



CITY OF DOVER

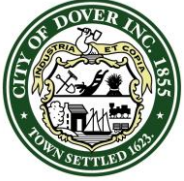
ZONING BOARD OF ADJUSTMENT AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, May 15, 2014**
Meeting Time: **7:00 pm**

1. ATTENDANCE
2. APPROVAL OF MEETING MINUTES OF APRIL 17, 2014
3. RE-HEARING REQUEST – Z 14-07(R) CHANGING PLACES, LLC, 104 COURT STREET (TAX MAP 20, LOT 113)
4. HEARING
 - A. * Z 14-10 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, received a variance on March 20, 2014 from the R-12 District minimum frontage requirements in order to subdivide the property into three lots. Applicant requests a second variance from **Section 170-12.A** of the Zoning Ordinance and the R-12 District Table of Use and Dimensional Requirements to permit the proposed dwellings on the new lots to be located between 25 ft. and 48 ft. from the front lot line where the dwellings are required to be located 48 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.
5. REVIEW OF ZONING BOARD OF ADJUSTMENT RULES OF PROCEDURE
6. ADJOURN

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

Persons with questions or interested in reviewing the application materials are invited to visit the Planning Department located in City Hall, open Monday-Thursday from 8:30 am to 5:30 pm. The application materials are also available on-line at www.dover.nh.gov. 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, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, April 17, 2014**
Meeting Time: **7:00 pm**

1. ATTENDANCE

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

Members Not Present: Joshua Cote (Alternate)

Staff Present: Timothy Corwin (Assistant City Planner), Diane Britt (Recording Secretary)

The Chair called the meeting to order at 7:01 p.m. He opened the meeting, introduced the Board and staff members to the audience, and described the process used to hear cases. He introduced the new alternate member, George Reagan.

2. APPROVAL OF REGULAR MEETING MINUTES OF MARCH 20, 2014

Motion: C.Prior made the motion to accept the March 20, 2014 meeting minutes. Seconded by F.Landford.

S.Reid suggested adding on page 3 that the variance was granted with conditions "as stated by T.Corwin".

Vote: U/A (B.Hall abstained because he was not at the meeting and G.Reagan did not vote.)

The Chair asked B.Hall to sit in on the next case.

3. HEARINGS

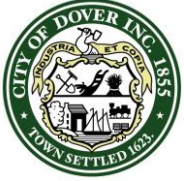
- A. *Z 14-08 Thomas and Kim Jost, 7 Riverdale Avenue (Tax Map I, Lot 79-A), located in the Medium Density Residential (R-12) District, requests a variance from **Section 170-12.A** of the Zoning Ordinance and the R-12 District Table of Use and Dimensional Requirements to permit the construction of an attached two car garage to be located 12 feet from the side lot line shared with 9 Riverdale Avenue, where a minimum side setback of 15 feet is required.

Thomas Jost, the applicant, 7 Riverdale Avenue, explained that right now he has a 2-car carport and he would like to expand that to a 32-ft. wide enclosed 2-car garage which encroaches on the 15-ft. setback. He said the proposed garage would include a laundry room, furnace, storage space and a master suite on the second floor. He stated there is very little storage in his house, he has a couple sheds out back and could use more storage space and living space. He feels an enclosed garage will look much nicer and neater than the open carport. He has owned this property for 28 years and stated there have been a couple instances where things were stolen from the carport.

S.Reid stated he noticed on the plan that there is a slight angle to the building and that 12 feet is the point that is the closest to the lot line.

T.Jost stated the setback would be 12 feet in the back and was not sure of the actual front measurement, but it would not be 12 feet to the side. His immediate neighbor to the left has a 2-car garage with no windows on that side, so there would not be a lot of interference with their living space.

T.Jost stated he has spoken with his neighbors who submitted a letter stating they had no issues with this request. There is a fence between the properties in the back and when they built the fence they measured 15 feet from that fence line to the corner of the back part of the garage. T.Jost submitted the letter from his neighbor to the Board.



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Fenton Groen, of Groen Builders, who is working with the Josts on their addition, explained that they had intended to have the addition meet the setbacks but when they tried to fit the laundry room and furnace along with a hall and stairway to the second floor into the garage it was unworkable. That is the reason why the variance was requested. He explained that the roof on the addition will match the roof on house.

