



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, October 18, 2012
Meeting Time:	7:00 pm

1. ATTENDANCE

2. APPROVAL OF PRIOR MINUTES OF SEPTEMBER 20, 2012

3. HEARING – CONTINUED FROM SEPTEMBER 20, 2012

- A. *** 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.

4. HEARINGS – NEW

- A. *** Z 12-20 Howard M. MacDonald (Owner: Doverbrook, LLC)**, 1 Constitution Way (Tax Map K, Lot 21), located in the Rural Residential (R-40) District. Applicant requests a variance from the Code of the City of Dover, Chapter 126 “Mobile Home Parks”, **Section 126-5.F**, to permit a carport addition onto the existing mobile home to be located within one (1) ft. of the side property line shared with 3 Constitution Way where a minimum side yard setback of twelve (12) ft. is required.
- B. *** Z 12-22 Dover Chevrolet/Jerry Staveris (Owner: M & E Jespersen Realty, LLC)**, 5 Dover Point Road (Tax Map K, Lot 40-B), located in the Thoroughfare Business (B-3) District. Applicant requests a variance from **Section 170-32.F** of the Zoning Ordinance and the B-3 District Table of Use and Dimensional Requirements to permit a second wall sign where only one is permitted.
- C. *** Z 12-23 Changing Places, LLC (Owner: Estate of Rita T. Taylor)**, 72 Durham Road (Tax Map I, Lot 12), located in the Low Density Residential (R-20) District and the Suburban Density Multi-Residential (RM-SU) District. Applicant proposes to construct a twenty (20) unit townhouse residential development in addition to the existing residence for a total of twenty-one (21) units. Applicant requests a variance from **Section 170-12.A** of the Zoning Ordinance and the R-20 and RM-SU District Tables of Use and Dimensional Requirements to permit +/- 7,306 sq. ft. of land per unit where a minimum of 10,000 sq. ft. is required.

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