



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, August 20, 2026**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF THE PRIOR MINUTES

- July 8, 2026 Special Meeting Minutes
- May 21, 2026 Regular Meeting Minutes

3. HEARINGS

- A. ZONE-2026-0020** Applicant: VMD Equities DVR, LLC, Sterling Way, Tax Map 11, Lot 2, located in the Commercial District (C), requests two Variances from **Section 170-12(B), Commercial District**, to construct a mixed-use building with 79% overall square footage of residential use where 66.67% is allowed and allowing 55 feet in building height where 40 feet maximum height is allowed.
- B. ZONE-2026-0023** Applicant: Fergus Cullen, Owners: Bondcliff Holdings, LLC, 53 Cataract Avenue, Tax Map 14, Lot 6, located in the Residential- Medium Density District (R-12), requests two (2) Variances from **Section 170-12. R-12 Table of Uses**, to subdivide the parcel yielding two new lots, one with nonconforming frontage of $\pm$ seventy-one (71) feet where one-hundred (100) feet is required and lot size of 7,264 sf where 12,000 sf is required.
- C. ZONE-2026-0024** Applicant: Margaret M. Gabriel Revocable Trust, Margaret M. Gabriel Trustee, 262 Dover Point Road, Tax Map L, Lot 98, located in Residential- Low Density District (R-20), requests a Variance from **Section 170-12. R-12 Table of Uses**, to construct a single family dwelling on the parcel and changing the current single family dwelling into a Accessory Dwelling Unit.

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.