



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, March 20, 2014**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF WORKSHOP MINUTES AND REGULAR MEETING MINUTES OF FEBRUARY 20, 2014

3. HEARING

- A. * Z 14-06 Michael Towle (Property Owner: Katherine & Richard Towle Revocable Trust), 67 Back River Road (Tax Map I, Lot 54), located in the Medium Density Residential (R-12) District, proposes to subdivide a 1.17 acre lot to be used for a single family dwelling. Applicant requests a variance from **Section 170-12.A** of the Zoning Ordinance and the R-12 District Table of Use and Dimensional Requirements to permit the dwelling to be located 240 ft. from the front lot line where the dwelling is required to be located 80 ft. from the front lot line, which is the build to line equal to the average setback for all properties within the R-12 District within 500 ft. of the property to be subdivided.
- B. * Z 14-07 Changing Places, LLC (Property Owner: Maloney Family Revocable Trust of 2012), 104 Court Street (Tax Map 20, Lot 113), located in the Medium Density Residential (R-12) District, proposes to subdivide the property into three lots. Applicant requests a variance from **Section 170-12.A** of the Zoning Ordinance and the R-12 District Table of Use and Dimensional Requirements to permit each lot to have street frontage of approximately 67 feet where a minimum of 100 ft. of street frontage is required.

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.



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ZONING BOARD OF ADJUSTMENT MINUTES

Meeting Type: Workshop
Meeting Location: City Council Conference Room, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, February 20, 2014**
Meeting Time: **6:00 pm**

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

Staff Present: Anthony Blenkinsop (City Attorney), Timothy Corwin (Assistant City Planner)

The meeting was called to order at 6:00 p.m.

1. LAND USE LAW UPDATE

T. Corwin presented a general overview of the five statutory criteria that must be demonstrated by an applicant in order to grant a variance from the terms of the Zoning Ordinance. Discussion ensued.

A. Blenkinsop presented a general overview of ethical considerations that the members of the zoning board should bear in mind when hearing applications. Discussion ensued.

2. ADJOURN

The meeting adjourned at 6:55 p.m.



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Staff Present: Timothy Corwin (Assistant City Planner), Diane Britt (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 JANUARY 16, 2014 MEETING

Motion: B.Hall made the motion to accept the January 16, 2014 meeting minutes. Seconded by F.Landford. Vote: U/A

3. HEARINGS

- A.** *Z 14-04 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 to be located no closer than 500 ft. from the front property line where self storage facilities are not permitted in the B-4 District.

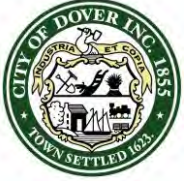
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Mark Phillips, of Newington, the applicant, stated that the nature of that call was to ask if he could propose an amendment to his original application rather than go through a whole new meeting, but the conversation was abruptly terminated by Mr. Perry.

He stated that the nature of the variance concerns the land 500 feet back from the road. He displayed a map of the proposed buildings. He explained the utility easement running through the property which was obtained by the City to service Venture Drive, the setbacks on the property, and the wetlands and a wetland buffer zone which all impact the buildable area of the property. He gave details of his proposed plan to build self storage on the property, with one building being a one and a half story building resembling a barn housing the office on the first floor and a residence above for the security manager, and an attached building, also one and a half stories, resembling stables. The barn would be built first and storage units would be built further back from that building over time.

J.Kelley confirmed with the applicant that water, sewer and gas would only be needed in the barn type building where the office and residence are located.

M.Phillips stated the building resembling stables would be used for climate controlled storage and the units would be loaded and unloaded from the rear. He also stated there would be no electrical outlets in the storage units, and there will be no dumpster on site.



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B.Hall confirmed with M.Phillips that the road going to the back of the building is the access to the building. J.Stone asked M.Phillips what the dimensions of the storage buildings would be, and also asked if there would be any screening such as landscaping for the buildings in the back.

M.Phillips stated the buildings would be 30 to 40 feet wide, 180 to 200 feet long and the aisles between the buildings would be 24 to 25 feet wide. He stated that national statistics on self storage show that traffic would be minimal, only five or six cars per day per 100 storage units. He stated there was no screening planned but he would be open to that.

M.Phillips went through his five criteria for the variance and explained how each was met by his application.

J.Stone confirmed with M.Phillips that he was purchasing the property and that he would maintain ownership of the storage facility.

Public Hearing Open

Recommendation

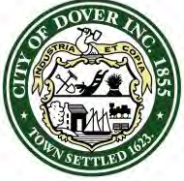
The Planning Department neither supports nor opposes the application for the reasons set forth in the staff memo. T.Corwin stated he had four recommended conditions of approval, should the Board grant the variance, which he read for the record: (1) Self storage use shall be permitted no closer than 500 feet from the front lot line, (2) No further variances from the City of Dover Zoning Ordinance shall be permitted, (3) The building identified on the plan submitted with the application as barn and stable shall be constructed in accordance with the architectural rendering and descriptive text provided in the application, and (4) Gable ends for the two storage buildings located closest to the front lot line shall be provided.

S.Reid confirmed with T.Corwin that a future owner could not change the barn appearance of the building as long as that is a condition of approval. He requested that condition #3 state that the barn and stable building be constructed "and maintained" in accordance with the architectural rendering. He asked T.Corwin to elaborate on how it could be ensured that no further variances on this property from the City of Dover be permitted.

T.Corwin explained that the Planning Department views this request as a substantial deviation from the terms of the Zoning Ordinance and wants to ensure as much as possible that the development of the front 500 feet of that lot are developed in accordance with the B-4 district. He stated self storage is not permitted in this district for a reason, but the Planning Department is not opposed to the application as long as the Board decides the five criteria for the variance are met.

Discussion ensued regarding the applicant's assertion that deviation from the strict requirements of the ordinance is consistent with the spirit of the ordinance because storage units in the rear of the property will be a consistent use with the industrial buildings developed by the City on Venture Drive, which abuts the property, and is a permitted use for I-4 and B-4.

T.Corwin explained that warehousing is an allowed use in the I-4 district which is how staff has interpreted self storage but that staff is looking into creating a separate use for self storage facilities and that new use may or may not be permitted in the I-4 district.



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T.Corwin stated what you see at the front of this property is a start.

J.Kelley asked if a property owner is compensated when an easement is taken.

S.Reid stated the City could not take an easement without compensating the owner.

