



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, February 16, 2012**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF PRIOR MINUTES OF DECEMBER 15, 2011.

3. OLD BUSINESS

4. NEW BUSINESS

- A. * Z 12-02 STF The Housing Partnership, One Dover Street, Tax Map 27, Lot 20, zoned RM-U, requests the following variances from the Zoning Ordinance of the City of Dover: (a) **Section 170-12.A** to permit the redevelopment of the existing building into a 42-unit residential apartment building where multifamily housing is not permitted in the RM-U District; (b) **Section 170-15.A** which requires that 100 sq. ft. of open space be provided for each bedroom of a multifamily residential structure; and (c) **Section 170-12.B**, to permit the height of the building to increase up to 52 ft. from the existing 50 ft. where a maximum height of 40 ft. is permitted.
- B. * Z 11-23 STF Development Corp., 39 Dover Point Road, Tax Map K, Lot 38, zoned R-12, requests a variance from **Section 170-12.A** of the Zoning Ordinance of the City of Dover to construct 8 townhouse residences, with shared access to the adjacent parcel, where townhouses are not a permitted uses in the R-12 District.
- C. * Z 12-03 South Dover Investment Group, LLC, 37 Dover Point Road, Tax Map K, Lot 37, zoned R-12, received a variance on June 16, 2005 to develop the property into a 28 unit congregate care facility where congregate care and multifamily housing is not permitted in the R-12 District. Applicant requests a variance from **Section 170-12.A** of the Zoning Ordinance of the City of Dover to amend the prior variance approval to allow for 32 units, to remove the requirement for congregate care, to provide that the units on the first floor be occupied by residents age 55 or older, to remove the age restrictions for the second and third floors, and to remove the requirement that food service be provided.

5. CASELAW AND LEGISLATIVE UPDATE

6. 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