



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, June 19, 2014**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF MAY 15, 2014

3. HEARINGS

- A. * Z 14-16 City of Dover (Property Owner: Cochecho Mills Holdings, LLC), 33 Chestnut Street (Tax Map 31, Lot 4B), located in the Central Business District (CBD) – Transit Oriented Development (TOD) sub-district, requests a variance from **Section 170-32.A** of the Zoning Ordinance and the CBD-TOD District Table of Use and Dimensional Requirements to permit the construction of a 144” tall by 120” wide freestanding sign where freestanding signs are not permitted in the CBD-TOD.
- B. * Z 14-14 Jordan & Shannon Plante (Property Owners: Jordan & Shannon Plante), 92 Long Hill Road (Tax Map A, Lot 53G-1), 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 a single family dwelling on the existing foundation located approximately 237 ft. from Long Hill Road, where principal buildings are required to be located between 5 ft. and 25 ft. from the front lot line.
- C. * Z 14-15 Jordan & Shannon Plante (Property Owners: Jordan & Shannon Plante), 92 Long Hill Road (Tax Map A, Lot 53G-1), located in the Medium Density Residential (R-12) District, appeals the determination of the Zoning Administrator that a variance is required to construct a single family home on the existing foundation located on the subject property.
- D. * Z 14-11 John L. Eaton Jr. (Property Owners: John & Patricia Eaton), 73 A Old Rochester Road (Tax Map A, Lot 3-1), 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 a single family home to be located 50 ft. from the front lot line where the house is required to be located 30 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 subject property.
- E. * Z 14-12 Tom Schlosser (Property Owner: Gerald Smith), 1 Arbor Drive (Tax Map I, Lot 74R), 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 addition to be located 23 ft. from the rear lot line where a minimum setback of 30 ft. from the rear lot line is required.
- F. * Z 14-13 Adam Fogg (Property Owners: Jade & Sheryl Fogg and Adam Fogg), 25 Nute Road (Tax Map L, Lot 13), located in the Low Density Residential (R-20) District, requests a variance from **Section 170-12.A** of the Zoning Ordinance and the R-20 District Table of Use and Dimensional Requirements to permit the construction of a single family home to be located 4 ft. from the side lot line shared with 23 Nute Road where a minimum setback of 20 ft. from the side lot line is required.

4. REVIEW OF ZONING BOARD OF ADJUSTMENT RULES OF PROCEDURE

5. 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 <http://www.dover.nh.gov/government/city-operations/planning/index>. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.