M.Phillips explained that several years ago the City of Dover paid the Weedens \$15,000 for the easement that runs through their property, to allow a sewer line to be put in to service Venture Drive. Within two months the Weedens received a bill for \$56,000 for a sewer betterment fee from the City. The situation was remedied, but he stated he felt this was egregious.

Public Hearing Closed

There was discussion regarding the previous variance request by this applicant and S.Reid explained that that case was withdrawn.

F.Landford asked who would be voting on this case.

S.Reid stated that all full members of the Zoning Board were present to vote on this case.

Motion: J.Kelley made the motion to grant the variance with the first three conditions, excluding the fourth condition.

Board discussion ensued.

O.Perry proposed a change for condition #4 that, instead of the gable ends, there could be placement of an arborvitae screen to screen the whole area of the storage buildings, with site plan approval.

C.Prior proposed a revision to condition #1, stating it should read "500 feet back from Sixth Street", not "from lot line", in case there is ever a subdivision in the future.

O.Perry proposed that it read "500 feet from Sixth Street right of way".

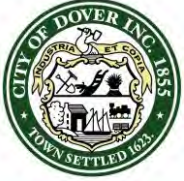
Motion: J.Kelley made the motion to grant the variance with the four conditions as amended.

S.Reid read the four conditions of approval.

F.Landford commented that he would rather approve the variance with no conditions.

O.Perry seconded the motion with the four conditions as amended. Vote: 4-1 (S.Reid opposed)

M.Phillips had some questions about transfer of development rights, waiving setbacks and frontage requirements, and subdividing a piece of the property.



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S.Reid advised M.Phillips that he could appeal the conditions of the approval and ask for reconsideration in the future.

M.Phillips confirmed with O.Perry that the arborvitae would be placed in front of the buildings to the property boundary west of the driveway.

- B. *Z 14-05 Matthew Kozazcki/Tendercrop Farm**, Dover Point Road (Tax Map M, Lot 52B) (former location of Tuttle's Red Barn), located in the Low Density Residential (R-20) District, requests a variance from **Section 170-44.F** of the Zoning Ordinance to permit the installation of a four (4) ft. split rail fence adjacent to the parking lot for the retail center, in place of the seven (7) ft. screening that is required wherever parking spaces are provided for nonresidential structures and the parking area adjoins a residential use.

Tyler Madison, the controller for Tendercrop Farm, represented the applicant. He read a letter summarizing the application for the variance from the fence requirement. He stated the applicant agrees with the intention for the 7-foot screening fence but feels the 4-foot split rail fence is aesthetically pleasing and in keeping with the traditional and historically appropriate look of the property. Their intention is to plant lilies and ornamental grasses along the fence in the spring which will provide additional screening and they have offered to plant trees on abutting properties in order to give the neighbors more control over the screening. He stated the hours of operation, that there was a gate to close the parking lot when the business was not open, and that the 4-foot fence makes it safer for vehicles to exit out of the parking lot with more visibility.

O.Perry confirmed with T.Madison that an arborvitae or green screen was present in the past but it was torn down to put in the fence that is there now and more fence was added to what was already there.

T.Madison had a google map printout showing what existed on the property in the past and he showed that to board members.

O.Perry pointed out that what was there in the past met the basic provisions of the ordinance and was put there to meet those conditions.

T.Corwin stated he assumed that was the case, but it was not shown on the approved site plan for this property.

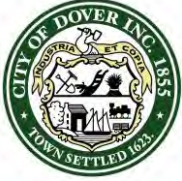
O.Perry asked if what was there was removed for aesthetic reasons.

T.Madison stated he found exiting the parking lot to the left was dangerous with trees blocking the view and traffic moving fast as it went by, and that is why it was removed.

There was discussion about planting an evergreen hedge such as dwarf juniper which would not be seasonal, as well as the seasonal bulbs, along the fence, and T.Madison was amenable to that.

O.Perry stated his concern that the applicant is asking for a variance for what has already been done.

J.Kelley stated he understood that the neighbors were disappointed that the screening of the business property had been removed, but that the applicant offered to replant the screen on their properties if it was a continued concern.



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He also stated he agreed with the safety issue, that exiting the parking lot now would be safer and the neighbors would have control of the screen that they want.

C.Prior pointed out the height differential, that the screening according to the ordinance is to be 7 feet high, but the parking lot dips down about 3 feet, so there is a 4-foot buffer to shield neighbors from the parking area, and miniature shrubs would probably be sufficient for this.

Public Hearing Open

Charles Linn, 2 Tuttle Lane, stated visibility was better after the trees were taken down and the 4-foot split rail fence was installed, and he thought the fence was attractive. He stated he did not mind that the green screen was gone and he likes it the way it is now.

Sharon Brough, 7 Tuttle Lane, stated she likes the split rail fence that is there now and is happy that the business is opening there.

Brian Gennaco, 19 Tuttle Lane, stated he likes the fence that is there now.

T.Corwin stated staff was opposed to granting the variance and wanted a compromise solution but the applicant was not interested in pursuing that.

S.Reid stated it appears that the people most affected are not opposed to the variance.

B.Hall asked, in regards to the requirement for a hedge, why there are no hedges and no fences at the other businesses in the area.

T.Corwin explained they are legal nonconforming with respect to that requirement.

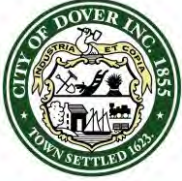
Public Hearing Closed

F.Landford stated he likes the split rail fence and he is glad the business is coming to Dover.

Motion: C.Prior made the motion to grant the variance to permit the 4-foot split rail fence in place of the 7-foot screen. Seconded by F.Landford. Vote: 4/1 (O.Perry opposed)

4. ADJOURN

Motion: C.Prior made the motion to adjourn at 8:05 p.m. Seconded by O.Perry. Vote: U/A



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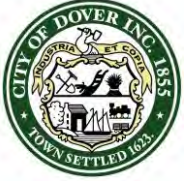
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Public Hearing Open

Recommendation

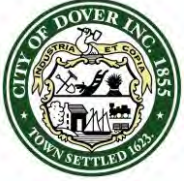
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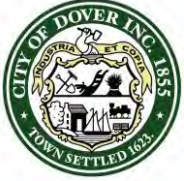
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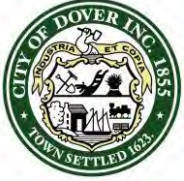
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J.Kelley stated he understood that the neighbors were disappointed that the screening of the business property had been removed, but that the applicant offered to replant the screen on their properties if it was a continued concern.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, February 20, 2014**
Meeting Time: **7:00 pm**

He also stated he agreed with the safety issue, that exiting the parking lot now would be safer and the neighbors would have control of the screen that they want.

