



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT AGENDA

Meeting Type: Regular Meeting
Meeting Location: Media Access Center, Rm 306 - McConnell Center, Dover, NH 03820
Meeting Date: **Thursday, June 21, 2012**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF PRIOR MINUTES OF MAY 17, 2012

3. HEARINGS

- A. * Z 12-09 Robert F. Fisher (Owner: Anne E Revocable Trust), 49 Littleworth Road, Tax Map G, Lot 29, located in the Low Density Residential (R-20) District, requests a variance from **Section 170-12.A** of the Zoning Ordinance and the R-20 District Table of Use to permit a lunch cart on the property where lunch carts are not a permitted use in the R-20 District.
- B. * Z 12-10 Sherri Santo (Owners: Stephen & Marilynn Carter, Stephen YC Mau Revocable Trust, Jason & Sheri Santo), 1-5 Crown Point Drive, Tax Map 16, Lots 15-1, 15-2, and 15-3, located in the Medium Density Residential (R-12) District, requests a variance from **Section 170-33.A** of the Zoning Ordinance to permit the construction of a six (6) ft. fence in the front yard (located along Back River Road and Crown Point Drive) where a maximum height of three (3) ft. is permitted.
- C. * Z 12-11 Rensselaer Properties, Ltd., 142 Broadway, Tax Map 27, Lot 278, located in the Urban Density Multi-Residential (RM-U) District. The property currently contains a single family dwelling and two large detached outbuildings which are nonconforming as to minimum required side and front yard setbacks. Applicant proposes to renovate the outbuildings and to construct connections between them and the single family dwelling thereby creating a single structure on the lot. Applicant proposes to use the first floor of the existing structure for a beauty shop and the remainder of the proposed consolidated structure as two (2) dwelling units. Applicant requests variances from **Section 170-12.A** of the Zoning Ordinance and the RM-U District Table of Use and Dimensional Requirements as follows: (a) to permit the first floor of the existing building to be used as a beauty shop where beauty shops are only permitted by special exception provided it qualifies as a customary home occupation, and (b) to permit the consolidated building to be located zero (0) feet from the side lot line shared with 69 Oak Street (Tax Map 27, Lot 279A) and nine (9) feet from the front lot line along Oak Street.
- D. * Z 12-12 Mikula Family Revocable Trust, 52 Upper Factory Road, Tax Map E, Lot 52-B, located in the Rural Residential (R-40) District, requests a variance from **Section 170-12.A** of the Zoning Ordinance and the R-20 District Table of Dimensional Regulations to construct an 8 ft. by 32 ft. front porch addition to be located 16 feet from the front property line where a minimum front yard setback of forty (40) feet is required in the R-40 District.

4. APPROVAL OF REVISED ZBA APPLICATION FORM

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