



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

**1. ATTENDANCE**

**2. APPROVAL OF PRIOR MINUTES OF NOVEMBER 15, 2012**

**3. HEARING – CONTINUED FROM NOVEMBER 15, 2012**

- A. \* 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 +/- 6,331 sq. ft. of land per unit where a minimum of 10,000 sq. ft. is required.

**4. HEARING – NEW**

- A. \* Z 12-25 Thornwood Commons, LLC and Varney Brook Lands, LLC, Thornwood Lane (Tax Map M, Lot 4), located in the Executive Technology Park (ETP) District, and subject to the Residential-Commercial Mixed Use (RCM) Overlay District, has approval to construct 62 residential units which were approved as part of development plan that also included non-residential structures. Per the RCM Overlay District requirements, only 50% of the residential units may be occupied prior to construction of a portion of the non-residential structures. To date, none of the proposed non-residential structures have been constructed. Accordingly, the applicant requests a variance from **Section 170-28.2.E** of the Zoning Ordinance to allow 46 residential units (approx. 75% of the total 62 permitted) to be constructed and occupied where only 31 residential units (50% of the total 62 permitted) are allowed to be occupied prior to construction of the non-residential structures.

**5. RE-HEARING REQUEST – Z 12-09 ROBERT E. FISHER, 49 LITTLEWORTH ROAD (TAX MAP G, LOT B)**

**6. ADJOURN**

**\* If the application is accepted for discussion, the public hearing will be held that evening.**

Persons with questions or interested in reviewing the application materials are invited to visit the Planning Department located in City Hall, open Monday-Thursday from 8:30 am to 5:30 pm. The application materials are also available on-line at [www.dover.nh.gov](http://www.dover.nh.gov). A map showing project locations can be found at [www.dover.nh.gov/planhome.htm](http://www.dover.nh.gov/planhome.htm).

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