

DOVER ZONING BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING  
SEPTEMBER 17, 1998

**Revised Agenda for the addition of Item #2, Old Business to include Item B**

The Zoning Board of Adjustment will hold a meeting and public hearing on the following items on Thursday, September 17, 1998 at 7:00 p.m. in the Council Chambers of the Municipal Building in Dover, New Hampshire.

1. New Business

A. Approval of minutes for the regular meeting of August 20, 1998

2. Old Business

A. Z 98-9, Linda & Spencer Struble, 316-C Dover Pt. Rd., A/K/A Assessor's Map L, Lot 113, Zoned R-20 requests a Variance from the provisions of Article VII, Section 170-27.C(3)(b) to construct a second boat dock on a lot where a maximum of one dock per lot is allowed.

NOTE: This item was tabled from the meeting of July 16, 1998.

B. Review of letter from applicant of Case Z 98-14 RE: compliance with conditions of approval.

3. \*Z 98-17, Stephanie Van Kleeck and Jann Gray, 254-256 Washington St., A/K/A Assessor's Map 10, Lot 126, Zoned RM-10 requests a Special Exception as provided for by the provisions of Article VI, Section 170-25.1 and Article XII, Section 170-52.C(3) to convert a three-family dwelling into a four-family dwelling.

4. \*Z 98-18-A, Ronald Pfeiffer and Elizabeth Pettiford, 10 Summer St., A/K/A Assessor's Map 12, Lot 22, Zoned RM-10 requests a Variance from the provisions of Article VI Section 170-25.3.A to establish an Elderly Assisted Care Home with twelve (12) bedrooms on a lot with approximately 9,250 square feet where a minimum of 30,000 square feet is required.

4A. NOTE: This item will be heard if case Z 98-18-A is granted.

\*Z 98-18-B, Ronald Pfeiffer and Elizabeth Pettiford, 10 Summer St., A/K/A Assessor's Map 12, Lot 22, Zoned RM-10 requests a Special Exception as provided for by the provisions of Article VI, Section 170-25.3 and Article XII Section 170-52.C(3) to establish an Elderly Assisted Care Home with twelve (12) bedrooms.

5. \*Z 98-19, David and Deborah King, 36 Florence St., A/K/A Assessor's Map 27, Lot 253, Zoned R-12 requests a Variance from the provisions of (1) Article V, Section 170-16 to construct an attached garage onto a single family dwelling within twenty-three (23) feet from a front property line as it abuts the street where a minimum of thirty (30) feet is required; and (2) Article X, Section 170-41 A to enlarge a non-conforming structure.
6. \*Z 98-20, Oak Corner Enterprises, Inc. intersection of Portland Ave. and Oak Street, A/K/A Assessor's Map 25, Lot 43, Zoned B-3 requests a Special Exception as provided for by the provisions of Article VI, Section 170-23 and Article XII Section 170-52 C(3) to establish a gas station.
7. \*Z 98-21, John Janetos (Applicant: David Paolini), Atlantic Ave., A/K/A Assessor's Map 25, Lots 56A and 56B, Zoned RM-10 requests a Special Exception as provided for by the provisions of Article VI, Section 170-25.1 and Article XII Section 170-52 C(3) to establish a four-family dwelling on each lot (eight units total).
8. \*Z 98-22, Ismalia Perry, Varney Rd., A/K/A Assessor's Map A Lot 36-1, Zoned R-40 requests a Variance from the provisions of Article V, Section 170-16 to create a lot with one hundred twenty (120) feet of frontage along a public right-of-way where a minimum of one hundred fifty (150) feet is required.

\*If the application is accepted for discussion, the public hearing will be held that evening.

Dear Property Owner: As an owner of the property which is either adjoining or located directly across the street from the subject parcel, you are hereby notified of the public hearing on the above noted item. Plans are available for viewing in the Building Inspector's Office weekdays from 8:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 4:00 p.m.