Public Hearing Opened

STAFF RECOMMENDATION

T. Corwin stated the Planning Department has not taken a position on this application and he read the staff memo into record. He added that the applicant worked with the Planning Department to reduce the impact as much as possible.

S. Reid asked if there is a significant difference between a 15-ft. and a 12-ft. setback from a planning perspective.

T. Corwin explained that the minimum setback is generally important to enforce so that there is some consistency in the neighborhood and that is why the Planning Department is ambivalent about this application. The angled position of the house on the lot makes the setback short by 3 feet at its maximum and close to 1-1/2 feet at its minimum, so there is no issue from a planning perspective.

S. Reid asked what the purpose of the 15-ft. setback was in general.

T. Corwin stated that it is a single family residential neighborhood, a 1960s subdivision, and it is to control the density and to ensure that there is a reasonable space between houses. In the staff memo it is pointed out that the two garages will face one another.

Discussion ensued regarding carports.

J. Stone confirmed with T. Jost that the 2-car carport existed when he bought the house 28 years ago, and that originally there was a 1-car carport and he believes the second bay was added on later.

Public Hearing Closed

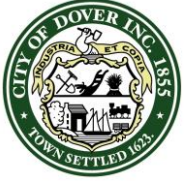
Motion: B. Hall made the motion to grant the variance. Seconded by J. Stone.

J. Stone stated that she thought inside storage of personal property in a garage would be more aesthetically pleasing.

C. Prior stated that he is in favor of protection of personal property and because the property is not parallel to the street makes it succumb to the need for the variance.

B. Hall stated that he felt it was not a problem due to the way the house is positioned relative to the nearest abutter.
Vote: U/A

- B. *Z 14-09** Strafford County (Property Owner: Profero Management & Holdings LLC), 61 Rutland Street (Tax Map 13, Lot 24), located in the Medium Density Residential (R-12) District, requests a variance from **Section 170-12.A** of the Zoning Ordinance and the R-12 District Table of Use and Dimensional



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Requirements to permit the property to be used as a visitation and exchange center (a place where non-custodial parents can meet with their children and/or exchange their children from one parent to the other).

Scott Hampton, the project coordinator for the Visitation and Exchange Center, spoke on behalf of Strafford County and gave an overview of the purpose and function of the center and explained that all activity occurs inside the center. With the funding from the Federal Government the center is able to see two families at a time and there would be five staff people. There is a need for 9 parking spaces and the site has 10 parking spaces. He explained the hours of operation. He said there are no structural changes planned for the inside of the building. He explained that there is a handicap accessible ramp on one side of the building and at another door there would be a wooden and moveable handicap ramp for the other side of the building in case a family needed to use that entrance. Video monitors will be added on the doors.

J.Stone asked if there would be a sign on the outside of the building and asked how much traffic he expected there would be in the off hours before 4:00 p.m.

S.Hampton explained that there is no plan to put a sign on the building, and two to three days per week there would be no staff members at the center and on other days there would be two or three staff members, so traffic would be minimal.

B.Hall asked if any babysitting would occur at the center while waiting for a parent to come there.

S.Hampton explained staggered arrivals of the parents with the visiting parent arriving first and a half hour later the custodial parent would arrive with the child, so no babysitting occurs in the center.

S.Reid asked about the handling of parents with conflicts, and how conflicts would be prevented outside the center.

S.Hampton said the visitation process and the design of the visitation center allows for complete separation between the parents so that they never have contact.

S.Reid confirmed with S.Hampton that the center will not provide supervised visitation for parents who have lost custody due to abuse or neglect because the grant for this visitation center does not address that.

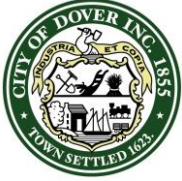
S.Reid asked what the case load capacity was for the center.

S.Hampton acknowledged that at the beginning of operation the case load will be significantly less than what they would like, seeing two families at a time, but the important thing is they do it right.

C.Prior confirmed with S.Hampton that he had read the conditions of approval on the staff memo and is agreeable to them, and he stated that the conditions are fitting with what they are able to do in the grant.

B.Hall requested S.Hampton to explain in more detail the visitation process.

