



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, June 20, 2013**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF PRIOR MINUTES OF MAY 16, 2013

3. HEARINGS

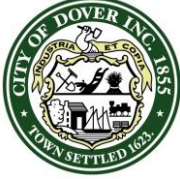
- A. * Z 12-11(A) Rensselaer Properties, Ltd., 142 Broadway, Tax Map 27, Lot 278, located in the Urban Density Multi-Residential (RM-U) District, requests an amendment to a prior variance approval to permit office on the first floor of the building in addition to the beauty shop use previously approved under the variance.
- B. *Z 10-06A & B(A) JNM Realty Trust, 54 Dover Point Road, Tax Map K, Lot 20, located in the Thoroughfare Business (B-3) District, requests an amendment to a prior variance approval to permit the second floor of the existing office building to be used for a maximum of two (2) residential units.
- C. *Z 13-09 Stephanie Vocell (Owner: Theresa D. Sherlock), 20 Roberts Road, Tax Map L, Lot 96-H, 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 the following: (a) fifteen (15) chickens on the property where a maximum of six (6) are permitted; (b) four (4) ducks on the property where the keeping of ducks is not a permitted use in the R-20 District; and (c) the coop and fenced enclosure for the chickens and ducks to be located zero (0) ft. from the side lot line and sixteen (16) ft. from the rear property line where a minimum of twenty (20) ft. is required.
- D. * Z 13-10 Robert F. Fisher (Owner: Anne E. Tucker 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.

4. 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. A map showing project locations can be found at www.dover.nh.gov/planhome.htm.

Follow us on Twitter @DoverNHPlanning and find us on Facebook at www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, Dover, NH 03820
Meeting Date: **Thursday, May 16, 2013**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Sam Reid (Chair), Otis Perry (Vice Chair), Frank Landford, James Kelley, Chris Prior, Jennifer Stone (Alternate), Bob Hall (Alternate)

Members Not Present: Joshua Cote (Alternate)

Staff Present: Timothy Corwin (Assistant City Planner), Gail Pare (Recording Secretary)

The Chair called the meeting to order at 7:00 p.m. He opened the meeting, introduced the Board and staff members to the audience, and described the process used to hear cases.

2. APPROVAL OF PRIOR MINUTES OF THE APRIL 18, 2013 MINUTES

Motion: O.Perry motioned to accept the April 18, 2013 meeting minutes. Seconded by J.Stone. Vote: 4-0. (F.Landford, J.Kelley, and C.Prior abstained from the vote.)

3. HEARING – NEW

- A. * Z 13-07 Changing Places, LLC, Thornwood Lane (**Tax Map K, Lot 19-1**, located in the Executive Technology Park (ETP) District, and **Tax Map K, Lot 6**, located in the Rural Residential (R-40) District). Applicant proposes a lot line adjustment that would result in the addition of 37,897 sq. ft. of area to Tax Map K, Lot 19-1 from Tax Map K, Lot 6. The lot line adjustment would accommodate the development of up to 15 single family homes on Tax Map K, Lot 19-1, permitted as part of the development plan for Thornwood Lane, approved under the Residential-Commercial Mixed Use (RCM) Overlay District. The RCM Overlay District requires a minimum setback of 50 ft. from all external lot lines. Applicant proposes to reduce the 50 ft. minimum setback to 20 ft. as depicted on the plan submitted with the variance application. Therefore, a variance is required from **Section 28.2.F)2)b)i** of the Zoning Ordinance to permit the proposed reduction to the RCM external lot line setback.

Atty. James Schulte represented the applicant and gave a brief overview of the proposed request. He discussed the utility easements, the road location and the setbacks. He stated that the utility line already provides a 130 ft. buffer and that the applicant is requesting that the 50 ft. setback be reduced to 20 ft. due to the utility easements. He confirmed for S.Reid the current and proposed lot lines. The current utility line already provides a 135 ft. buffer.

Chair Reid read a letter dated May 15, 2013 from Helen Preston who has entered into a Purchase & Sales Agreement with Mr. John O'Neil of Changing Places, LLC. She is in favor of the variance. A copy of the letter was handed out to each Board member (in file).

S.Reid commented that the variance request is for a minimal sq. ft. difference.

Atty. Schulte confirmed for S.Reid that they are in the process of requesting a Lot Line Adjustment which will go to the Planning Board on May 28, 2013. The boundary line will be running the edge of the utility easement.

Atty. Schulte confirmed for B.Hall that the existing easement and the utility line is a utilized easement.

J.Kelley asked if this development is consistent with the early approval of Thornwood.



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Atty. Schulte stated that they are working out this issue with the Planning Board. The Thornwood plan, which proposes 14 houses, is going to the Planning Board on May 28, 2013. There is a limit of 62 units from the original approval. At this time, the applicant is only asking for the setback variance. There are changes in the plan that need to be reviewed by the Planning Board and changes in City regulations.

T.Corwin stated that how the yield plan is calculated has been amended to permit a recalculation of that yield, which would substantially increase the number of units. This was approved by the Planning Board and City Council in December 2012.

T.Corwin and J.Kelley discussed the amendment. J.Kelley felt that it was not the way the proposal was presented to the community. He asked if anything will be done with the plantings, not knowing what Mrs. Preston will do in the future.

Atty. Schulte discussed the buffer requirements and stated that there is a no-cut, no-disturb buffer and what is there now must remain unless it is a diseased or damaged tree.

J.Stone asked about distances of the buffer to the no cut line. She asked if they would build beyond the 50 ft. line. Is there a concern about building close to the power lines?

Atty. Schulte referred to the concept sketch. He stated that you cannot encroach on the line, but you can build right up to the line. The reason they did not ask for the waiver to build all the way up to the power line was to allow for 20 ft. of vegetation and screening.

Public hearing open

T.Corwin stated that the purpose of the buffer is to provide a buffer. There is a 135 ft. utility easement and combined with the 20 ft. setback the applicant is requesting, the total effective buffer will be 155 ft. They are only asking for a 30 foot reduction. The purpose of the regulation doesn't apply to this property; therefore it is recommended that the variance be granted.

Public hearing closed

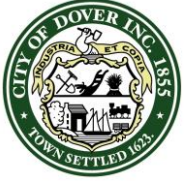
Motion: J.Kelley motioned to grant the variance as requested. Seconded by C.Prior. Vote: 5-0

Staff Comments:

T. Corwin handed out the final approved Rules of Procedures to Board members. He stated that identification cards for ZBA members are optional. He commented that Conservation Commission members were given ID cards for when they visit sites. He explained that the ZBA applications include a section that if signed, would allow ZBA members to access the property. He will find out how to request ID cards for ZBA Board members.

4. ADJOURN:

Motion: O.Perry motioned to adjourn at 7:20 p.m. Seconded by F.Landford. Vote: U/A.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO (Z12-11(A))

Application Type: Variance
Applicant: Rensselaer Properties, Ltd.
Owner: Rensselaer Properties, Ltd.
Location: 142 Broadway (Tax Map 27, Lot 278)

INTENT: The property received a variance on June 21, 2012 to use the first floor of the building as a beauty shop. The applicants also wish to be able to lease this space for office, which is only permitted in the RM-U District as a customary home occupation.

