



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, January 15, 2026**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF THE PRIOR MINUTES

- December 18, 2025 Regular Meeting Minutes

3. HEARINGS

- A. ZONE-2025-0040** Request for Rehearing of ZONE-2025-0038, Applicant: Scott Hogan, Esq., requests a rehearing of the variance granted on November 20, 2025 in which the owner of 18 Pearson Drive, Tax Map L, Lot 46-M, located in the Lot Density Residential District (R-20), was granted a Variance through **Section 170-12(B)**, to allow for the construction of an addition to an existing single-family home to create a two-family dwelling where the minimum lot area for such a project requires 30,000 s.f. of lot area, whereas the existing lot has only 17,224 s.f.
- B. ZONE-2025-0039** Applicant: 6 Brick Road, LLC, 1-24 Jefferson Drive, Tax Map 28, Lot 9-C, located in the Office District (O) and Gateway District (G), requests a Variance from **Section 170-12(B)**, **Office District Table of Uses, footnote 4**, to permit residential dwelling units in the first floor of a newly constructed structure.

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.