



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, May 19, 2011**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Sam Reid (Chair), Chris Prior, Otis Perry, Jennifer Stone (Alternate), Frank Landford, Joshua Cote (Alternate)

Members Not Present: William Colbath (Vice Chair), Jim Kelley

Staff Present: Bruce Woodruff (Zoning Administrator)

Chair called the meeting to order at 7:00 p.m.

2. APPROVAL OF PRIOR MINUTES OF APRIL 21, 2011.

Motion: O.Perry made the motion to approve the minutes as written. F.Landford seconded. Vote: U/A

3. OLD BUSINESS

None

4. NEW BUSINESS

- A. Z 11-10 Brian Pettee, 35 Prospect Street, Tax Map 10, Lot 3-1, zoned R-12, requests a dimensional variance from the terms of Article IV, Section 170-15.B in order to allow construction of an accessory structure (shed) located two (2) feet from the principal structure where a minimum of seven (7) feet (height of rear wall of proposed structure) is required.

Chair announced C.Prior and J.Stone to sit in to vote on this case.

B. Pettee, applicant, presented case to the Board. He explained that this location is the only place a shed may be located because of steep slopes and wet lands. He has a small backyard and he needs that for his family.

Public hearing opened

There were no other comments from the public.

Public hearing closed.

Woodruff presented recommendation that the Board approve the variance with the condition that the shed be constructed with a 1-hr fire-rated wall. Board considered.

Motion: O. Perry made the motion to approve with staff condition. F. Landford seconded. Vote: U/A

5. OTHER BOARD BUSINESS

- A. Discussion on proposed Operating Rules Revisions



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, May 19, 2011**
Meeting Time: **7:00 pm**

Board made several comments on draft Operating Rules. Staff to review and compare with statutory requirements, address problem areas, and bring a new draft for review to next meeting.

B. Discussion on General Legal Counsel's letter.

B.Woodruff noted that those speaking at meetings can be probed to find out how the case affects them, however it is the role of the minute-taker to transcribe the points made by anyone who speaks. General discussion ensued.

C. O.Perry pointed that in the abutter notice prepared by staff, the statement "if the application is accepted for discussion", needs to be removed since the Board will no longer move to accept the application.

6. ADJOURN

Motion: O.Perry made the motion to adjourn at 7:40 pm. F. Landford seconded. Vote: U/A