



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, September 15, 2011**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF PRIOR MINUTES OF AUGUST 18, 2011.

3. OLD BUSINESS

- A. Request for rehearing by the applicant for case Z 11-14 Richard Callaghan, 26 Horne Street, Tax Map 35, Lot 18, zoned R-12, owner Richard Callaghan, 32 Horne Street, appeals an administrative decision by the Zoning Administrator in a Notice of Zoning Violation letter to the applicant dated May 2, 2011 that the use on the property is a rooming house which is not allowed by right in the R-12 zone.
- B. * Z 11-16 William Colbath, 70 Silver Street, Tax Map 12, lot 79, zoned RM-U, appeals an administrative decision by the Zoning Administrator that enforcement action at 70 Silver Street regarding too many dwelling units has been satisfactorily concluded. (tabled from previous meeting)
- C. * Z 11-17 FW Webb Co., (Owners: Eileen E. Cecchetti and Gail Capuccilli) 218 Knox Marsh Road, Tax Map H, Lot 40B, zoned B-4, requests a variance from the terms of Article IV, Section 170-11 to allow a warehouse/wholesale distribution use in a commercial district. (tabled from previous meeting)

4. NEW BUSINESS

- A. * Z 11-19, Lassel Architects, (Owners: Elizabeth Pettiford and Ron Pfeiffer) 10 Summer Street, Tax Map 12, Lot 22, zoned RM-U, requests a variance from the terms of Article IV, Section 170-12B to allow an addition to the Wadleigh House elderly assisted living facility where lot size (9068 sq.ft where 10,000 sq. ft. is required), lot coverage (50% where 40% is the maximum) and setbacks (2 ft. 10 in. and 8 ft. 6.5 in. on the side where 10 ft is required and 3 ft. 7.25 in. in the rear where fifteen ft. is required) do not meet the minimums required by the Table of Uses and Dimensional Requirements and from Article X, Section 170-41 A, enlargement of a non-conforming structure.
- B. * Z 11-22, Lassel Architects, (Owners: Elizabeth Pettiford and Ron Pfeiffer) 10 Summer Street, Tax Map 12, Lot 22, zoned RM-U, requests a revision to an existing Elderly Assisted Care Home Special Exception to allow an additional four bedrooms (allowing up to 8 additional beds) in the new addition (see variance above) to the Wadleigh House assisted living facility in accordance with Article IV, Section 170-11, C, Article VI, Section 170-18, Article XII, Section 170-52 and the Elderly Assisted Care Home Special Exception criteria outlined in the RM-U Table of Uses and Dimensional Requirements, pg. 2.

5. ADJOURN

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

Persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday-Thursday from 8:30 am to 5:30 pm. You may also view materials at www.dover.nh.gov, a map showing project locations can be found at www.dover.nh.gov/planhome.html. Follow us on Twitter @DoverNHPlanning and find us on Facebook at www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351