C.Prior pointed out the height differential, that the screening according to the ordinance is to be 7 feet high, but the parking lot dips down about 3 feet, so there is a 4-foot buffer to shield neighbors from the parking area, and miniature shrubs would probably be sufficient for this.

Public Hearing Open

Charles Linn, 2 Tuttle Lane, stated visibility was better after the trees were taken down and the 4-foot split rail fence was installed, and he thought the fence was attractive. He stated he did not mind that the green screen was gone and he likes it the way it is now.

Sharon Brough, 7 Tuttle Lane, stated she likes the split rail fence that is there now and is happy that the business is opening there.

Brian Gennaco, 19 Tuttle Lane, stated he likes the fence that is there now.

T.Corwin stated staff was opposed to granting the variance and wanted a compromise solution but the applicant was not interested in pursuing that.

S.Reid stated it appears that the people most affected are not opposed to the variance.

B.Hall asked, in regards to the requirement for a hedge, why there are no hedges and no fences at the other businesses in the area.

T.Corwin explained they are legal nonconforming with respect to that requirement.

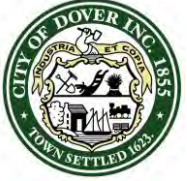
Public Hearing Closed

F.Landford stated he likes the split rail fence and he is glad the business is coming to Dover.

Motion: C.Prior made the motion to grant the variance to permit the 4-foot split rail fence in place of the 7-foot screen. Seconded by F.Landford. Vote: 4/1 (O.Perry opposed)

4. ADJOURN

Motion: C.Prior made the motion to adjourn at 8:05 p.m. Seconded by O.Perry. Vote: U/A



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO (Z14-06)

Application Type:	Variance
Applicant:	Michael Towle
Owner:	Katherine & Richard Towle Revocable Trust
Location:	67 Back River Road (Tax Map I, Lot 54)

INTENT: The property contains 22 acres and is currently improved with a single family dwelling. The applicant proposes to subdivide a 1.17 acre parcel for the purpose of constructing a single family dwelling. A variance is required to permit the dwelling to be located 240 feet from the front lot line where the dwelling is required to be located 80 feet from the front lot line. 80 feet is the “build to” line which is equal to the average setback for all properties within the R-12 District within 500 feet of the property to be subdivided.

UNITS PROPOSED: One additional single family dwelling lot

AGENDA ITEM #: 3-A

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Single Family Residential, Duplexes, and Congregate Care Facility

PREVIOUS ZBA ACTION:

- Variance denied on 1/19/84 – subject matter unknown (Case H84-1)
- Special exception granted on 7/16/87 to permit driveway in the Conservation District (Case H87-34)

PLANNING BOARD APPROVAL REQUIRED: Yes

ATTACHMENTS: Application, Subdivision Plan

APPLICATION IS COMPLETE: Yes

NOTICES AS REQUIRED: Yes

STAFF RECOMMENDATION:
The Planning Department supports the request.

Summary of Request and Background

The property contains 22 acres and is currently improved with a single family dwelling. The applicant proposes to subdivide a 1.17 acre parcel out of the existing 22 acre property to be used for another single family dwelling. The R-12 District does not have a traditional “setback” that provides a minimum building distance from the front lot line. Instead, the R-12 requires that buildings be located at a distance from the front lot line that is equal to the average setback for all properties in the R-12 District within 500 feet of the property to be subdivided. Here, houses in this area are on average setback from the street 80 ft. This establishes not a minimum setback for the proposed house, but a required “build to”. In other words, the Zoning Ordinance requires that the proposed single family home be located *at* a distance of 80 ft. from the front lot line, rather than the traditional setback which would require the home to be constructed at *least* 80 ft. from the front lot line.

Reason for Staff Recommendation

Although the property consists of 22 acres, a substantial portion of the property is encumbered by wetlands. In carving a lot out of this 22 acre property (a modest endeavor for such a large property), the applicant was constrained by the presence of not only the wetland but the 50 ft. wetland buffer. The proposed 1.17 acre lot is itself encumbered by wetlands and the wetland buffer which makes placement of a home at the required 80 ft. build to line impossible. Instead the applicant proposes to place the home at 240 ft. from the front lot line which is the closest the home can reasonably be built on the lot without encroaching onto the wetland or the wetland buffer.

It is also staff’s view that the will have no discernible negative impact on the neighborhood. The purpose of the “build to” requirement is to encourage homes to be located closer to the street in order to maintain the integrity of older neighborhoods. However, given the lack of uniformity in this neighborhood both in terms of spacing and location of homes and lot size, staff does not believe there is any relationship between the purpose of the build to requirement and its application to the subject property.

Recommendation

The Planning Department supports the request.



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Adopted: August 16, 2012]

Office Use Only Case #: 214-06 Date Received:
Amount Paid: \$ 356.7 Time Received:
Cb # 230



APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: MICHAEL TOWLE Phone # 978-0088

Address of Applicant: 67 BACK RIVER ROAD DOVER, NH 03820

E-Mail Address: mtowle916@yahoo.com

PROPERTY OWNER (if different from applicant): Katherine & Richard Towle Revocable Trust

Address: 67 BACK RIVER ROAD DOVER, NH 03820 Phone # N/A

E-Mail Address: N/A

PROPERTY/PARCEL INFORMATION

Address: 67 BACK RIVER ROAD

Brief Directions: NEAR CORNER OF BACK RIVER + MAST ROADS

Zoning District: R-12 Assessor's Map # I Lot(s) # 54-2

TYPE OF APPEAL: (Please check one)

- X Variance from Section 170:12A 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:

SINGLE FAMILY HOME WITH INDIVIDUAL SEPTIC SYSTEM TO BE SERVICES BY MUNICIPAL WATER. THE PROPOSED HOME WOULD BE LOCATED IN EXCESS OF THE "BUILD TO" FRONT SETBACK BASED ON THE AREA AVERAGE.

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 residence to be constructed on Lot 54-2 (Lot 1 on plan) to be located further back from the road than is allowed. The average setback of other homes is about 210 feet, but due to topography and wetlands, the proposed location for this home would be about 240 feet.