LOTS/UNITS PROPOSED: n/a

AGENDA ITEM #: 3-A

ZONING DISTRICT: RM-U

EXISTING LAND USE: Multi-Family Residential and Commercial

PROPOSED LAND USE:
Multi-Family Residential and Commercial

SURROUNDING LAND USE: Single and Multi-Residential, Industrial and Commercial

PREVIOUS ZBA ACTION: Variance granted on 6/21/12 to permit (a) 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 building with the addition of the outbuildings to be converted into apartments to be located 0 feet from the side lot line shared with 69 Oak St and 9 feet from the front lot line along Oak St.

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Letter from Applicant

APPLICATION IS COMPLETE: Yes

NOTICES AS REQUIRED: Yes

STAFF RECOMMENDATION:
The Planning Department supports the variance request.

Summary of Request and Background

The property received a variance on June 21, 2012 to use the first floor of the building as it existed at that time as a beauty shop.¹ Specifically, a variance was granted from the requirement that beauty shop is permitted in the RM-U District as a customary home occupation only. Due to market conditions, the applicants also wish to be able to lease this space for office, which is also only permitted in the RM-U District as a customary home occupation. Therefore, an amendment to the prior 6/21/12 variance approval is required to permit office on the first floor of the building in addition to the beauty shop use previously approved under the variance.

Note that the scope of the request is limited to the first floor of the building as it existed prior to the consolidation of the two outbuildings into the main building (per variance also granted on 6/21/12).

Reason for Staff Recommendation

In our June 21, 2012 memo to the ZBA we wrote, “[s]taff believes that the request is a reasonable one and that the property has special conditions which warrant the granting of the variance. Specifically, because of its location at a busy intersection, it is unlikely to be used as a single-family residence. Although the first floor could be used as an apartment, the proposed beauty shop is consistent not only with the type of uses envisioned for the district [...] but also with the diversity of uses in the neighborhood, as well as the historic use of the property as a commercial use. Indeed, the large paved parking lot lends itself to such a commercial use.” We believe this reasoning is equally applicable to applicant’s request to amend their variance approval to permit office use, which may have even less of an impact on the neighborhood than the beauty shop.

Recommendation

The Planning Department recommends the Board hold the public hearing, and approve the requested amendment.

¹ Since the original variance request, the building has been enlarged by attaching the two outbuildings to the main building. This enlargement was also the subject of the June 21st, 2012 ZBA (a variance was required to permit the enlarged building to be located within the minimum front and side yard setbacks).

RENSELAER PROPERTIES
19 Dover Street, Dover, NH 03820 603.749.1841



June 6, 2013

City of Dover Department of Planning
288 Central Avenue
Dover, NH 03820
RE: 142 Broadway, Dover, NH

To Whom It May Concern:

The intent of this letter is to represent a request to amend our previous **City of Dover ZBA NOTICE OF DECISION, Z 12-11**, dated **June 26, 2012**. One of the two variances granted referred to utilizing the first floor commercial space of the property as a beauty shop. We would like to amend that use to include general commercial office space as well. This modification allows us some flexibility in this ever changing rental market. We also recognize this additional use offers similar if not reduced impact on the property and neighborhood compared to the currently permitted beauty shop use.

Thank you in advance for your support and consideration of this request. I look forward to presenting and answering any questions at the ZBA hearing on June 20th.

Sincerely,

Steven McCusker
Project Manager

Z12-11(A)



Rensselaer Properties | PO Box 633 | Greenland NH 03840

June 12, 2013



Mr. Timothy J. Corwin, Esq.
Assistant City Planner
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169
t.corwin@dover.nh.gov
p: 603.516.6008

RE: 142 Broadway Street, Dover NH
Rensselaer Properties

Tim,

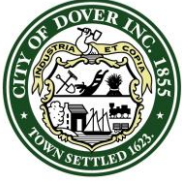
Please be advised that I, John Turner, President of Rensselaer Properties, am authorizing Mr. Steve McCusker to submit the Variance Amendment Request for 142 Broadway on behalf of Rensselaer Properties.

I thank you for your time in this matter.

Respectfully Submitted,
Rensselaer Properties

John D. Turner
President
603-234-0850

Z12-11A



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO (Z10-06A&B(A))

Application Type:	Variance
Applicant:	JNM Realty Trust
Owner:	JNM Realty Trust
Location:	54 Dover Point Road (Tax Map K, Lot 20)

INTENT: Applicant received a variance on May 20, 2010 to subdivide the subject property, where the property does not meet the minimum frontage requirements for the B-3 District. The variance approval included the condition that the proposed commercial building for the lot be limited to two stories in height and no residential development is allowed. Residential is also not a permitted use in the B-3 District. Therefore, Applicant seeks a variance and to amend the May 20, 2010 variance approval to permit the commercial building to contain up to two (2) residential units on the second floor.

LOTS/UNITS PROPOSED: Up to 2 residential units (with commercial on the first floor)

AGENDA ITEM #: 3-B

ZONING DISTRICT: B-3

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Mixed Use

SURROUNDING LAND USE: Multi and Single Family Residential and Commercial

PREVIOUS ZBA ACTION:

- Special Exception to allow residential in B-3 District granted (Z07-05)
- Variance to subdivide a parcel with approximately 100 ft. frontage where 125 ft. is required (Z10A & B)

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Letter from Applicant

APPLICATION IS COMPLETE: Yes

NOTICES AS REQUIRED: Yes

STAFF RECOMMENDATION:
The Planning Department supports the

variance request.

Summary of Request and Background

The property is currently improved with a two-story commercial building. Applicant received a variance on May 20, 2010 to subdivide the subject property, where the property does not meet the minimum frontage requirements for the B-3 District. The variance approval included the condition that the proposed commercial building for the lot be limited to two stories in height and no residential development is allowed. Due to market conditions, applicant has had difficulty leasing the second floor for office space and now desires to convert that space into two (2) residential units, which is not a permitted use in the B-3 District. Accordingly, Applicant seeks a variance from the B-3 District requirements and to amend the May 20, 2010 variance approval to permit the commercial building to contain up to two (2) residential units on the second floor.

Reason for Staff Recommendation

Staff believes Applicant’s proposal is reasonable and meets the spirit and intent of the Zoning Ordinance because it is compatible with the surrounding mix of residential and commercial uses and will have a lesser degree of parking and traffic impact than office. The building itself will be mixed use which is a generally desirable use to help ensure the City of Dover is developed sustainably, avoids strip mall type development, encourages walkability, and helps create the density necessary to create demand for our local businesses. Note that staff reviewed the minutes for the May 20, 2010 ZBA hearing; no discussion was recorded explaining why the ZBA’s condition limiting the building to commercial only was imposed.

