



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

### 1. ATTENDANCE

### 2. APPROVAL OF MEETING MINUTES OF JULY 17, 2014 AND AUGUST 21, 2014

### 3. HEARINGS

- A. \* Z 14-22 Aimee and Jerry Dion, 3 Earle Street (Tax Map 40, Lot 12), 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 5 ft. from the side lot line where a minimum setback of 15 ft. is required.
- B. \* Z 14-23 Margaret E. and William F. Green, 124 Dover Neck Road (Tax Map M, Lot 95B), located in the Rural Residential (R-40) District, requests a variance from **Section 170-12.A** of the Zoning Ordinance and the R-40 District Table of Use and Dimensional Requirements to permit the construction of a single family dwelling to be located 23 ft. from the front lot line where a minimum setback of 40 ft. is required.
- C. \* Z 14-24 Patrick M. Murray, 19 Hillcrest Drive (Tax Map 35, Lot 56N), located in the Medium Density Residential (R-12) District. The subject property's current frontage is 90 ft. where 100 ft. is the minimum required. The 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 a lot line adjustment which would transfer 10 ft. of frontage from 19 Hillcrest Drive to 21 Hillcrest Drive thereby decreasing 19 Hillcrest Drive's frontage to 80 ft. and increasing its non-conformity.
- D. \* Z 14-25 Christopher and Melissa Snow, 10 Leathers Lane (Tax Map I, Lot 4), located in the Medium Density Residential (R-12) District. The applicant proposes to subdivide the subject property into three lots and 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 lots to have a minimum front setback of 30 ft., in place of the required build to line of 115 ft., which is equal to the average front setback for all properties within the R-12 District within 500 ft. of the subject property.

### 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](http://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>.