

**DOVER ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
NOVEMBER 16, 1989**

The Zoning Board of Adjustment will hold a regularly scheduled meeting and public hearing on the following items on Thursday, November 16, 1989, at 7:00 PM in the Council Chambers of the Municipal Building in Dover, New Hampshire.

1. New Business

- a. **James & Ann Sexton**, 37 Cataract Avenue, A/K/A Assessor's Map 14, Lot 26, zoned R-12, requests a motion for rehearing concerning ZBA Case #H89-37. (Variance request regarding setbacks for an accessory building.) (This item was postponed from the meeting of September 21, 1989.)
- b. **David & Debra Wilson**, (Owner: Cochecho River Cooperative), 417 Middle Road, Lot 15, A/K/A Assessor's Map M, Lot 62A, zoned R-20, requests a Site Plan Revision in connection with a Variance granted 8/11/88. (ZBA Case #H88-44)

2. Old Business

- a. **H89-49 Robert & Therese Foster**, 192 Dover Point Road, A/K/A Assessor's Map L, Lots 89B & 89I, zoned R-20, request a Special Exception as provided by the terms of Article VII, Section 170-27.C(1) and Article XII, Section 170-52.C(3) to construct a private drive within the Conservation District. (This item was tabled from the meeting of September 21, 1989.)

- 3. ***H89-58 Earl & Elaine Case**, 1 Cross Street, A/K/A Assessor's Map 25, Lot 8, Zoned R-12, request a Variance from (1) the terms of Article V, Section 170-16 to construct front & rear dormer additions approximately twenty-three (23) feet from a front property line where thirty (30) feet is required, twenty (20) feet from a side property line as it abuts a street where thirty (30) feet is required, and eight (8) feet from a rear property line where fifteen (15) feet is required; and (2) The terms of Article X, Section 170-41.A, to increase a non-conforming structure.

- 4. ***H89-59 Steve & Mary Beth Celona** (owner: Seacoast Saving Bank) 400 Washington Street, A/K/A Assessor's Map G, Lot 19-C, zoned R-12, request a Variance from the terms of Article IV, Section 170-12, Table I, Part E, to establish a profit educational institution (Preschool & Child Care) in an R-12 Zone.

5. *H89-60 Nickolas Skaltsis, 90 Washington Street, A/K/A Assessor's Map 2, Lot 14, Zoned B-2, requests a Variance from (1) The terms of Article IV, Section 170-12, to establish a non-conforming use (Multi-Family Dwelling) in a B-2 Zone; and (2) The terms of Article X, Section 170-41 A, to increase a non-conforming structure (Maximum permitted floor ratio = 2.0; existing floor ratio = approximately 4.1; proposed floor ratio = approximately 5.0).
6. *H89-61 George Demosthenes, Drew Road, A/K/A Assessor's Map 1, Lot 25-C, zoned R-40, requests a Special Exception as provided by the terms of Article VII, Section 170-27.C(1) and Article XII, Section 170-52 C(3) to construct a private drive across a Conservation District.
7. *H89-62 Diocese of Manchester, 222 Central Avenue, A/K/A Assessor's Map 9, Lot 98, zoned B-2, requests a Variance from (1) the terms of Article V, Section 170-16 to construct a portion of a building zero feet from a rear lot line where twelve (12) feet is required; and (2) the terms of Article X, Section 170-40 A and D to increase a non-conforming use. (Non-Profit Educational Institution)
8. *H89-63 Donald Chichon, (owner: Vincent & Mary Hennessey), 410 Dover Point Road, A/K/A Assessor's Map 8, Lot 44, zoned B-1 requests a Variance from the terms of Article IV, Section 170-12, Table I, Part C to establish a non-conforming use (office building) in a B-1 Zone.

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

Dear Property Owner as an adjacent or abutting owner within the two hundred (200) feet, you are hereby notified for the public hearing on the above items. Plans are available for viewing in the Planning Office weekdays from 8:00 to 4:00 PM.