS

A. ZONE-2025-0031 Applicant: Lassel Architects (Owner: Katrine B. & John M. MacGregor) 50 Mount Vernon Street, Tax Map 30, Lot 150, located in the Urban Density Multi-Residential District (RM-U), requests a Special Exception via Section 170-12(B), RMU Table of Uses, to, following the conversion of an existing 3-unit home to a 2-unit home, construct a 2-unit addition for an increased from 3-units to 4-units total.

The applicant submitted a request to move the item to the next meeting.

Motion: Onufry moved to continue this agenda item to the October 16, 2025 meeting. Brown seconded. Vote: All in favor

B. ZONE-2025-0032 Timothy & Cheryl Lindsay Revocable Trust, 4 Bay View Road, Tax Map J, Lot 17, located in Rural Residential District (R-40), requests a Variance from Section 170-12(B), to allow for an increase in maximum lot cover to 12.2% due to non-conformity, where 10% is allowed.

Chair Prior explained the hearing process.

Pat Bedard, attorney presented the item. He explained the proposal for a detached garage following the purchase of additional land from the abutter to meet setbacks and the total increase of approximately 10% lot coverage to approximately 12.2% lot coverage where 10% is allowed.

Even with the added land area the lot size is non – conforming. The criteria was addressed in the application and he explained the lot will still fit the character of the neighborhood and will not affect any other properties.

He addressed comments and questions from the board relating to the recorded lot line adjustment documentation, the neighbor was aware of the proposed plans at the time of the agreement to alter the lot lines, and staff proposed condition of approval.



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Public Hearing opened:
None

Planning Department input:

The Applicant provides a sound justification for why the relief provided by the sought variance is necessitated; the existing lot is nonconforming both in terms of frontage and area, and it is the smallest lot in the neighborhood by a significant margin. The only real analysis in this case is to consider what reasonable alternative to the variance relief is available to the Applicant. The answer to that question is a garage which is less than 600 s.f. in area, which at maximum, yields a two-car garage. This Board is tasked with deciding whether, given the available alternative, the Applicant's variance request is reasonable or not.

Staff recommends that should this Board approve this variance request, it do so with the following condition:

1. No future variance will be given at this property for exceeding lot coverage.

Public Hearing closed.

Motion: Sillitta moved to grant the variance as presented as it meets the criteria with the conditions set forth by staff. Onufry seconded.

Chair Prior noted the increase above the regulation is minimal and the direct abutter was involved with moving the proposal forward by transferring the land. There was no input received from anyone opposed to the project.

Discussion ensued regarding the language of the condition and hypothetical future changes to coverage regulations.

Vote: All in favor

4. OTHER BUSINESS

None

5. ADJOURN

Motion: Silitta moved to adjourn at 7:15pm. Brown seconded. Vote: U/A