S.Hampton said for exchanges the visits do not occur on site. For visitations, they do occur on site and typically they would last 1 to 2 hours. There are two visitation rooms separated by an office, so that the residential parent can wait in one room or can leave and come back later, while the visiting parent visits with the child in the other room. There



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would never be a time when a parent is not there. He explained an emergency contact is provided by each parent in case something happens and they cannot get there.

J.Stone wanted to know if this visitation center was a pilot program or if it was run differently from other sites.

S.Hampton explained they opened a visitation center at the Strafford Guidance Center in 1996 and ran it until about 2001 and there was also a county center that was in existence for a long time. Those were in existence before there were any national standards or guidelines. A National Advisory Committee came up with guiding principles for visitation centers and they did the piloting. Now they are helping implement these around the country. He stated there are currently 78 in the country, and there are others in New Hampshire as well. He stated this organization had to approve all of this visitation center's policies and procedures. The grant for this visitation center is for Strafford County, the preference is to serve the local community as much as possible, and the philosophy is to open the doors as capacity allows. As people become aware of them and realize how valuable they are, with county support, satellite centers may be opened. He stated the vast majority of people who use these centers are invested in them and want them to succeed.

J.Stone noted that no abutters were present and asked if S.Hampton had spoken to any of them.

S.Hampton stated one letter from an abutter was received who was in favor of the visitation center, and this letter is included in the packets for the meeting.

F.Landford confirmed with S.Hampton that he would like to open the center by June 1st.

Discussion ensued regarding the owner of the property, the location of the lot and the building, the surrounding businesses, the permitted uses in this zone and the fact that "visitation center" is not listed as a permitted use in any zones currently.

Public Hearing Opened

STAFF RECOMMENDATION

T.Corwin stated staff supports the requested variance and read from the staff memo. He read the proposed first three conditions from the staff memo. He stated he modified the fourth condition based on what was said by the applicant tonight, stating it should read, "The applicant shall provide the Planning Department with a plot plan showing at least nine parking spaces available on site that meet the minimum standards of the City's zoning and site review regulations". He explained the reason for this change was that the property apparently was marketed as having a 10-space parking area and the Planning Department would like to see something showing this.

B.Hall confirmed with T.Corwin what the process would be to change the restriction on hours of operation, should the visitation center desire to expand that in the future. T.Corwin stated that the applicant would need to ask the Board to amend his condition.

Public Hearing Closed

Discussion ensued regarding adding some flexibility to the hours of operation as a condition of approval.



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ZONING BOARD OF ADJUSTMENT - MINUTES

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Motion: J.Stone made the motion to grant the variance with the proposed conditions but amending the third condition to state that family visitation and exchanges shall occur on three weekdays from 4 PM – 8 PM and on Saturday from 8 AM until 4 PM. Seconded by B.Hall. Vote: U/A

4. OTHER BUSINESS

S.Reid stated he recently looked at the bylaws which state that if a member of the board misses three consecutive meetings they shall be removed. There is at least one member who has missed three meetings and he worries that, if that member voted on something, would it be legal. He wants to look over the bylaws at least once a year. T.Corwin suggested a workshop to discuss the bylaws. He asked T.Corwin to circulate the bylaws so that everyone has a chance to look at them and then discuss at the next meeting whether a workshop is needed.

B.Hall suggested there might be some recommended changes in light of state law changes.

S.Reid asked if it is possible to mail packets to members so that they do not have to come to City Hall to pick them up.

Discussion ensued regarding the convenience of paper copies for making notes and, if materials are put on the web, the difficulty of looking at plans electronically.

S.Reid stated there was no need to mail the packets because the overall consensus is people do not mind picking them up.

S.Reid welcomed the new alternate member, George Reagan.

5. ADJOURN

Motion: F.Landford made the motion to adjourn at 7:55 p.m. Seconded by J.Stone. Vote: U/A

Corwin, Timothy

From: lisa o'grady [lissaogrady@gmail.com]
Sent: Thursday, May 08, 2014 9:21 PM
To: Corwin, Timothy
Subject: please withdrawal of my appeal

Mr. Corwin,

Mr. O'Neil of Changing Places LLC. and I have agreed to the terms, which are now reflected in a written agreement. Mr. O'Neil will attach a copy of this agreement to his application to subdivide the property at 104 Court Street. We also agreed and he would request the Dover Planning Board include the terms of our agreement as conditions of that subdivision.

