



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 20, 2012**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF PRIOR MINUTES OF AUGUST 16, 2012

3. CASE Z 12-15, FRIENDS FOREVER REAL ESTATE, LLC, 16 SUMMER STREET, TAX MAP 12, LOT 23

- A. Consideration of Withdrawal of Application
- B. Consideration of Rehearing Request

4. HEARING – CONTINUED FROM JUNE 21, 2012

- 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 and Dimensional Requirements to permit a lunch cart on the property where lunch carts are not a permitted use in the R-20 District.

5. HEARINGS – NEW

- A. * Z 12-16 Alex & Anne Krieger, 53 Three Rivers Farm Road, Tax Map N, Lot 3A, located in the Rural Residential (R-40) District. The subject property is improved with a single family dwelling, and a second single family dwelling is currently under construction. Applicants propose to occupy the dwelling under construction as a weekend home and to rent out the existing dwelling as a residence. Therefore, applicants request a variance to permit two (2) principal buildings on a lot where only principal building is permitted per the definition of “lot” set forth in **Section 170-6** of the Zoning Ordinance.
- B. * Z 12-17 STF Darryl Rahn (Owner: Studio 590, LLC), 590 Central Avenue, Tax Map 30, Lot 125A, located in the Office (O) District, requests a special exception per **Section 170-12.A** of the Zoning Ordinance and the O District Table of Use and Dimensional Requirements to permit a jewelry retail store in the unit currently occupied by a hair salon.
- C. * Z 12-18 David A. Goodwin, 37 Dover Neck Road, Tax Map M, Lot 79B, located in the Rural Residential (R-40) District. The subject property is improved with a Quonset hut and wooden office building, both which are currently used as a training facility for the carpenters’ union. The applicant proposes to remove the Quonset hut and use the wooden office building as a small scale printing business with up to three (3) employees. Applicant requests a variance from **Section 170-12.A** of the Zoning Ordinance and the R-40 District Table of Use and Dimensional Requirements to permit the wooden building to be used as a printing business with up to three (3) employees where printing business is not a permitted use in the R-40 District.
- D. * Z 12-19 Vincent A. Duffy (Owner: 23 Atkinson St., LLC), 23 Atkinson Street, Tax Map 9, Lot 17, located in the Urban Density Multi-Residential (RM-U) District, requests a variance from **Section 170-12.A** of the Zoning Ordinance and the RM-U District Table of Use and Dimensional Requirements to permit the first floor of the building to be used as an office for a psychotherapy practice.

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