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:

The public interest is affected if the proposed variance would constitute a fundamental change in the neighborhood or if there would be a substantial impact on health or safety. The average setback of other homes in this neighborhood is about 210 feet. The requested variance is for a setback of about 240 feet. Given the existing substantial setbacks, the requested variance will not fundamentally change the neighborhood or adversely affect health and safety.

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 present a uniform appearance in the neighborhood. Other homes already have substantial setbacks from the road, and proposed location of this home will not be significantly greater than the average setback. The proposed location is required by the physical characteristics of the land.

3. Granting the variance would do substantial justice because:

The front portion of this land is wetlands and the applicant is proposing development of the land that will not impact wetlands. This variance will allow reasonable use of this land. The proposed lot is larger than the minimum lot size.

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

The use as a single family residence is allowed and is consistent with other uses in the neighborhood. Other properties in this neighborhood have substantial setbacks from the road and the proposed setback is not significantly greater than existing setbacks.

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:

The wetlands and buffer area at the front of this property preclude locating a residence at the required "build to" line. The topography of the land requires that the home be constructed where it is proposed to be located. Other properties do not have the same physical characteristics as this property.

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:

The general purpose is to promote a uniform appearance in the neighborhood. This neighborhood presents a variety of building setbacks, and the proposed location of this residence will be generally consistent with the overall appearance of the neighborhood.

and

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

It recognizes the topography of the land, it avoids impact with the wetlands, and it allows for the development of this property for a use that is allowed in this neighborhood.

OR

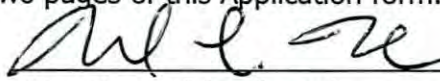
5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable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

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: Richard P. Towle Date: 3-3-14

ABUTTER LIST

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

Pursuant to RSA 676:7, the State Law of New Hampshire, the City of Dover is required to notify the applicant and every abutter of the public hearing by certified mail. The cost of required publication or posting of notice, and the cost of mailing said notices, shall be paid by the applicant.

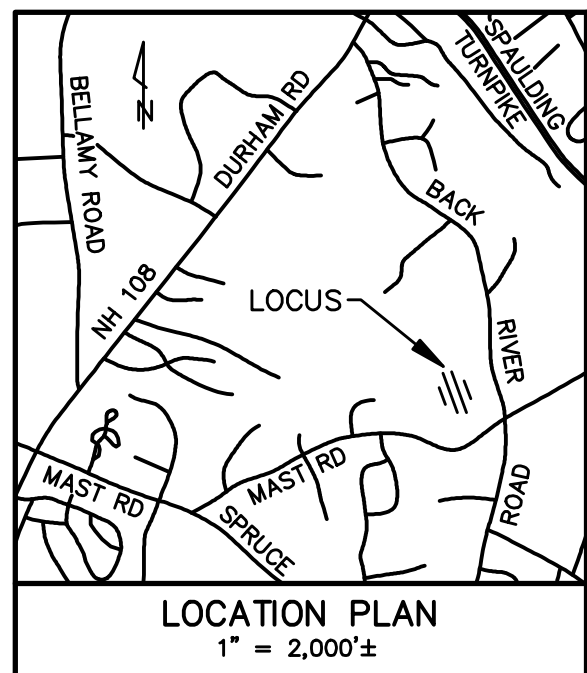
"Abutter" is defined in Chapter 170, Dover Zoning Ordinance, as:

The owner of record of a parcel of land located in New Hampshire and adjoins or is directly within **two hundred (200) feet** (including land across the street or waterway) of the proposed site under consideration by the Board.

In the case of an abutting property being under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association, as defined in RSA 356-B: 3, XXIII. Additionally, the individual owners of units within the association, which are located within two hundred (200) feet of the common property line shall be notified only by first class mail.

PLEASE NOTE: abutter ownership information for lots located in Dover, shall be obtained through the City's Tax Assessment Office.

Tax Map	Lot No.	Owner(s) of Record	Mailing Address
I	4	Christopher + Melissa Snow	1 Clark Road Rye NH 03870
I	5	Campbell Realty Trust	64C Hornetown Road Farmington NH 03825
I	48	Michael A. Cormier	24 Tall Timbers Drive Berwick ME 03901
I	48E	Paul Chalve	12 Mast Road Dover NH 03820
I	48K	Todd A. Cormier	20 Mast Road Dover NH 03820
I	48L	Marc Rosengard & Leatha Boudin	38 Mast Road Dover NH 03820
I	49-7	Eric + Dianna LaPierre	44 Mast Road Dover NH 03820
I	53	Raymond + Ellen Janelle	47 Mast Road Dover NH 03820
I	53-1	Mark + Paula Ann Pearce	229 S Bellagio Drive St. Augustine FL 32092
I	54	K + R Towle Revocable Trust	67 Back River Road Dover NH 03820
I	54A	Bradford + Mary Ann Towle	5 Mast Road Dover NH 03820
I	54B	Michael + Deborah Brewster	105 Mast Road Dover NH 03820
I	54C	Douglas + Katherine Deane	109 Back River Road Dover NH 03820
I	59	Charles Cheney + Donna McAdam	7 Beech Road Dover NH 03820
I	61	Matthew Smith + Amanda Fleischmann	57 Back River Road Dover NH 03820
I	64	Brian Mehr + Rachel Baulin	108 Back River Road Dover NH 03820
I	66	Peter D. Hanson	72 Back River Road Dover NH 03820
I	67A	Lydia M. Towle	PO Box 1392 Dover NH 03821
I	67B	Jonathan Towle Trust	PO Box 1708 Dover NH 03821
I	68	Henry S. Dutkowski	78 Back River Road Dover NH 03820
Applicant		Michael Towle	67 Back River Road Dover NH 03820
Surveyor		McEneaney Survey Assoc	24 Chestnut St. Dover NH 03820



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	18°30'00"	525.00	169.52	168.78	S09°36'46"E
C2	38°34'36"	320.00	215.45	211.41	S69°07'02"W

