



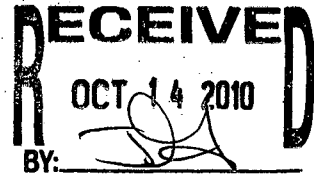
CITY OF DOVER

TECHNICAL REVIEW COMMITTEE - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers Conference Room
Meeting Date: **Thursday, October 21, 2010**
Meeting Time: **1:30 PM**

1. 1:30 - 2:15 PM: Site Plan Review for Restoration Church (Owner: Anbelwold LLC), Assessor's Map 6, Lot 37, zoned CBD, located at 18-20 Third Street. (Proposed Use: Church, formerly the Strand Theatre) *(P10-45)

October 14, 2010



To: Dover Planning Board

Re: Strand Theatre/ Restoration Church

The Restoration Church intends to use the Strand Theatre for Sunday service. The attendance will probably vary between 50 to 150 people. The church will also utilize the main theatre for band practice on Tuesday nights. The marquis sign and wall signs will remain the same; Any signage will utilize existing signs. The Strand has a current seating capacity of 550 and has not encountered any parking problems. Parking for the church will be use of on street parking, public parking across the street and the Ross vacant lot adjacent to the Strand, if necessary. The usage of public utilities will be similar to that of a movie house. The use of the theatre for services on Sunday mornings should bring additional business to downtown businesses. The owners of the Strand are investigating the operation of the theatres on a part-time basis.

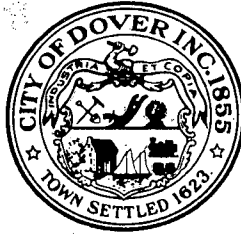
Sincerely,

A handwritten signature in black ink that reads "Robert DiBerto". The signature is written in a cursive style.

R. DiBerto

Anbelwold Realty

CHRISTOPHER G. PARKER, AICP
Director
c.parker@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6007
www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF DECISION

September 22, 2010

Anbelwold Realty LLC
334 Rte 108
Madbury NH 03820

RE: Z 10-12 Restoration Church (Applicant: Rose Realty LLC), 18-20 Third St., (formerly Strand Theatre) Tax Map 6, Lot 37, zoned CBD, requests a use Variance from the terms of Article IV, Section 170-11.D and CBD-Commercial Table of Uses to establish a Church.

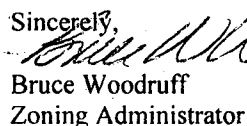
Dear Sirs,

Please be advised that the Zoning Board of Adjustment, at the public hearing held on September 16, 2010, voted to grant your request for a variance with the following conditions:

1. That should the church use cease at any time in future for more than 12 months, the variance would be extinguished.
2. That the "accessory" type use of limited church services and functions return to the Zoning Board if said use becomes or is planned to be the principle use in the theater portion of the building.
3. That the variance is limited to the testimonies, statements, and representations made at this hearing.
4. Property owner and user shall meet with Technical Review Committee (TRC).
5. Property owner and user shall meet with Building Official to determine any necessary life safety code improvements.
6. No exterior changes shall be made to the building except as may be deemed necessary for life safety issues in meetings with TRC or Building Official.
7. The theater's marquee sign and glass-faced movie poster display cases shall be preserved and used as the property's signage for all property users.

The decision to grant your request was based on the information presented and discussed.

Please also be aware that condition No. 7 is being held to mean preserving the exterior form of the structure as the Strand Theater.

Sincerely,

Bruce Woodruff
Zoning Administrator