Recommendation

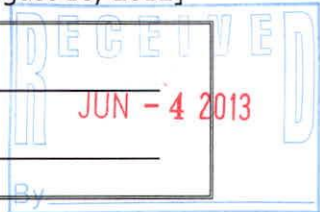
The Planning Department recommends the Board hold the public hearing, and approve the requested variance and amendment.



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Adopted: August 16, 2012]

Office Use Only	Case #:	<u>Z10-06AAB(A)</u>	Date Received:	<u>JUN - 4 2013</u>
	Amount Paid:	\$ <u>244.00</u> ck # <u>14884</u>	Time Received:	



APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: JNM Realty Trust Phone # 603-781-1636

Address of Applicant: 15 Briarwood, Dover, New Hampshire 03820

E-Mail Address: Jim@jimshultelaw.com

PROPERTY OWNER (if different from applicant): Same

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 54 Dover Point Road

Brief Directions: At the corner of Constitution Way and Dover Point Road

Zoning District: B-3 Assessor's Map # K-1 Lot(s) # 20

TYPE OF APPEAL: (Please check one)

- Variance from Section 170-12.A of the Zoning Ordinance
- Physical Disability Variance (RSA 674:33-V) from Section _____ of the Zoning Ordinance
- Special Exception per Section _____ of the Zoning Ordinance
- Appeal of Administrative Decision regarding Section _____ of the Zoning Ordinance
- Equitable Waiver per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

The applicant has been unable to rent the second floor of this building for office use, although the first floor has been rented for more than a year. The applicant is requesting permission to have two residential apartments on the second floor. The right to have residential use on this lot was restricted by prior vote of the ZBA in May, 2010.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170-12.A of the Zoning Ordinance to permit:
The construction and occupation of two residential apartments on the second
floor of this office building.

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:
See attached.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:
See attached.

3. Granting the variance would do substantial justice because:
See attached.

4. The value of surrounding property will not be diminished because:

See attached.

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(i) The following special conditions of the property distinguish it from other properties in the area:

See attached.

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

See attached.

and

(iii) The proposed use is a reasonable one because:

See attached.

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

VARIANCE REQUIREMENTS:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

The public interest is affected if the proposed use would constitute a fundamental change in the neighborhood or if there would be a substantial impact on health and safety. The applicant proposes to construct 2, two bedroom apartments on the second floor of the office building on this property. The first floor space has been rented for more than a year, but no one has indicated any interest in renting office space on the second floor of this building. There will be no change in the appearance to the exterior of the building. Access to the second floor would be from the rear of the building. If this variance is granted, then the building would require 15 parking spaces and the lot contains 30 spaces. Further, the parking use for the residential tenants is primarily overnight and weekends, while parking for the offices is primarily during the work week. The building has approximately 3,080 square feet of space on the first floor and 2,000 square feet of space on the second floor. Public utilities are adequate for water, sewer, and other utilities. There will not be a fundamental change to the character of the neighborhood which already contains both office and residential units, and includes other live/work buildings with office space on the first floor and residential use on the second floor.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the ordinance because:

The spirit of the ordinance is to allow uses which are compatible with the neighborhood. This neighborhood already contains residential and office uses, and includes buildings with office space on the first floor and residential uses on the second floor. Multifamily residential use is permitted in the B-3 zone provided that the residential use be located above the ground floor. The proposed two units are fewer than the 5 units which are the minimum for multifamily designation, but the lot does contain more than 5,000 square feet per residential unit as required by the ordinance.

3. Granting the variance would do substantial justice because:

Substantial justice is done if the benefit to the applicant exceeds any detriment to the general public. The proposed use is consistent with other uses in the neighborhood. Residential use is allowed in the B-3 zone, provided that it is located above the ground floor and that the lot contain at least 5,000 square feet per unit. The proposed use will not cause any detriment to the general public. Parking and public utilities are adequate for the proposed use. There will be no change to the appearance of the building. The applicant has made diligent efforts for more than a year to rent the second floor for office use but has been unable to obtain commercial tenants for this space.

4. The value of surrounding properties will not be diminished because:

The proposed residential use is consistent with other uses in the neighborhood. Other properties in this neighborhood have been developed with the same density as proposed for this lot. There will be no change to the appearance of the building, and the overall use and traffic will be reduced if the second floor is used for residential use instead of office use.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

(i) The following special conditions of the property distinguish it from other properties in the area:

This property received variances to allow the lot to be subdivided and to relocate 2 proposed residential units onto the adjacent lot. One of the conditions imposed at that time was that there not be residential use of the commercial lot. The applicant has tried diligently for more than a year to rent the second floor for office use, but has been unable to do so.

The rationale for moving the original two units off the commercial lot was the difficulty faced by condominium unit owners in obtaining financing when the residential lot also contained commercial space. The two units which are now proposed for the office building will be rental units and the financing concerns do not apply. Even with these two additional units, the overall density is consistent with other properties that have been developed in this neighborhood.

(ii) No fair and substantial relationship exists between the general public purposes of the ordinance provisions and the specific application of that provision to the property because:

The general purpose of the ordinance is to allow residential uses which are consistent with the neighborhood. The proposed use is consistent with existing neighborhood uses. The applicant has tried to rent this space for office use but has been unable to do so. The overall use of the property will be no greater than what was originally approved, and there will be no change to the appearance of the building. Parking and utilities are more than adequate for this use.

(iii) The proposed use is a reasonable one because:

The proposed residential use is consistent with other properties in the neighborhood. The applicant has diligently tried to comply with the prior restriction imposed by the ZBA, but the general economy has prevented it from renting the second space for office use. There will no change to the appearance of the property.

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

IMPORTANT

PROPERTY IDENTIFICATION SIGN
MUST BE POSTED ON THE PROPERTY
FOR THE 5 DAYS PRIOR TO HEARING.
FAILURE TO POST MAY RESULT IN
APPLICATION NOT BEING ACCEPTED.

Signature of Applicant*

Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Zoning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____

Date: _____

PARKING CALCULATIONS:

GENERAL OFFICE BUILDING 6,460 Sq.Ft.
 1 SPACE FOR EVERY 325 Sq.Ft.
 19.88 SPACES REQUIRED
 PROFESSIONAL OR MEDICAL OFFICE 6,460 Sq.Ft.
 1 SPACE FOR EVERY 250 Sq.Ft.
 25.84 SPACES REQUIRED
 26 SPACES PROVIDED

PROPOSED 12 RESIDENTIAL UNITS
 2 SPACES REQUIRED FOR EVERY UNIT
 24 SPACES PROVIDED FOR RESIDENTIAL UNITS
 2 ACCESSIBLE SPACES ARE PROVIDED BOTH ARE VAN ACCESSIBLE

PARKING LOT "A" IS FOR OFFICE BUILDING EXCLUSIVELY.
 PARKING LOT "B" IS FOR MIXED USE AS NOTED
 PARKING LOT "C" IS FOR RESIDENTIAL ONLY