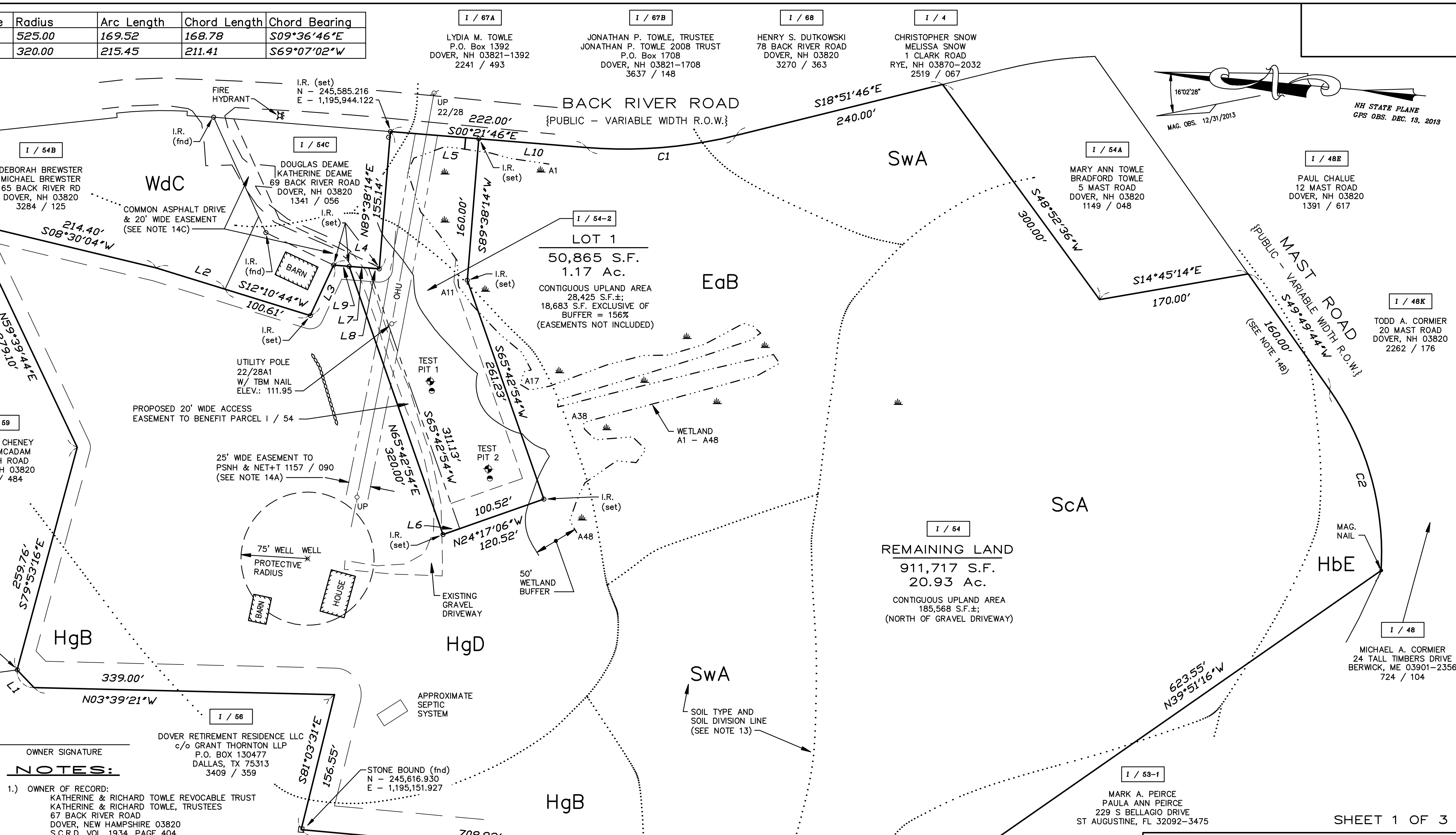
No.	Bearing	Distance
L1	N41°28'18"E	27.56'
L2	S12°10'44"W	81.19'
L3	S70°08'56"E	62.60'
L4	S00°22'16"E	51.68'
L5	S00°21'46"E	100.00'
L6	N24°17'06"W	20.00'
L7	S00°22'16"E	21.88'
L8	S00°22'16"E	12.12'
L9	S00°22'16"E	17.68'
L10	S00°21'46"E	122.00'

- LEGEND**
- I.P.(fnd) - IRON PIPE (FOUND)
 - I.R.(fnd) - IRON ROD (FOUND)
 - D.H.(fnd) - DRILL HOLE (FOUND)
 - I.R.(set) - IRON ROD W/ I.D. CAP (SET)
 - - EDGE OF WETLAND
 - - WETLAND
 - A1 - WETLAND I.D. FLAG
 - S.F. - SQUARE FEET
 - Ac. - ACRE
 - (TYP.) - TYPICAL
 - ± - MORE OR LESS
 - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
 - UP 410/5 - UTILITY POLE W/ I.D. Nos.
 - TPIT #2 - TEST PIT (SEE NOTE 12)
 - - PERCOLATION TEST

REFERENCE PLANS:

- SUBDIVISION OF LAND OF KATHERINE TOWLE, DOVER, N.H. SCALE: 1" = 100'; DATED: MAY 1987, REVISED THROUGH JUNE 1987; BY: RICHARD P. TOWLE. RECORDED S.C.R.D. PLAN 31A-81.
- PROPOSED SUBDIVISION OF LAND OF KATHERINE TOWLE, BACK RIVER ROAD, DOVER, N.H. SCALE: 1" = 20'; DATED: JULY 1984; BY: RICHARD P. TOWLE. RECORDED S.C.R.D. PLAN 24A-115.
- REVISED PLAN SUBDIVISION OF LAND OF KATHERINE TOWLE, BACK RIVER ROAD, DOVER, N.H. SCALE: 1" = 50'; DATED: SEPT. 1984; BY: RICHARD P. TOWLE. RECORDED S.C.R.D. PLAN 24A-100.
- PLAN OF LOT LINE ADJUSTMENT BETWEEN LANDS OF DENNIS & DEBORAH TOWLE AND DOUGLAS & KATHERINE DEAME, BACK RIVER ROAD, DOVER, N.H. SCALE: 1" = 50'; DATED: NOV. 25, 1996; BY: RICHARD P. TOWLE. RECORDED S.C.R.D. PLAN 41A-90.
- BOUNDARY LINE ADJUSTMENT - RAYMOND J. MARTINEAU JR. AND RAYMOND J. MARTINEAU REV. TRUST, GRADY'S LANE AND BACK RIVER ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'; DATED: SEPTEMBER 9, 2003, REVISED THROUGH 9/30/03; BY: TRITECH ENGINEERING CORP.. RECORDED S.C.R.D. PLAN 73-11.

