



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, May 21, 2026**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF THE PRIOR MINUTES

- February 19, 2026 Regular Meeting Minutes

3. HEARINGS

- A. ZONE-2026-0011** Applicant: Daniel G. Gabriel Trust, 260 Dover Point Road, Tax Map L, Lot 98-A, located in the Low-Density Residential District (R-20), requests three Variances from **Section 170-12(B), R-20 Table of Uses**, to subdivide the parcel for the construction of a single-family dwelling, with both proposed lots having frontage of one-hundred (100) feet where one hundred and twenty-five (125) feet is required, in addition to seeking relief for the maximum build-to line where thirty-five (35) feet is the maximum permitted, but one-hundred (100) feet is proposed.
- B. ZONE-2026-0012** Applicant: Laine Major, 15-17 New York Street, Tax Map 4, Lot 68, located in the Urban Density Multi-Residential District (RM-U), requests two Variances from **Section 170-12(B), RM-U Table of Uses**, to reconstruct a two-family dwelling on the previous building's footprint with a side setback of 1.92', where 6' is required and 47.2% lot coverage where 40% is required.
- C. ZONE-2026-0013** Applicant: Ryan A. Hardin and Melissa L. Wheeler, Long Hill Road, Tax Map A, Lot 18-B-4, located in the Medium Density Residential District (R-12), requests a Variance from **Section 170-12(B), R-12 Table of Uses**, to construct a single-family home +/- seventy (70) feet beyond the maximum build-to-line where thirty-five (35) feet is the maximum permitted.
- D. ZONE-2026-0014** Applicant: Fergus Cullen, Owners: Morgan & Eileen Allen Irrevocable Trust, 53 Cataract Avenue, Tax Map 14, Lot 6, located in the Medium Density Residential District (R-12), requests four Variances from **Section 170-12, R-12 Table of Uses**, to subdivide the parcel yielding two new lots, each with nonconforming frontages of +/- ninety-four (94) feet where one-hundred (100) feet is required and nonconforming areas of +/- nine-thousand five-hundred (9,500) s.f. where twelve-thousand (12,000) s.f. is required.

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.