RESIDENTIAL DENSITY CALCULATIONS

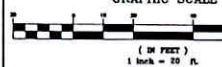
B-3 ZONE MULTIFAMILY ALLOWED BY SPECIAL EXCEPTION PROVIDED THAT THERE EXISTS 5,000sq.ft. PER PROPOSED UNIT.
 TOTAL AREA WITHIN B-3 ZONE = 61,166.76
 61,166.76 / 5,000.00 = 12.23 UNITS
 12 UNITS PROPOSED
 170-15A OPEN SPACE
 EACH UNIT WILL HAVE THREE BEDROOMS EXCEPT ONE WHICH WILL BE DEFINED BY THE DEVELOPER.
 TOTAL OF 35 BEDROOMS EXCEPT ONE 100sq.ft. x 35 BEDROOMS = 3,500sq.ft. REQUIRED OPEN SPACE

LEGEND:

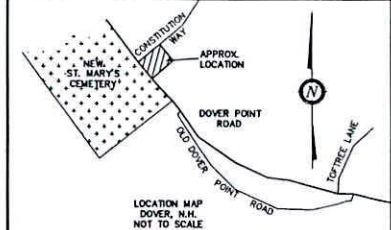
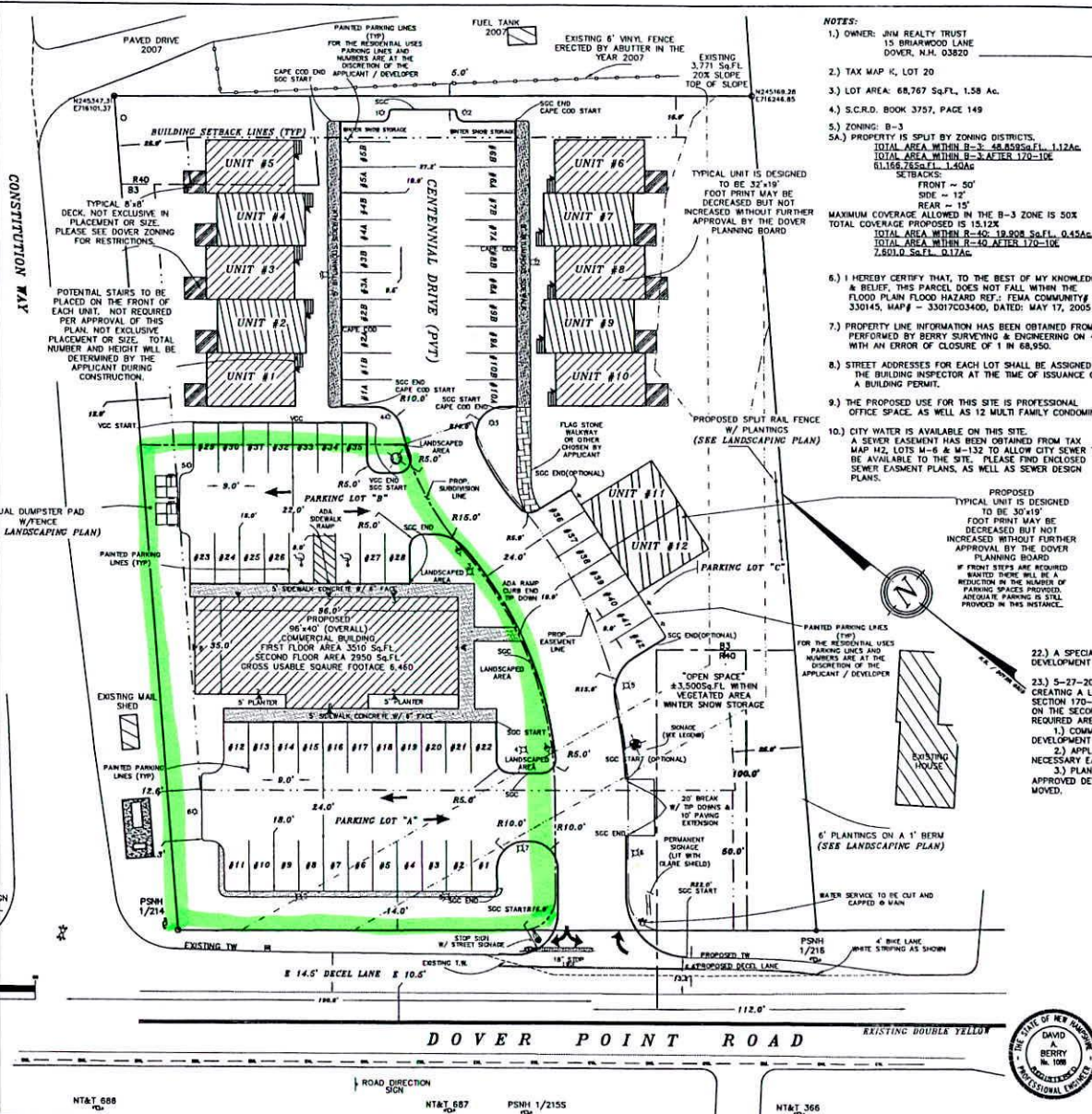
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING WATER SHUT OFF
- ⊙ EXISTING WATER CURB STOP
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING HYDRANT
- ⊙ ROAD SIGN(S) MARKED
- ⊙ EXISTING CATCH BASIN
- ⊙ BUILDING SETBACK LINE
- ⊙ ZONING BOUNDARY LINE
- ⊙ PROPOSED SUBDIVISION LINE
- ⊙ PROPOSED EASEMENT LINE
- ➔ ACCESSIBLE SIGNAGE (ARROW INDICATES SIGN FACEMENT) TO READ "ACCESSIBLE PARKING TO THE REAR OF THE BUILDING"
- ➔ SIGN WITH ARROW POINTING TO PARKING LOT "B"
- ➔ SIGNAGE INDICATING ACCESSIBLE PARKING ONLY
- ➔ SIGNAGE INDICATING RESIDENTIAL UNIT PARKING ONLY
- ➔ SIGNAGE INDICATING "FIRE LANE NO PARKING"

- ⊙ AAL UCM SERIES (1 REQUIRED)
- ⊙ HADCO BOLLARD BL30 (9 REQUIRED)
- ⊙ HADCO VISI (6 REQUIRED) STOP SIGN STREET SIGN
- ⊙ AAL FVSS (8 REQUIRED)

