

DOVER ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
OCTOBER 17, 1996

The Zoning Board of Adjustment will hold a meeting and public hearing on the following items on Thursday, October 17, 1996, 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 meeting of September 19, 1996.

2. Old Business.

A. Consideration of a Motion for Rehearing submitted by Lisha & Denis Boucher, 4 Center Dr., a/k/a Assessor's Map L, lot 57-H, zoned R-20 concerning ZBA case #Z 96-15 (non-conforming side and rear setbacks for an accessory structure).

3. *Z 96-18 Rocco & Gail Simone, 4 Hull Ave., a/k/a Assessor's Map 35, Lot 43, zoned R-12 requests a variance from: (1) the terms of Article V, Section 170-16 to construct a one-story side addition onto a single family dwelling within twenty three (23) feet of a front property line as it abuts a street where thirty (30) feet is required; and (2) the terms of Article X, Section 170-41.A to increase a non-conforming structure.

4. *Z 96-19 Paul & Sandra Johnson, 3 Wedgewood Rd., a/k/a Assessor's Map 36, Lot 21-C, zoned R-12 requests a variance from: (1) the terms of Article V, Section 170-16 to construct a one-story rear addition onto a single family dwelling within eight and one-half (8-1/2) feet from a side property line where ten (10) feet is required; and (2) the terms of Article X, Section 170-41.A to increase a non-conforming structure.

5. *Z 96-20 Three Jay Realty, LLC, 896 Central Ave., a/k/a Assessor's Map 38, Lot 23-B, zoned B-3 requests a variance from the terms of Article IX, Section 170-32.G (2) and (3) to increase a free-standing sign to one hundred eight (108) square feet where a maximum of sixty (60) square feet is allowed.

6. *Z 96-21 Carolyn Dupont (Applicant: Dupont's Citgo), 171 Silver St., a/k/a Assessor's Map 11, Lot 3, zoned B-3 requests a variance from: (1) the terms of Article V, Section 170-16 to construct a one-story side addition onto a gasoline service station within approximately eleven and one-half (11-1/2) feet of a rear property line where fifteen (15) feet is required; (2) the terms of Article X, Section 170-40.A, B & D to increase a non-conforming use (Gasoline Service Station); and (3) the terms of Article X, Section 170-41.A to increase a non-conforming structure.

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

7. *Z 96-26, Roger Rivers Living Trust, 436-446 Central Ave., a/k/a Assessor's Map 6, Lot 21, zoned B-2 requests a Variance from the provisions of Article V, Section 170-16 to subdivide an existing parcel with building thereon into three (3) lots, creating three (3) non-conforming buildings: (1) with approximately ten (10) feet rear setback and 90% of lot coverage; (2) with approximately ten (10) feet rear setback and 84% of lot coverage and (3) with 76% of lot coverage; all where a minimum of twelve (12) feet is required for the rear setback and a maximum of 70% of lot coverage is allowed.

8. *Z 96-27, W.D.C., Inc. (Applicant, Gary Merrill), 17 New Rochester Rd., a/k/a Assessor's Map 39, Lot 16, zoned B-5 requests a Variance from the provisions of Article IX, Section 170-33.A to erect an eight (8) foot high stockade fence when the maximum of six (6) feet high is allowed.

*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.