



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

1. ATTENDANCE

2. APPROVAL OF PRIOR MINUTES OF JUNE 21, 2012

3. HEARINGS

- A. * Z 12-13 STF Development Corp., 37 Dover Point Road, Tax Map K, Lot 38, located in the Medium Density Residential (R-12) District, proposes to construct eight (8) townhouses per variance granted on February 16, 2012 (Case Z 11-23). 12 of the 28 proposed parking spaces are located in garages which directly abut the remaining 16 proposed parking spaces. As a result, the garage parking spaces do not have independent access to an aisle or driveway as is required by **Section 170-44.J** of the Zoning Ordinance. Therefore, applicant requests a variance from **Section 170-44.J** to permit parking spaces, to be located in the garages of the townhouses, that do not have independent access to an aisle or driveway.
- B. * Z 12-14 STF Development Corp., 37 Dover Point Road, Tax Map K, Lot 38, located in the Medium Density Residential (R-12) District, proposes to construct eight (8) townhouses per variance granted on February 16, 2012 (Case Z 11-23). Applicant requests a variance from **Section 170-12.A** of the Zoning Ordinance and the R-12 District Table of Use and Dimensional Requirements to permit the townhouses to be located approximately 180 ft. from the front property line, where a minimum build to line of no greater than 25 ft. from the lot line is required.
- C. * Z 12-15 Friends Forever Real Estate, LLC., 16 Summer Street, Tax Map 12, Lot 23, located in the Urban Density Multi-Residential (RM-U) District. 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 office space where office is not a permitted use in the RM-U District, and (b) to permit a rooming house use on the second floor of the existing building to be occupied by up to thirteen (13) people where only ten (10) are permitted.

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