GRAPHIC SCALE



SOILS DATA:
 W4A - WINDSOR LOAMY SAND, 0-3% SLOPES
 SHEET 28 OF STRAFFORD COUNTY SOIL SURVEY
 SEE SEPARATE SHEET



- 1.) OWNER: JNM REALTY TRUST
 15 BRIARWOOD LANE
 DOVER, N.H. 03820
- 2.) TAX MAP K, LOT 20
- 3.) LOT AREA: 68,767 Sq.Ft. 1.58 Ac.
- 4.) S.C.R.D. BOOK 3757, PAGE 149
- 5.) ZONING: B-3
- 6.) PROPERTY IS SPLIT BY ZONING DISTRICTS.
 TOTAL AREA WITHIN B-3: 48,859sq.ft. 1.12Ac.
 TOTAL AREA WITHIN B-3 AFTER 170-10E
 61,166.76sq.ft. 1.40Ac
- 7.) ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, POWERLINE, CROSS TRAVEL, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE.
- 8.) AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- 9.) ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 10.) ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- 11.) BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- 12.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- 13.) ALL CONSTRUCTION SHALL CONFORM WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", HEREINAFTER REFERRED TO AS THE "CITY OF DOVER STANDARD SPECIFICATIONS".
- 14.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE 500 BOTTOMS.
- 15.) ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- 16.) A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
- 17.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 18.) A SPECIAL EXCEPTION WAS GRANTED BY THE DOVER ZONING BOARD TO ALLOW RESIDENTIAL DEVELOPMENT WITHIN THE B3 ZONE, CASE #2 07-05, DATED 5-17-07
- 19.) 5-27-2010 A VARIANCE TO ARTICLE IV, SECTION 170-12B TO SUBDIVIDE A PARCEL, CREATING A LOT WITH APPROXIMATELY 100' FRONTAGE, WHERE 125' FRONTAGE IS REQUIRED AND SECTION 170-12.A TO ALLOW THE 12 PREVIOUSLY APPROVED RESIDENTIAL UNITS TO BE LOCATED ON THE SECOND LOT, WHICH WILL CONTAIN APPROXIMATELY 46,000 Sq.Ft. AREA, LESS THEN THE REQUIRED AREA WITH THE FOLLOWING CONDITIONS:
 1.) COMMERCIAL BUILDING BE LIMITED TO TWO STORIES IN HEIGHT AND NO RESIDENTIAL DEVELOPMENT BE ALLOWED.
 2.) APPLICANT RETURNS TO THE TRC AND PLANNING FOR SITE REVIEW AND CREATE NECESSARY EASEMENTS.
 3.) PLAN WILL BE AS PRESENTED (I.E. NO SUBSTANTIAL CHANGE FROM PREVIOUSLY APPROVED DEVELOPMENT PLAN) WITH THE CAVEAT THAT THE RESIDENTIAL UNITS 11 & 12 MAY BE MOVED.

SITE PLAN REVISION

REVISION	DATE	DESCRIPTION
PROPOSED SITE PLAN REVISIONS		
FOR JNM REALTY TRUST DOVER POINT ROAD DOVER, N.H. TAX MAP K, LOT 20		
BERRY SURVEYING & ENGINEERING		
335 SECOND CROWN POINT RD. BARRINGTON, N.H. 332-2863		
SCALE : 1 IN. EQUALS 20 FT.		
DATE : JANUARY 31, 2011		
FILE NO. : DB 2006 - 057 SITE REV.		



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO (Z13-09)

Application Type: Variance
Applicant: Stephanie Vocell
Owner: Theresa D. Sherlock
Location: 20 Roberts Rd (Tax Map L, Lot 96-H)

INTENT: The Zoning Ordinance permits residential properties to keep up to six (6) chickens provided that three (3) sq. ft. of coop and twenty (20) sq. ft. of a fenced enclosure yard per chicken is provided, and that the coop and enclosure yard be located twenty (20) ft. from any property line. The applicant proposes to keep fifteen (15) chickens and four (4) ducks (which are not permitted on a lot this size in the R-20 District) and to permit the coop and enclosure areas to be located zero (0) ft. from the side lot line and sixteen (16) ft. from the rear property line. Therefore, a variance is required.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-C

ZONING DISTRICT: R-20 District

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Application, application narrative, and map

APPLICATION IS COMPLETE: Yes

NOTICES AS REQUIRED: Yes

STAFF RECOMMENDATION:
The Planning Department supports the variance request, in part.

Summary of Request and Background

The property is improved with a single family house and structure located near the side lot line shared with 22 Roberts Road, used as a coop for chickens. Applicant currently keeps 15 chickens on the property where only six (6) are permitted in the R-20 District under the permitted use category “Farm Animals for Family Use”. Applicant also desires to keep four (4) ducks on the property where ducks are only permitted as part of the “Farm” use (only available in the R-20 District for properties with a minimum area of 100,000 sq. ft.). Applicant also desires to maintain the current location of the coop and enclosure areas which are located zero (0) ft. from the side lot line and sixteen (16) ft. from the rear property line, where a minimum setback of twenty (20) ft. from all lot lines is required.

Reason for Staff Recommendation

By permitting “Farm Animals for Family Use” in all of our residential districts, the Zoning Ordinance recognizes the increasing importance and popularity of limited residential agricultural uses. The applicant’s narrative details the benefits of home grown eggs not only for the family that raises the chickens, but for the neighborhood and community as a whole. It is telling that the vast majority of the applicant’s neighbors consume the eggs from the applicant’s chickens. For those reasons, staff supports a variance to permit up to twelve (12) chickens and ducks, which is double the number permitted by right under the Zoning Ordinance. Staff believes that permitting a total of 19 chickens and ducks is too far afield from what the Zoning Ordinance intends, especially considering the modest size of the lot (0.51 acres).

Recommendation

Provided that the applicant demonstrates compliance with the five (5) variance criteria, the Planning Department recommends the Board hold the public hearing and approve the variance request with the following conditions:

1. No more than a total of twelve (12) chickens and/or ducks (but never more than four (4) ducks may be kept on the property at any time).
2. The Applicant shall provide evidence to the Planning Department within 30 days of approval that at least 3 sq. ft. of coop is provided per animal, and that at least twenty (20) sq. ft. of a fenced enclosure yard per animal is provided, per the requirements of the R-20 District.



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Adopted: August 16, 2012]

Office Use Only Case #: 213-09 Date Received: JUN - 5 2013
Amount Paid: \$ 276.00 Time Received: [Signature]
CL# 1397

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: STEPHANIE VOCELL Phone # 603-988-5394

Address of Applicant: 20 ROBERTS RD DOVER NH 03820

E-Mail Address: STVOCELL@GMAIL.COM

PROPERTY OWNER (if different from applicant): THERESA SHERLOCK

Address: PO Box 117 GLEN NH 03838 Phone # 603-978-7807

E-Mail Address: SHERLOCK.TERRY@GMAIL.COM

PROPERTY/PARCEL INFORMATION

Address: 20 ROBERTS RD DOVER NH 03820

Brief Directions: TAKE DOVER RT RD TOWARDS PORTSMOUTH 1 MILE PAST ST. THOMAS AQUINAS ON LEFT SECOND TRIPED HOUSE ON THE RIGHT # 20

Zoning District: Assessor's Map # Lot(s) #

TYPE OF APPEAL: (Please check one)

- [X] Variance from Section of the Zoning Ordinance
Physical Disability Variance (RSA 674:33-V) from Section of the Zoning Ordinance
Special Exception per Section of the Zoning Ordinance
Appeal of Administrative Decision regarding Section of the Zoning Ordinance
Equitable Waiver per Section of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

