



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, January 16, 2014**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. REMARKS BY CHRISTOPHER G. PARKER, AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

3. APPROVAL OF PRIOR MINUTES OF DECEMBER 19, 2013

4. HEARING – CONTINUED FROM DECEMBER 19, 2013 MEETING

- A. * Z 13-20 Mark G. Phillips, 385 Sixth Street (Tax Map D, Lot 16) (Property Owner: Weeden Family Revocable Trust) and 387 Sixth Street (Tax Map D, Lot 15) (Property Owner: Diane I. and Jeffrey A. Weeden), located in the Hotel/Retail (B-4) District, requests a variance from **Section 170-12.A** of the Zoning Ordinance and the B-4 District Table of Use and Dimensional Requirements to permit a self storage facility use where self storage facilities are not permitted in the B-4 District.

5. HEARINGS – NEW

- A. * Z 14-01 River Valley Development Corp. (Property Owner: The Horizon Trust of New Hampshire), 1.1 acres of vacant land located between Dover Bowl and the Meineke Car Care Center at 899 Central Avenue (Tax Map 38, Lot 9A-2), located in the Thoroughfare Business (B-3) District, requests a variance from **Section 170-12.A** of the Zoning Ordinance and the B-3 District Table of Use and Dimensional Requirements to permit the construction of a building to be located 25 ft. from the front lot line where a minimum setback of 50 ft. is required.
- B. * Z 14-02 River Valley Development Corp. (Property Owner: The Horizon Trust of New Hampshire), 1.1 acres of vacant land located between Dover Bowl and the Meineke Car Care Center at 899 Central Avenue (Tax Map 38, Lot 9A-2), located in the Thoroughfare Business (B-3) District, proposes to construct a mixed use building containing twelve (12) residential units on the upper floors with commercial uses reserved on the first floor. The applicant requests (a) a special exception under **Section 170-12.A** of the Zoning Ordinance and the B-3 District Table of Use and Dimensional Requirements to permit multi-family dwelling units, and (b) a variance from **Section 170-12.A** of the Zoning Ordinance and the B-3 District Table of Use and Dimensional Requirements to allow twelve (12) multi-family dwelling units, where the permitted density of 5,000 sq. ft. per dwelling unit permits only 6 units on this lot.
- C. * Z 14-03 White Dove Properties, LLC, 24-26 Hanson Street (Tax Map G, Lot 20-41), located in the Urban Density Multi-Residential (RM-U) District, proposes to subdivide the property into two lots, one containing 10,000 gross sq. ft., of which 2,836 sq. ft. is located in the Conservation District, and the other containing 8,084 gross sq. ft., of which 2,413 sq. ft. is located in the Conservation District. Applicant requests a variance from **Section 170-12.A** of the Zoning Ordinance and the RM-U District Table of Use to permit the creation of a lot containing 8,084 sq. ft. where a minimum of 10,000 sq. ft. is required, and from **Section 170-27.D** to permit the creation of two lots that have an area outside the Conservation District of less the minimum required 10,000 sq. ft. lot size.

6. ANNUAL ELECTION OF OFFICERS

7. 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.