



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT

AGENDA

REVISED

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306, 61 Locust Street
Meeting Date: **Thursday, August 21, 2014**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF JUNE 19, 2014 AND JULY 17, 2014

3. HEARINGS

- A. *Z14-18 STF Development Corp., 35 Dover Point Road (Tax Map K, Lot 37), 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 (a) 28 multi-family units where multi-family is not a permitted use in the R-12 District, (b) office uses in the proposed building at the front of the lot where office is not a permitted use, (c) a building height of forty (40) ft. where thirty-five (35) ft. is the maximum permitted, and (d) one (1) sign for the office use that would conform to the requirements of the Thoroughfare Business (B-3) District; and from **Section 170-6**, definition of "Lot", to permit more than one (1) principal building on the lot.
- B. *Z14-19 Robert C. Carrier, 2-4 Florence Street (Tax Map 27, Lot 171), 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 carport within 5 feet of the rear lot line where a minimum setback of 30 feet is required.
- C. *Z14-20 Barlo Signs/Convenient MD (Property Owner: Prime Circle LLC), 15 Webb Place (Tax Map D, Lot 2A), located in the Thoroughfare Business (B-3) District, requests a variance from **Section 170-32.A** of the Zoning Ordinance and the B-3 District Table of Use and Dimensional Requirements to permit (a) a 147 sq. ft. wall sign where the maximum size wall sign permitted is approximately 75 sq. ft., based on the tenant's linear business frontage of approximately 75 ft., (b) total sign area of 241.6 s.f. where approximately 149 s.f. is permitted by right, and (c) a total of three (3) signs where only two (2) are permitted by right per tenant.
- D. *Z14-21 FMX LLC, 1 Education Way (Tax Map E, Lot 31), located in the Executive Technology Park (ETP) District, requests a variance from **Section 170-32.A** of the Zoning Ordinance and the ETP District Table of Use and Dimensional Requirements to permit two (2) signs where only one (1) sign is permitted by right.

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>.