Blank lines for describing plans for the property.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) _____ of the Zoning Ordinance to permit:

PLEASE SEE ATTACHED LISTED A. VARIANCE REQUESTED

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

PLEASE SEE ATTACHED LISTED B. THE FIVE VARIANCE CRITERIA. 1

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

PLEASE SEE ATTACHED LISTED B. THE FIVE VARIANCE CRITERIA 2

3. Granting the variance would do substantial justice because:

PLEASE SEE ATTACHED LISTED B. THE FIVE VARIANCE CRITERIA. 3

4. The value of surrounding property will not be diminished because:

PLEASE SEE ATTACHED LISTED B. THE FIVE VARIANCE CRITERIA. 4

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

(i) The following special conditions of the property distinguish it from other properties in the area:

PLEASE SEE ATTACHED LISTED SA (I)

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

PLEASE SEE ATTACHED LISTED SA (II)

and

(iii) The proposed use is a reasonable one because:

PLEASE SEE ATTACHED LISTED SA (III)

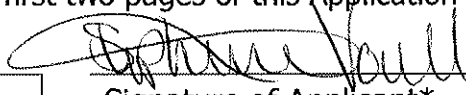
OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

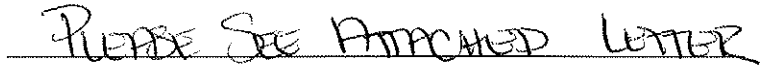
I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.



Signature of Applicant*

IMPORTANT

PROPERTY IDENTIFICATION SIGN
MUST BE POSTED ON THE PROPERTY
FOR THE 5 DAYS PRIOR TO HEARING.
FAILURE TO POST MAY RESULT IN
APPLICATION NOT BEING ACCEPTED.



Signature of Owner*

*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Zoning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: PLEASE SEE ATTACHED LETTER Date: _____

SPECIAL EXCEPTION REQUIREMENTS

THIS SECTION TO BE COMPLETED BY SPECIAL EXCEPTION APPLICANTS ONLY

A. General Special Exception Requirements (as set forth in §170-52.C.3 of the Zoning Ordinance)

1. Explain how the requested use would be essential or desirable to the public convenience or welfare.

2. Detail how the requested use would not create undue traffic congestion or unduly impair pedestrian safety.

3. Describe how the requested use would not overload any public water, drainage or sewerage system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the City will be unduly subjected to hazards affecting health, safety or the general welfare.

B. Specific Special Exception Requirements (as may be set forth in the applicable Table of Use)

Explain how the proposal meets the specific special exception requirements as may be set forth in the Table of Use for the zoning district in which the subject property is located:

A. _____

B. _____

C. _____

D. _____

E. _____

F. _____

L0096-C00000	KIRKPATRICK FRANCIS	KIRKPATRICK DAVID	22 ROBERTS ROAD
L0096-I00000	MALONE PAUL F		244 DOVER POINT RD
L0096-G00000	GLENNON NORA J		24 ROBERTS RD
L0096-H00000	SHERLOCK STEPHEN J &	SHERLOCK THERESA D	PO BOX 777
L0095-Q00000	SMALL MATTHEW L &	SMALL MARIANNE M	18 ROBERTS RD
L0095-N00000	SMALL JACQUELYN M &	SMALL BEVERLY M	18 A ROBERTS RD
L0095-W00000	VEINOTT ROSALIE J	VEINOTT JOHN A	23 ROBERTS ROAD
L0095-R00000	MUISE STEVEN P &	MUISE LEANNE	21 ROBERTS RD
L0095-A00000	EATON JEFFREY &	EATON BETHANY M	240 DOVER POINT RD
L0095-C00000	MAIRS ROBERT		25 PORTLAND ST
L0095-T00000	SMALL JACQUELYN M		18A ROBERTS RD
L0096-D00000	MALONE PAUL F	JESTUDE-MALONE JENNIFER	244 DOVER POINT ROAD
L0096-J00000	PETERSON STEPHAN L &	PETERSON JENIFER L	246 DOVER POINT RD

A. Variance Requested:

A variance is requested from section 170-12A of the zoning ordinance to permit:

~to permit 15 chickens where 6 are permitted

~to permit 4 ducks where 2 goats and 2 sheep are permitted

~to permit preexisting dog kennel and run area turned into chicken and duck coup to remain the chicken and duck coup and run area located on the lot line

B. The five variance criteria

1. Waving the terms of the ordinance will not be contrary to the public interest because.

~ Does not alter the character of the neighborhood, the noise from the hens and ducks is extremely minimal, the hens and ducks are located in the back part of the yard mostly out of sight of the road (there is a small section that you can see from our driveway) so they are not an eyesore.

~ The hens and ducks do not cause excess smell because they are kept on a natural floor (dirt, leaves, and pine stump grounds) outside, and the inside of the coup is kept clean with pine shaving bedding and hay/straw in the nesting boxes.

~ The hens and ducks do not cause harm to the neighborhood and the amount of trash (ie; vegetable cuttings, bread leftovers, cereal leftovers, spoiled food from refrigerators, egg shells, etc.) is diminished greatly over the entire neighborhood making the neighborhood less of an attraction to scavenger animals like skunks, raccoons, crows, and opossums on trash days.

~ The Neighbors and community are able to still utilize the road for walks, riding bikes, skate boarding, and other outdoor activities without being effected by the chickens and ducks.

~ Many of the neighbors are saving money on the amount of trash (leftover or spoiled food) that they are putting out on a weekly basis because they are saving the trash and giving it to the hens and ducks. Again making the neighborhood less desirable to scavenger animals. Many of the neighbors are also able to save money in the fall because we take the leaves that they would be purchasing bags for to have the leaves removed and use them in the coup area for the floor.

~ Having 15 chickens and 4 ducks on our property will not cause excess harm to the neighborhood any more then 6 chickens and surrounding neighbor chickens will.

2. Deviation from the strict requirements of the ordinance is consistent with the spirit of the ordinance because:

~ See above answer to question 1

3. Granting the variance would do substantial justice because:

~ This is a reasonable use of our property we are using a preexisting building and run area that has been there for 10+ years. There is no effect on surrounding neighbors. The chickens and ducks are out of view of the road, you can only see a small portion of the coup area from the road but one needs to be looking for it for it to be noticed. There is no excess smell from the chickens and ducks. All of our neighbors and community are able to fully enjoy and utilize there outdoor decks, yards, and walk up and down the road without being bothered by our chickens and ducks because they are in the back of our property behind our house. We are using the chickens and ducks as a teaching tool trying to teach our children and our neighbors children where some types of food come from, how animals grow up from chicks to laying hens and ducklings to ducks, how to care for animals and how to eat healthy. In doing this we are not only able to help out our family but other children in the neighborhood are learning the same life long lessons. We are also able to provide our neighbors with fresh chicken and duck eggs from hens and ducks that are able to live a happy life in a coup area with fresh veggies, bread and organic grain not eating pesticides and production hormones also with the ability to roam around forage, swim and dust themselves naturally in their coup area.