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
13-2050		SUBDIVISION	13-07	67-68
PROJECT NO		TYPE	FIELDBOOK	& PAGES



- NOTES:**
- OWNER OF RECORD: KATHERINE & RICHARD TOWLE REVOCABLE TRUST, KATHERINE & RICHARD TOWLE, TRUSTEES, 67 BACK RIVER ROAD, DOVER, NEW HAMPSHIRE 03820. S.C.R.D. VOL. 1934, PAGE 404.
 - I / 54 - DENOTES TAX MAP AND PARCEL NUMBER.
 - ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL DISTRICT).
 - ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
 - MINIMUM LOT SIZE = 12,000 S.F.
 - MINIMUM FRONTAGE = 100 FEET
 - MAXIMUM LOT COVERAGE = 30 PERCENT
 - MINIMUM BUILDING SETBACKS, PRINCIPAL:
 - FRONT / ABUT A STREET = "BUILT TO"
 - SIDE = 15 FEET
 - REAR = 30 FEET
 - MINIMUM BUILDING SETBACKS, ACCESSORY:
 - FRONT / ABUT A STREET = "BUILT TO"
 - SIDE = 10 FEET
 - REAR = 10 FEET
 - MAXIMUM BUILDING HEIGHT = 35 FEET
 - PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO (2) SINGLE FAMILY RESIDENTIAL LOTS AS SHOWN. LOT 1 IS TO BE SERVICED BY MUNICIPAL WATER AND INDIVIDUAL SUBSURFACE DISPOSAL SYSTEM. REMAINING LAND HAS AN EXISTING DWELLING WITH A WELL AND SUBSURFACE DISPOSAL SYSTEM PRESENTLY CONSTRUCTED. ALL PROPOSED LOTS CONTAIN A MINIMUM OF 12,000 S.F. OF CONTIGUOUS UPLANDS, OF WHICH 60 PERCENT ARE OUTSIDE OF THE 50 FOOT WETLAND BUFFER. PARCELS ARE ACCESSED FROM BACK RIVER ROAD THROUGH EASEMENT LOCATED ON PARCELS I / 54B AND I / 54C VIA A SHARED DRIVEWAY.
 - TOTAL PARCEL AREA = 962,582 S.F. / 22.10 ACRES.
 - PER FLOOD INSURANCE RATE MAP 33017C0320D AND 33017C0340D, EFFECTIVE DATE: MAY 17, 2005; ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.

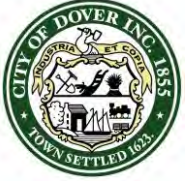
- BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON DECEMBER 13, 2013. VERTICAL DATUM IS NAVD88
- A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- WETLANDS SHOWN WERE DELINEATED BY MICHAEL MARIANO, C.W.S. No. 183 DURING DECEMBER 2013 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE. WETLANDS BOUNDARIES ARE JURISDICTIONAL POORLY DRAINED SOILS.
- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. EXISTING HOUSE ADDRESS IS 67 BACK RIVER ROAD.
- TEST PITS WERE EVALUATED BY KENNETH J. FAUCHER, NH DESIGNER OF SUBSURFACE DISPOSAL SYSTEMS No. 851, ON DECEMBER 26, 2013 AND LOCATED BY THIS OFFICE.
- THE SOIL TYPES ON THE SITE ARE:
 - BZB - BUXTON SILT LOAM, 0 TO 8 PERCENT SLOPES
 - EAB - ELMWOOD FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
 - HBE - HINCKLEY GRAVELLY LOAMY SAND, 15 TO 60 PERCENT SLOPES
 - HGB - HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
 - HGD - HOLLIS-GLOUCESTER VERY ROCKY FINE SANDY LOAMS, 15 TO 25 PERCENT SLOPES
 - SCA - SCANTIC SILT LOAM, 0 TO 3 PERCENT SLOPES
 - SWA - SWANTON FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
 - WDC - WINDSOR LOAMY SAND, 8 TO 15 PERCENT SLOPES
 THE SOURCE FOR THE SOIL TYPE DATA IS USDA SCS SOIL SURVEY OF STRAFFORD COUNTY DATED MARCH 1973 & USDA NRCS WEB SOIL SURVEY <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

- THE PARCEL IS SUBJECT TO:
 - A - A TWENTY-FIVE (25) WIDE EASEMENT TO PSNH AND NET+T AS DESCRIBED IN S.C.R.D. VOL. 1157, PAGE 090.
 - B - A TWENTY (20) FOOT WIDE EASEMENT FOR A WATERLINE ALONG MAST ROAD TO JANELLE AND BROWN AS DESCRIBED IN S.C.R.D. VOL. 680, PAGE 090. THE PARCEL IS BENEFITED BY:
 - C - A TWENTY (20) FOOT WIDE RIGHT OF WAY OVER PARCEL I / 54B.
- NH DES SUBDIVISION APPROVAL NUMBER: SA [PENDING], DATED .
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PRIOR TO ANY EARTH DISTURBING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233.

MINOR SUBDIVISION OF LAND
 PREPARED FOR THE
K. & R. TOWLE REVOCABLE TRUST
 TAX MAP I, LOT No. 54
67 BACK RIVER ROAD
 CITY of DOVER
 COUNTY of STRAFFORD
 STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No.	P 14-___
DRAWN BY: RJM	FILE: VR CP\2050\13-2050
SCALE: 1" = 60'	DATE: FEBRUARY 6, 2014

McEneaney Survey Associates, inc.
 P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911
 SURVEYING - PLANNING - CONSULTING



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO (Z14-07)

Application Type: Variance
Applicant: Changing Places, LLC
Owner: Maloney Family Revocable Trust of 2012
Location: 104 Court Street (Tax Map 20, Lot 113)

INTENT: The property is currently improved with a single family home and has street frontage of approximately 200 feet. The applicant proposes to subdivide the property into three lots each having street frontage of approximately 67 feet. A variance is required to permit the three proposed lots to have 67 feet of street frontage where a minimum of 100 feet per lot is required.

UNITS PROPOSED: Two additional single family dwelling lots

AGENDA ITEM #: 3-B

ZONING DISTRICT: R-12

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE: Single Family Residential, Cemetery

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQUIRED: Yes

ATTACHMENTS: Application, subdivision plan, tax map

APPLICATION IS COMPLETE: Yes

NOTICES AS REQUIRED: Yes

STAFF RECOMMENDATION:
The Planning Department supports the request with a condition of approval.

Summary of Request and Background

The property is currently improved with a single family home and has street frontage of approximately 200 feet. The applicant proposes to subdivide the property into three lots each having street frontage of approximately 67 feet. A variance is required from Section 170-12.A of the Zoning Ordinance and the R-12 District of use to permit the three proposed lots to have 67 feet of street frontage where a minimum of 100 feet per lot is required.