Due to our agreement, I would like to withdraw my appeal to the Dover Zoning Board of the variance approved at the March 20, 2014 meeting.

Could you please send me a quick email to let me know you have received my withdrawal.

I would like to thank you and the staff at the Dover Planning Department for all your help.

Respectfully Yours,

Lisa O'Grady
100 Court Street
Dover, N.H.

STRAFFORD, SS

STATE OF NEW HAMPSHIRE

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT

IN THE MATTER OF:

CHANGING PLACES, LLC
(Property Owner, Maloney Family Revocable Trust of 2012)



No. Z-14-07

MOTION FOR REHEARING

NOW COMES LISA O'GRADY, of 100 Court Street, Dover, New Hampshire, and respectfully requests that the Dover Zoning Board of Adjustment, hereinafter referred to as "the ZBA" grant a rehearing with respect to its decision of March 20, 2014, granting a variance from Section 70-12-A of the Zoning Ordinance in the R-12 District Table for property at 104 Court Street to permit three lots with street frontage of approximately 67-feet where a minimum of 100 feet of street frontage is required.

In support thereof, she states as follows:

1. That she is a direct abutter and attended and participated in the March 20, 2014, public hearing.

2. That the decision of the ZBA granting the variance was unlawful and unreasonable for the following reasons:

a. That she indicated that she favored the proposed variance because she had been approached by the applicant who said he would agree to grant her ~~an~~ *if necessary* *Perpetual* easement to the back of her property in addition to conveying the triangular strip of land to her. However, the applicant's attorney made no reference to the granting of the easement in his presentation. While the ZBA attached conditions to the granting of the variance, namely that the property remain single family in nature, and that the variance be conditioned upon approval of a boundary line agreement between herself and the applicant, the Board did not include as a condition of the granting of the variances that the applicant grant her such an easement, which is critical to her.

b. The applicant represented that her property narrows at the back, but in fact, it does not.

c. That the applicant argued that the proposed lots were consistent in frontage with other lots in the area, namely, Cobble Hill Drive, which is located directly behind her property and that of the applicant. However, while Cobble Hill Drive lies within the R-12 district, because it is a homeowners association, it does not have to comply with the R-12 frontage requirements and, therefore, is not a proper comparison. While the applicant indicated that other lots in the neighborhood have comparable street frontage, the applicant's attorney did not cite any specific properties other than Cobble Hill Drive and, in fact, her property is the only one with comparable street frontage subject to the R-12 frontage requirements.

d. That the applicant failed to demonstrate that denial of the variance would result in unnecessary hardship and when specifically asked to explain unnecessary hardship, failed to demonstrate that there were any conditions of this property that distinguished it from other properties in the area, thus rendering it unique, but instead relied on the similarity of this property and the proposed lots to other properties in the area, with the exception of frontage and also acknowledged that it could create a two lot subdivision without needing the requested variance thereby making a reasonable use of the property without violating the general public purposes of the ordinance.

WHEREFORE, she prays as follows:

- A. That the ZBA grant a rehearing in this matter; and,
- B. For such other and further relief as may be just and proper.

Date: April 21, 2014

Respectfully submitted,



Lisa O'Grady



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO (Z14-10)

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 received a variance on March 20, 2014 from the R-12 District minimum frontage requirements to subdivide the property into three lots. The applicant seeks an additional variance to permit the proposed dwellings on the new lots to be located between 25 ft. and 48 ft. from the front lot line where the dwellings are required to be located 48 ft. from the front lot line.

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-A

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: Variance granted on 3/20/14 to permit the subdivision of the property into three lots with approximately 67 ft. of frontage per lot.

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 with a condition of approval.

Summary of Request and Background

The property is currently improved with a single family residence. The applicant received a variance on March 20, 2014 from the R-12 District minimum frontage requirements to subdivide the property into three lots for the purpose of constructing two additional single family homes. Applicant now requests a variance from the R-12 District front setback requirements to permit the two new homes to be located between 25 and 48 ft. from the front lot line. In the R-12 District, new homes must be built to the front lot line at a distance equal to the average front setback for all properties zoned R-12 that are within 500 ft. of the property to be subdivided. In this case, the average setback is 48 ft. Applicant however, seeks a variance from this requirement to permit the houses to be located anywhere between the 48 ft. average and 25 ft. from the front lot line.