~ This is a huge benefit to our neighbors and community, 6 of 8 of our surrounding neighbors take advantage of being able to get fresh eggs with more nutrients in them and that are healthier as well. Tick and bug population is diminished, the chickens eat ticks and bugs that fly/crawl into the coup area.

4. The value of surrounding property will not be diminished because:

~ I spoke with Bob Kelly of Keller Williams Coastal Realty located in Dover NH and he stated that " I am confident that having 15 chickens vs. 6 chickens does not impact the property value or surrounding neighborhood values in any way.

~ Please see attached realtor letter

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

- (i) The following special conditions of the property distinguish it from other properties in the area:

~ Our house is one of the only houses on Roberts Rd. that has woods on all 3 sides (besides front road facing) thus protecting others from sights and sounds of the chickens and ducks.

~ Our coup and run area is a preexisting building that was built over 10 years ago and used for a dog run so we would not be building another building on our property making it cluttered.

~ The back yard of our property cannot be seen from the road

- (ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

~Urban Agriculture is becoming a huge hobby of many not only is it healthier in that you are not eating pesticides and growth hormones you know your animals are treated humanely and with love. Children are learning valuable lessons, how to raise animals as well as respect, care for, treat them, and where there food comes from

~ 7 out of 8 of our surrounding neighbors support our family and help us feed our chickens with vegetable cuttings, leftover bread, spoiled food, stale chips, crackers and other food that they would normally throw away. Our neighbors receive eggs from us on a regular basis and they appreciate us giving away our eggs.

~ Our property is surrounded by woods and the chickens and ducks have no direct impact on our neighbors. You cannot easily see our chickens and duck coup from the road or surrounding properties (besides our direct neighbor)

- (iii) The proposed use is a reasonable one because:

~ We have the space on our property, our current variance is for 6 chickens 2 goats, 2 sheep, up to 5 dogs and 5 cats or 5 of a domesticated animal before considered a kennel, and we do not desire to have goats, sheep 5 of a domesticated animal, we would like to be able to keep up our egg production with 15 chickens and 4 ducks so we can contribute not only to our family but the surrounding

community (who request we do so) with fresh eggs. We also would like to be able to provide duck eggs and by having 4 ducks on our property we would be able to do that. Duck eggs are larger and more nutrient rich than chicken eggs, please read article below.

http://www.localharvest.org/blog/16682/entry/duck_eggs_vs_chicken_eggs

Duck eggs vs Chicken eggs

Duck Eggs are an Alkaline producing food - Anti cancer food - much better

Farm Fresh eggs with a rich smooth orange yolk whether Chicken eggs or Duck eggs will surprise you if you have only experienced the colorless and flavorless supermarket versions. What most people do not know is that Duck eggs are far superior to Chicken eggs with the same taste and richer smoother consistency yet better than a chicken egg in many ways

1. Duck eggs have twice the nutritional value of a chicken egg and stay fresher longer due to their thicker shell.
2. Duck eggs are richer with more Albumen making cakes and pastries fluffier and richer.
3. Duck Eggs have more Omega 3 fatty acids ..something you can actually see in the salted pickled eggs the Chinese love to eat. Omega 3 is thought to improve everything from Brain health to healthy skin and
4. Duck Eggs are an Alkaline producing food, one of the few foods that leave your body more alkaline which is a great benefit to cancer patients as cancer cells do not thrive in an alkaline environment. Chicken eggs are an acid food leaving your body more acid.

There is one reason why many people are scared to try a duck egg and that is that the yolk contains about a 1 day supply of Cholesterol ..which is not good for heart diseases..well ... This depends on what you believe about weight control and fat or cholesterol. We are only just beginning to understand the real effects of eating fat in our diet. In practice we know that healthy active people who exercise need fat in their diet, otherwise their bodies would generate the cholesterol itself. So good (HDL) cholesterol is good and will stop your body from producing its own cholesterol. Your body needs to know how to process fat and get the energy benefits. If it forgets how to process fat or has easier sources of fast energy as from hydro carbons then guess what, your body stores the fat as an energy source ...hence your love handles are really stored energy.

All the above says there are great benefits from eating an egg a day...yolk and all. No YOLK - is not good advice - No Joke!

Egg Allergy Substitutes: One health benefit with duck eggs is that most people who are allergic to chicken eggs are able to eat duck eggs without allergic reactions.

Duck Eggs Vs Chicken Eggs: easily distinguishable, a considerably longer shelf life

Duck eggs are quite large compared to chicken eggs, which makes them easily distinguishable. Another distinct difference is that the duck egg's shell is a lot tougher than a normal chicken egg's shell. Though that makes them a lot more difficult to crack, it is also supposed to provide them with a considerably longer shelf life. By long, I mean six weeks at maximum, if you keep them refrigerated.

The large size of the duck egg gives it a larger yoke to white ratio than a chicken egg. So if you want more yoke, duck eggs are what you should go for. With the larger size you definitely get more for your money, compared to a chicken egg!

Duck Eggs Vs Chicken Eggs: Nutrition

6x the Vitamin D, 2x the Vitamin A, and 2x the cholesterol in duck eggs vs chicken eggs. Duck contains about 75% of the Vitamin E in chicken eggs. Duck eggs reportedly also have more Vitamin K2, Duck eggs also are higher in calories for the same weight quantity, probably due to it's slightly higher fat concentration. Also, keep in mind that the eggs of free-range, pastured animals generally have higher levels of vitamins and higher levels of omega-3 fatty acids. The yolks are darker, yellower, indicating a higher nutrient density.

A 100 gm of duck egg will provide about 185 KCal of energy, compared to 149 KCal of energy provided by a chicken egg. Both types of eggs, match each other in terms of carbohydrate content, while the protein content is slightly higher in the duck eggs compared to chicken eggs. The mineral content of duck eggs is very similar. Both contain selenium, manganese, zinc, copper, potassium, sodium, phosphorus, calcium and iron. The duck eggs contain slightly higher amounts of all these minerals.

Same is the case with vitamin content in both of them. The vitamin content too is similar, but duck eggs have a higher amount of each one of them, which includes thiamin, niacin, riboflavin, pantothenic acid, folate, vitamin B6, vitamin D, vitamin E, vitamin A, vitamin B12 and retinol.

100 gm of duck eggs will have about 3.68 gm of saturated fat, compared to 3.1 gm in chicken eggs. The mono unsaturated fat content is about 50% more in duck eggs as against chicken eggs. The amino acid content profile is also similar for both eggs, but again duck eggs contain more of them. The amino acids included are threonine, isoleucine, tryptophan, leucine, methionine, lysine, cystine, tyrosine, phenylalanine, valine, serine, glycine, proline, aspartic acid, histidine, alanine, and arginine. The only minus point that duck eggs have is the considerably higher cholesterol content, compared to chicken eggs. 100 gm of duck eggs will contain 884 mg of cholesterol, compared to 425 mg in chicken eggs. That is why, people with history of heart disease should stay away from consuming duck eggs or moderate their intake.