Reason for Staff Recommendation

The proposed subdivision will result in lots that are generally consistent with other lots along Court Street and nearby Elmview Circle. In particular, the lot next door at 100 Court Street has frontage of 65 feet and the lot at 108 Court Street has frontage of 83 feet (by contrast, 103 and 109 Court Street across the street from the subject property have 135 and 221 feet of frontage respectively).

From a density perspective, the applicant could have up to three units without obtaining any variance relief. Because the existing single family dwelling predates 1964, it could be converted to a two family dwelling by right. The property also has enough frontage to be subdivided into two lots by right, thus providing the third potential unit. Under the current proposal, if the variance is approved subject to a condition that the existing single family dwelling shall remain a single family dwelling, the proposed subdivision will result in no more dwelling units than the applicant could have without the variance.

Also, although the property could be subdivided into two lots by right, a proposed second lot would be irregularly shaped in order to capture the necessary frontage. A benefit of the current plan is that each of the lots have a conventional rectangular shape.

Recommendation

The Planning Department supports the request on condition that the existing single family dwelling remain a single family dwelling.



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Adopted: August 16, 2012]

Office Use Only	Case #:	<u>214-07</u>	Date Received:	
	Amount Paid:	\$ <u>356.00</u> <u>ck # 1376</u>	Time Received:	

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Changing Places, LLC Phone # 603-749-3800

Address of Applicant: 42J Dover Point Road, Dover, NH 03820

E-Mail Address: changingplacesllc@gmail.com

PROPERTY OWNER (if different from applicant): Paul and Marjory Maloney, Trustees

Address: 302 Roberts Cove Road, Alton, NH 03809 Phone # 603-569-3237

E-Mail Address: pemaloney@metrocast.net

PROPERTY/PARCEL INFORMATION

Address: 104 Court Street

Brief Directions: Located on same side of Court Street and just before Cobble Hill Drive

Zoning District: R-12 Assessor's Map # 20 Lot(s) # 113

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:

To subdivide the existing lot into 3 single family lots, each of which will have approximately 67 feet of street frontage, but which will meet all other zoning requirements. The lots will be serviced by City water and sewer.

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:

The subdivision of this property into three lots, each of will have a single family residence, each of will have street frontage of approximately 67 feet, and each of which will be serviced by City water and sewer.

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:

Except for street frontage, each lot and residence will comply with all other zoning requirements, including side line setback requirements. Other lots in the neighborhood of this property have street frontage that is comparable to the proposed size of these lots. 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 proposed use is the same as other uses in the neighborhood. The variance will not result in a fundamental change in the neighborhood and there will be no adverse impact on health and safety.

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 require adequate spacing between adjacent uses. The existing lot is more than 3 times the minimum lot size in this zone. Although the street frontage will be less than what the ordinance specifies, each residence will meet all setback requirements and each residence will be located a sufficient distance from other buildings. Because the existing house is located in the center of the lot, it restricts the ability to further develop the lot except as proposed. Each new lot will meet all zoning requirements except for frontage.

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. Other lots with similar frontage already exist in this neighborhood. The configuration of the lot and existing residence prevent the property from being further developed other than as proposed. The existing lot is more than 3 times the required size for lots in this zone. Granting the variance will allow the property to be developed in a manner similar to other properties in the neighborhood.

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

The proposed use of this property is for single family residences that will be consistent with other properties in the neighborhood. Other properties in the neighborhood have frontage that is similar to what is being requested here, and the addition of 2 more homes to this neighborhood will have no impact on surrounding property values.

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:

The existing residence is located in the center of the lot. Any new residence on this land would have to be placed on either side of the existing residence. The lot has more than 3 times the area required for lots in this zone, but it only has twice the street frontage. The size and configuration of the lot distinguish it from other properties in the area. The proposed lots will meet all zoning requirements except for street frontage. The residences will be serviced by City water and sewer.

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:

The general purpose of the ordinance is to allow for adequate spacing between adjacent properties. The proposed lots will have sufficient space to allow buildings to meet side setbacks to have sufficient distance between adjacent buildings. Other improved lots in this neighborhood have similar frontage to what is proposed. While some other properties have greater frontage, these proposed lots and residences will not be inconsistent with the overall presentation of this residential neighborhood.

and

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

The use and lot configurations will be consistent with similar properties in the neighborhood.

OR

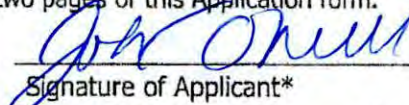
5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable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

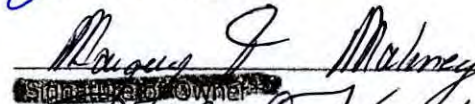
SIGNATURE PAGE

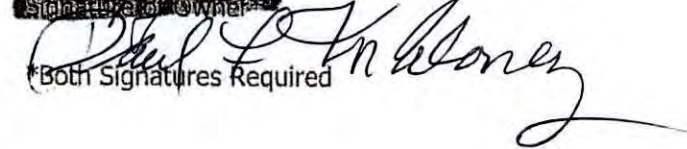
THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

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.

<p>IMPORTANT</p> <p>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.</p>

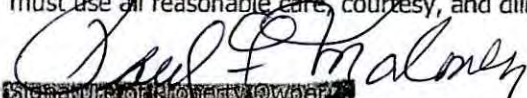
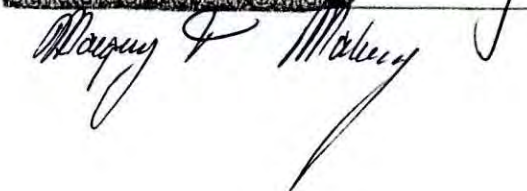

