

ZONING BOARD OF ADJUSTMENT  
MINUTES OF MEETING  
NOVEMBER 21, 1991

MEMBERS PRESENT: Bob Callan, Bill Colbath, Chris Jacobs,  
David Paolini, Randy Turner, Joyce Bowden

ALSO PRESENT: Steve Stancel, Tom Clark

Meeting called to order at 7:05 PM.

H91-14 Dover Baptist Church, 151 Washington St., a/k/a  
Assessor's Map 1, Lots 37, 38 & 44, zoned RM-6, requests a  
variance from the terms of Article XI, Section 170-44.C to  
permit the required parking spaces to be located off-site  
(across the street).

Joyce Bowden did not sit on this case.

David Nystead represented the church. He stated that the church owns the whole block that the church sits on. He handed out plans that showed eight more parking spaces created by tearing down an existing barn and moving a play area to a grassy spot in front of the church. He also distributed plans showing internal lot lines. Mr. Nystead stated that they have \$2,000,000 in insurance to cover the use of the Southeast Bank for Savings and Post Office parking lot. He submitted a letter from the Dover Post Office giving them written permission to use the Post Office parking lot. He also submitted an agreement with South East Savings Bank giving them permission to use their parking lot but it was yet unsigned. He stated that they need 85 parking spaces and they now have 90 spaces, which is more than the required spaces.

Joyce Bowden asked if anyone wanted to speak for or against this case. There were no comments.

Joyce asked the Board to consider the following questions:

1. Have they satisfied the requirement?
2. Is there a hardship?

Bob Callan and Chris Jacobs felt that they had satisfied the requirements.

Joyce stated that the only question left is should they be allowed to have their parking offsite.

Chris Jacobs made the motion to accept the case.

Randy Turner seconded.

VOTE U/A

Close Public Hearing

## 5 CRITERIA

1. The applicant does face an unnecessary hardship because the hardship is inherent in the size of the land. It is impossible for the church to comply with the parking requirement.
2. The variance will deliver substantial justice as it will allow continued use of the property as it was intended to be and is currently being used.
3. The variance will be in harmony with the spirit and intent of the zoning ordinance as adequate parking has been provided for as required in the ordinance.
4. The variance will not result in a diminution in value of surrounding properties as no evidence was presented.
5. The variance will be of benefit to the public interest as it will allow the church to continue in its service to the community.

Bill Colbath made the motion to grant the variance.

Chris Jacobs seconded.

VOTE U/A

H91-16 Bank of New Hampshire and Shaw's Realty, 845 Central Ave., a/k/a Assessor's Map 38, Lots 4-B and 6-A, zoned B-3, requests a variance from the terms of Article IX, Section 170-32.G(1) (a), to install an additional wall sign.

Chris Jacobs did not sit on this case.

George Sweeny, of Jutras Signs, stated that the bank is trying to identify itself. He stated that because development has altered the original site, traffic is entering through the parking lot and the original sign is not visible from the back of the building. At night the building is dark, the sign would serve to identify the building as a bank and also add illumination for pedestrians. The sign is in good taste and will not result in a diminution of value to the neighboring property.

Randy Turner made the motion to accept the case.

Chris Jacobs seconded.

VOTE U/A

Mr. Sweeny stated that the new sign would be seen from Shaws. The existing sign is 91 or 93 sq. ft. and the new sign is the same size. He stated that there is a smaller directional sign with a logo on it.

Tom Clark stated it is the quantity of signs that is the issue.

Close Public Hearing

5 CRITERIA

1. The applicant does face an unnecessary hardship because of the configuration of the building and the placement on the property.  
VOTE 3 - 2      Opposed - Joyce Bowden, Bill Colbath
2. The variance will deliver substantial justice as it will allow adequate identification of the business.  
VOTE U/A
3. The variance will be in harmony with the spirit of intent of the zoning ordinance because the ordinance calls for adequate signage for identification.  
VOTE U/A
4. The variance will not result in a diminution in value of surrounding properties because no evidence was presented.  
VOTE U/A
5. The variance will be of benefit to the public interest as it will make the building easier to identify.  
VOTE U/A

Randy Turner made the motion to grant the variance.  
Bob Callan seconded.  
VOTE U/A

GRANTED

Randy Turner made the motion to adjourn.  
Bill Colbath seconded.  
VOTE U/A

Meeting adjourned 8:15 PM.