Reason for Staff Recommendation

A steep embankment encumbers the rear of the yard of the property. Placing the homes further to the front of the lot will help to maximize the amount of usable rear yard. This is particularly beneficial in this instance where the lots are located on a busy street making use of the front yard for recreational purposes less desirable and the maximization of rear yard space more desirable. Also, if constructed at 48 ft. from the front lot line, the homes will sit parallel to the rear yards of the homes at 100 Court Street and 108 Court Street thereby significantly impairing the privacy and enjoyment of the 100 and 108 Court Street back yards.

The applicant has requested a range for the location of the new homes from the front lot line of 25 ft. – 48 ft. However, staff has calculated the average setback of the homes in the immediate vicinity (92-108 Court Street and (85-109 Court Street) to be 27 ft. (excluding the outliers at 104 and 109 Court Street). At this distance, the new homes will be in keeping with the other homes constructed on this block and will help to maintain both the look and feel of the streetscape. Both the applicant and the homeowner at 100 Court Street are agreeable to the 27 ft. build to/setback.

Recommendation

The Planning Department supports the request on condition that the new homes are located 27 ft. from the front lot line.



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Adopted: August 16, 2012]

Office Use Only Case #: 214-10 Date Received: APR 30 2014
Amount Paid: \$ 356.7 Time Received: By: RB
CR # 15439

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)

- X 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 property into 3 lots and construct single family residences on the 2 new lots.
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) 170-12A of the Zoning Ordinance to permit:

The 2 new residences to be set back from Court Street between 25 and 48 feet, where the "build to" line is at 48 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 use would constitute a fundamental change in the neighborhood or if there would be a substantial impact on health or safety requirements. While the average setback for homes within 500 feet is about 48 feet, the homes adjacent to this property are closer to Court Street. Allowing these new homes to be sited within a range of distance, the applicant will be able to locate the homes to be more consistent with abutting properties. There will not be 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 that homes be sited in a manner which is consistent with other homes in the neighborhood. The home located at 100 Court Street is located close to Court Street, and allowing flexibility in siting the new houses will allow the overall appearance of the streetscape on this side of Court Street to be more consistent with abutting properties.

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 located close to this property have houses which are closer to Court Street than 48 feet. Granting the variance will allow this property to be developed in a manner similar to other properties located adjacent to this property.

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 setbacks that are similar to what is being requested here, and granting this variance 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, but other properties on this side of Court Street have houses that are located close to the street. Granting flexibility in the siting of these homes will allow the property to be developed in a manner that is sensitive to adjacent properties.

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 uniform appearance of neighborhoods. However the Court Street neighborhood displays a wide variety of setbacks and housing styles. Allowing some flexibility in the setbacks for these 2 new residences will allow the property owner to locate the homes to accommodate the concerns of abutters.

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.</p> <p>FAILURE TO POST MAY RESULT IN APPLICATION NOT BEING ACCEPTED.</p> |
|--|