Duck Eggs Vs Chicken Eggs: Taste & Utility

Duck eggs provide a taste that is different and tastier than chicken eggs according to most users. Individual tastes might vary, so it is best if you try one out to decide! Every thing that you do with a chicken egg, can be done with a duck egg. That includes scrambling them, poaching and baking. In fact, most expert bakers report that using duck eggs makes their cakes rise higher and

provides them with excellent taste due to their high fat content. As the water content in duck eggs is lesser than chicken eggs, you need to be careful not to overcook them, which has a tendency to make them rubbery. The larger water content also makes the duck egg white harder to whip but they are worth the effort. Salted ducks eggs are a popular Chinese recipe that you might want to try out.

<http://www.buzzle.com/articles/duck-eggs-vs-chicken-eggs.html>

Difference Between Duck and Chicken Eggs

Though chicken eggs are the most commonly used, duck eggs are still catching on as effective alternatives. Much less is known about duck eggs, compared to chicken eggs. So going through this article might just clear all the mystique about it.

Size

Duck eggs are quite large compared to chicken eggs, which makes them easily distinguishable. Another difference is that the duck egg's shell is a lot tougher than a normal chicken egg's shell. Though that makes them a lot more difficult to crack, it is also supposed to provide them with a considerably longer shelf life. By long, I mean six weeks at maximum, if you keep them refrigerated. Still, eating fresh eggs is highly recommended.

The large size of the duck egg gives it a larger yolk to white ratio than a chicken egg. So if you want more yolk, duck eggs are what you should go for. With the larger size, you definitely get more for your money, compared to a chicken egg.

Nutrition

A 100 gm of duck egg will provide about 185 KCal of energy, compared to 149 KCal of energy provided by a chicken egg. Both types of eggs, match each other in terms of carbohydrate content, while the protein content is slightly higher in the duck eggs compared to chicken eggs. The mineral content of duck eggs is very similar. Both contain selenium, manganese, zinc, copper, potassium, sodium, phosphorus, calcium and iron. The duck eggs contain slightly higher amounts of all these minerals.

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So all in all, duck eggs are a good choice nutritionally. The only minus point that duck eggs have is the considerably higher cholesterol content, compared to chicken eggs. 100 gm of duck eggs will contain 884 mg of cholesterol, compared to 425 mg in chicken eggs. That's why, people with history of heart disease should stay away from consuming duck eggs or moderate their intake. People who are looking for a high protein diet, can avoid eating the yolk, while profiting from the protein laden egg white.

provides them with excellent taste due to their high fat content. As the water content in duck eggs is lesser than chicken eggs, you need to be careful not to overcook them, which has a tendency to make them rubbery. The larger water content also makes the duck egg white harder to whip but they are worth the effort. Salted ducks eggs are a popular Chinese recipe that you might want to try out.

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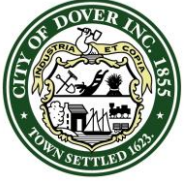
Same is the case with vitamin content in both of them. The vitamin content too is similar, but duck eggs have a higher amount of each one of them, which includes thiamin, niacin, riboflavin, pantothenic acid, folate, vitamin B6, vitamin D, vitamin E, vitamin A, vitamin B12 and retinol.

100 gm of duck eggs will have about 3.68 gm of saturated fat, compared to 3.1 gm in chicken eggs. The monounsaturated fat content is about 50% more in duck eggs, as against chicken eggs. The amino acid content profile is also similar for both eggs, but again duck eggs contain more of them. The amino acids included are threonine, isoleucine, tryptophan, leucine, methionine, lysine, cystine, tyrosine, phenylalanine, valine, serine, glycine, proline, aspartic acid, histidine, alanine, and arginine.

So all in all, duck eggs are a good choice nutritionally. The only minus point that duck eggs have is the considerably higher cholesterol content, compared to chicken eggs. 100 gm of duck eggs will contain 884 mg of cholesterol, compared to 425 mg in chicken eggs. That's why, people with history of heart disease should stay away from consuming duck eggs or moderate their intake. People who are looking for a high protein diet, can avoid eating the yolk, while profiting from the protein laden egg white.

Taste & Utility

Duck eggs provide a taste that is different and tastier than chicken eggs according to most users. Individual tastes might vary, so it is best if you try one out to decide! Everything that you do with a chicken egg, can be done with a duck egg. That includes scrambling them, poaching and baking. In fact, most expert bakers report that using duck eggs makes their cakes rise higher and provides them with excellent taste due to their high fat content. As the water content in duck eggs is lesser than chicken eggs, you need to be careful not to overcook them, which has a tendency to make them rubbery. The larger water content also makes the duck egg white harder to whip, but they are worth the effort. Salted ducks eggs are a popular Chinese recipe, that you might want to try out. There are plenty of duck egg recipes that you can make.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO (Z13-10)

Application Type:	Variance
Applicant:	Robert F. Fisher
Owner:	Anne E Tucker Revocable Trust
Location:	49 Littleworth Road (Tax Map G, Lot 29C)

INTENT: Applicant proposes to operate a lunch cart on the subject property. A variance is required to permit the lunch cart which is not a permitted use in the zoning district in which the property is located (R-20).

LOTS/UNITS PROPOSED: n/a

AGENDA ITEM #: 3D

ZONING DISTRICT: R-20

EXISTING LAND USE: Residential

PROPOSED LAND USE:
Residential and Commercial

SURROUNDING LAND USE: Single-family residential, industrial and commercial

PREVIOUS ZBA ACTION:

- Variance sought to permit an eating and drinking establishment in a residential zoning district (Case Z00-9). Variance denied per Notice of Decision dated April 20, 2000.
- Variance sought to permit a lunch cart on the property where lunch carts are not a permitted use in the R-20 District (Case Z12-09). Variance denied on November 14, 2012. Request for rehearing granted on April 18, 2013.

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Application, Tax Map, Case Z00-9 Application, Case Z00-9 Notice of Decision

APPLICATION IS COMPLETE: Yes

NOTICES AS REQUIRED: Yes

STAFF RECOMMENDATION:
The Planning Department does not support the variance request.

Summary of Request and Background

The subject property is located at 49 Littleworth Road and is improved with a multi-family dwelling unit. The applicant has requested a variance to operate a “lunch truck” on the property which is a non-permitted commercial use of the property. A similar variance request for a “mobile lunch truck” was made in 2000 (Case Z00-9), at which time the property was located in the R-40 District. The variance request was denied by the ZBA.

Reason for Staff Recommendation

Staff believes that there are no special conditions of the property that distinguishes it from any other property similarly zoned. The property is already being used for a multi-family residence, and there are several other uses permitted in the R-20 District that the property could be used for, if desired. A similar request was made to the ZBA in 2000 and was denied where the ZBA concluded that the application failed to meet all five (5) of the variance criteria.

Recommendation

The Planning Department recommends the Board hold the public hearing, and deny the variance.