Signature of Applicant*


~~Signature of Owner~~


Both Signatures Required

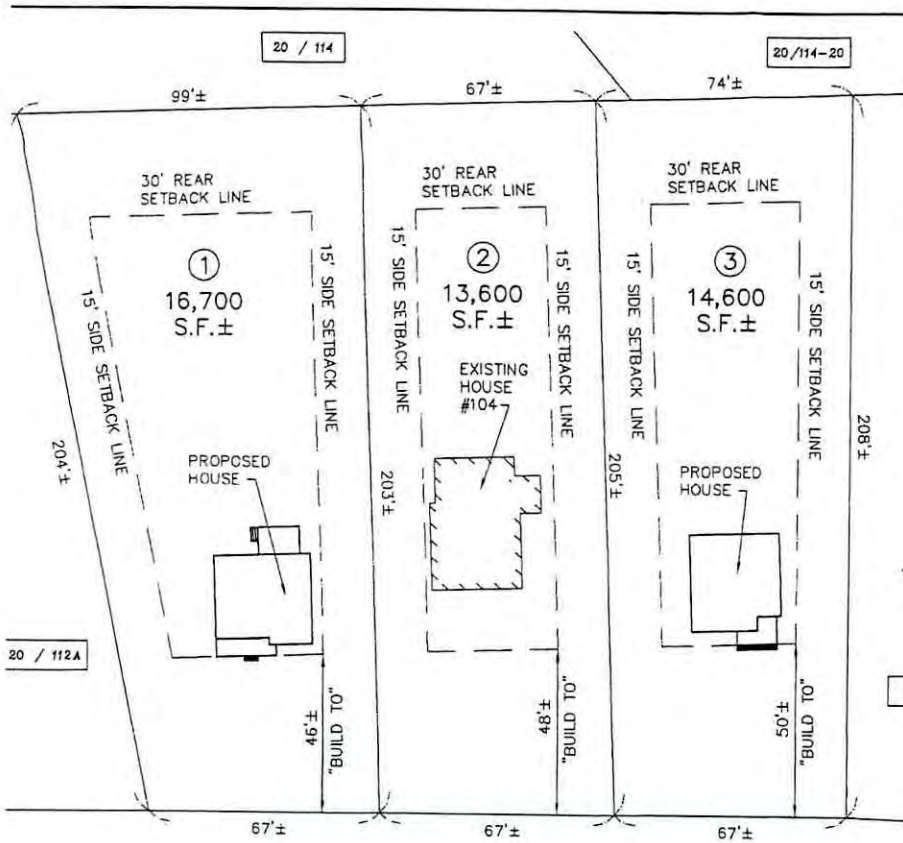
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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: 2/24/2014

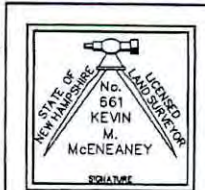
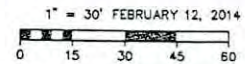
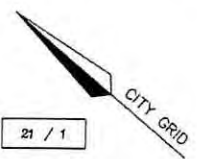
14-2054	19 3	Kathleen Anne Hall	Steven A. Hall Joanne Richard Living	113 Court Street	Dover, NH 03820	981 / 718
14-2054	19 7	Joanne L. Richard, Trustee	Revocable Trust	109 Court Street	Dover, NH 03820	3722 / 318
14-2054	19 8	Alex Yusko-Leblanc	Julia Yusko-Leblanc	103 Court Street	Dover, NH 03820	3607 / 803
14-2054	19 9	Cynthia L. Mamigonian		89 Court Street	Dover, NH 03820	1777 / 387
14-2054	19 9A	Otis E. Perry	Amy M. Perry	91 Court Street	Dover, NH 03820	2236 / 205
14-2054	20 96	Dover Housing Authority		62 Whittier Street	Dover, NH 03820	
14-2054	20 111	Barry A. Rogers	Ellenmarie Rogers	88 Court Street	Dover, NH 03820	1897 / 251
14-2054	20 112	Richard Erdmann		92 Court Street	Dover, NH 03820	2557 / 152
14-2054	20 112A	Lisa O' Grady		100 Court Street	Dover, NH 03820	2208 / 121
14-2054	20 113	Paul & Margery Maloney, Trustees	Maloney Family Revocable Trust Of 2012	302 Roberts Cove Road	Alton, NH 03809-9722	3293 / 0138
14-2054	20 114	Cobble Hill Community Assn.		Cobble Hill Drive	Dover, NH 03820	
14-2054	20 114-1	Mark R. Hyson	Laura A. Hyson	3 Cobble Hill Drive	Dover, NH 03820	2051 / 376
14-2054	20 114-2	Sandra L. Beauchesne		397 Second Avenue South	Naples, FL 34102-5941	3393 / 282
14-2054	20 114-17	Ghanashyam Subedi	Usha Khadka Subedi	8 Cobble Hill Drive	Dover, NH 03820-4172	3936 / 098
14-2054	20 114-18	Shawn D. Tomlinson		6 Cobble Hill Drive	Dover, NH 03820	3573 / 743
14-2054	20 114-20	Kaleigh M. Cheslock	Joseph M. Cheslock	2 Cobble Hill Drive	Dover, NH 03820-4172	4143 / 540
14-2054	21 1	Sylvia P. Miller		108 Court Street	Dover, NH 03820	785 / 127
14-2054	21 2	Colin G. Miller	Joseph G. Miller	118 Court Street	Dover, NH 03820	3725 / 571
14-2054	21 2B	Melissa L. Fenelon		1 Elmview Circle	Dover, NH 03820	3704 / 344
14-2054	21 27	Kathleen Demko	James O. Demko	2 Elmview Circle	Dover, NH 03820	1106 / 467



NOTES:

- 1.) OWNER OF RECORD:
MALONEY FAMILY REVOCABLE TRUST OF 2012
PAUL & MARGERY MALONEY, TRUSTEES
302 ROBERTS COVE ROAD
ALTON, NEW HAMPSHIRE 03809-9722
S.C.R.D. VOL. 4007, PAGE 674
- 2.) 20 / 113 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL DISTRICT).
- 4.) ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
 MINIMUM LOT SIZE = 12,000 S.F.
 MINIMUM FRONTAGE = 100 FEET
 MAXIMUM LOT COVERAGE = 30 PERCENT
 MINIMUM BUILDING SETBACKS, PRINCIPAL:
 FRONT / ABUT A STREET = "BUILD TO"
 SIDE = 15 FEET
 REAR = 30 FEET
 MAXIMUM BUILDING HEIGHT = 35 FEET
- 5.) PLAN INTENT: TO DEPICT A PROPOSED 3 LOT SUBDIVISION TO BE SERVICED BY MUNICIPAL SEWER AND WATER.
- 6.) THE BASIS OF BEARING IS THE CITY OF DOVER G.I.S. DATABASE.

CONCEPTUAL SUBDIVISION PLAN
 PREPARED FOR
 CHANGING PLACES, LLC
 104 COURT STREET
 DOVER, NEW HAMPSHIRE



McEneaney
Survey
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

COURT STREET