John O'Neill
Signature of Applicant*

X *Caul Crowley* *Maureen J. Crowley*
Signature of Owner*

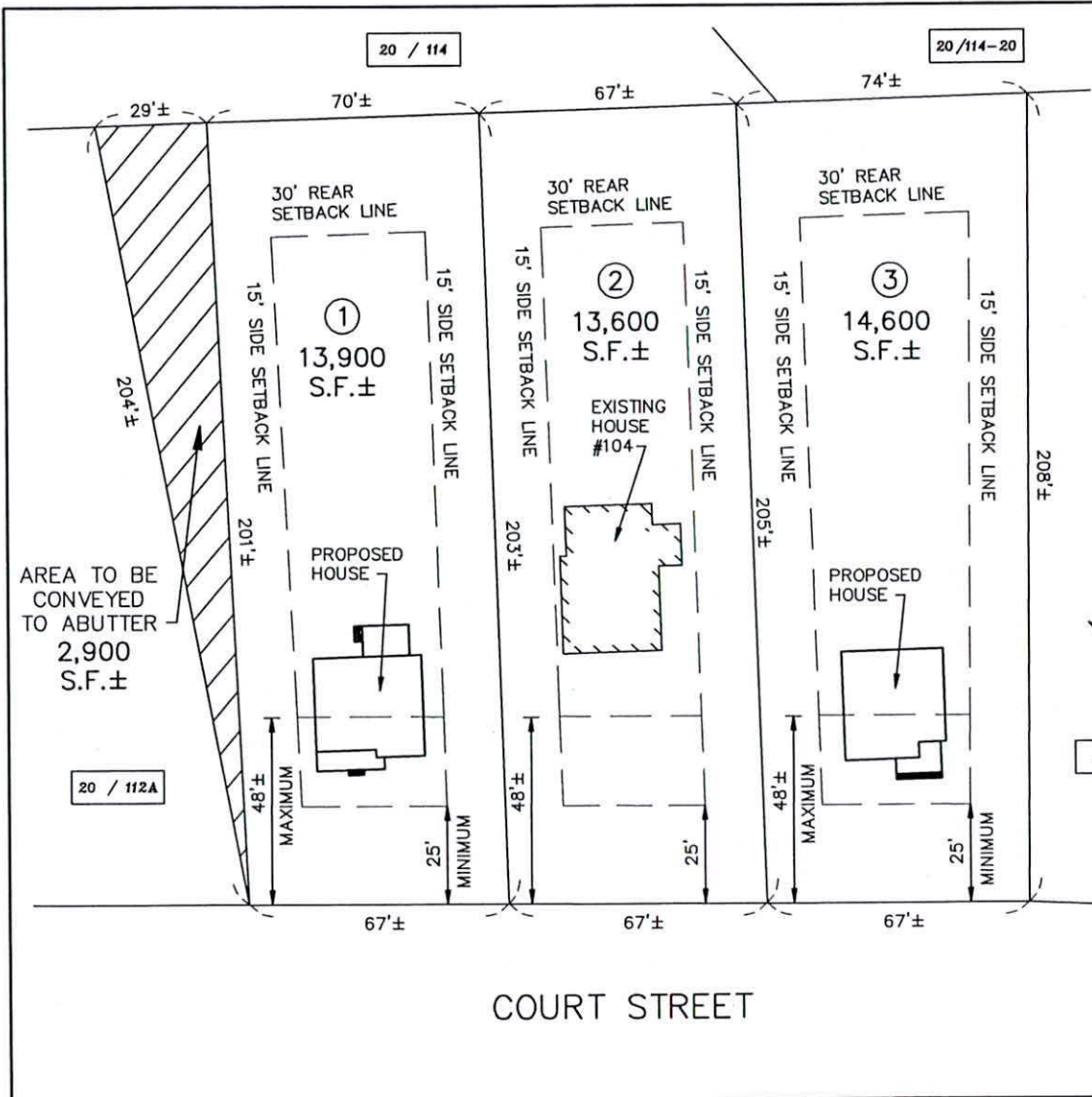
*Both Signatures Required

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: X *Caul Crowley* *Maureen J. Crowley* Date: *4/25/14*

| | | | | | | |
|---------|-----------|-------------------------------------|---|-------------------------|-----------------------|-------------|
| 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 |
| | | Paul & Margery Maloney, Trustees | Maloney Family Revocable Trust Of 2012 | 302 Roberts Cove Road | Alton, NH 03809-9722 | 3293 / 0138 |
| 14-2054 | 20 113 | 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 |

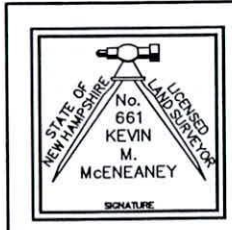
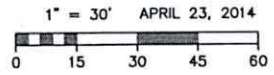
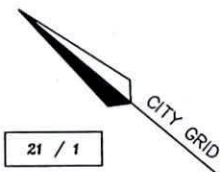


NOTES:

- 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 THE FRONT OF THE HOUSES ON LOTS 1 & 3 TO BE LOCATED NO LESS THAN 25 FEET AND NO MORE THAN 48 FEET FROM THE FRONT LOT LINE.
- 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

PROJECT No - 14-2054 FILE= \2054\CT ST - CBL HILL

NOT TO BE RECORDED

* SURVEYING * PLANNING * CONSULTING *

