



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, February 19, 2026**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Chris Prior (Chair), Rich Onufry, Jackson Brown, Hilary Hamer (Alternate), Nicole Morin (Alternate)

Members Not Present: Anthony Sillitta (Vice Chair), Nicholas Couturier

Staff Present: Paul R. Crouser (Zoning Administrator)

Chair Prior called the meeting to order at 7PM.

2. APPROVAL OF MEETING MINUTES OF JANUARY 15, 2026

Motion: Onufry moved to approve the minutes of January 15, 2026. Seconded by Hamer. Vote: U/A

The Chair explained the hearing process.

3. HEARINGS

- A. ZONE-2026-0001** Applicant: Brad Oldfield, 3 Applevale Drive, Tax Map K, Lot 15-J, located in Medium Density Residential District (R-12), requests a Variance from **Section 170-12.B, R-12 Table of Uses**, to replace and expand an existing, elevated rear deck located within twenty-one (21) feet from the rear property line, where a thirty (30) foot rear setback is required.

Ilya Voskov represented the applicants, presented the item and explained the proposal for replacing and enlarging a back deck. He highlighted the five criteria for variance.

The board discussed with the applicant the existing conditions of the landing and slope of the yard.

Public Hearing opened.

No one spoke.

Staff recommendation: Staff neither supports nor opposes this variance request. Staff recognizes this lot's uniqueness in that the property to the rear of the subject parcel is owned by the City of Dover for access and service of sewer infrastructure, namely an ejector station, which runs behind the Applicant's property, then along the side, finally connecting to a sewer line directly along Applevale Drive itself. This means that when compared to many of the abutting properties on the same side of Applevale Drive, that the Applicant's property has a depth of approx. 97' whereas most nearby properties on the same side of Applevale Drive average a range of 120' – 140' in depth.

That said, an overview of the neighborhood as a whole shows that the subject parcel's depth of 97' is, in fact, quite common, and not unique to that parcel whatsoever.

While it is clear that the subject property's dimensions are constrained due to City-owned utility land, the property's actual dimensions are not lesser than other parcels in the same neighborhood.



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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 if the Board approves this variance request, it do so with a single condition:

1. No future variance for dimensional relief will be granted.

Public Hearing closed.

Chair Prior noted the slope of the yard does provide uniqueness to the lot and the rear abutter is not affected as it is owned by the City for utility purposes. He supports granting the variance.

Onufry noted it is not contrary to the public interest, is an improvement and the slope causes a detriment to using the back yard without a deck area.

Motion: Onufry moved to grant the variance with the condition provided by staff. Seconded by Brown.

Vote: U/A

4. OTHER BUSINESS

P. Crouser presented a proposed change in ZBA Rules of Procedure to amend the public hearing section to include a five minute cutoff for testimony, per person, at the discretion of the Chair.

Motion: Hamer motioned to table amending the rules of procedure to the next meeting so the existing language can be reviewed. Seconded by Morin. Vote: U/A

5. ADJOURN

Motion: Hamer moved to adjourn at 7:19pm. Onufry seconded. Vote: U/A