



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, December 18, 2014**  
Meeting Time: **7:00 pm**

## 1. ATTENDANCE

## 2. APPROVAL OF MEETING MINUTES OF NOVEMBER 20, 2014

## 3. HEARING

- A. \* Z 14-28 Robert Paolini (Property Owner: JNM Realty Trust), #10 Harvest Drive (Tax Map K, Lot 22), located in the Thoroughfare Business (B-3) District, proposes to remove an attached garage and construct an additional living unit which will bring the total number of units on the property to eleven (11). The existing ten (10) units are non-conforming in that multi-family is only permitted in the B-3 District on the second floor or above. The applicant requests variances from (i) **Section 170-12.A** of the Zoning Ordinance and the B-3 District Table of Use and Dimensional Requirements to permit an additional multi-family unit to be located on the first floor and above, and (ii) **Section 170-40.A and B** of the Zoning Ordinance to permit the expansion of a non-conforming use.
- B. \* Z 14-30 Jason Pohopek (Property Owner: John A. Valyo), 20 Gladiola Way (Tax Map A, Lot 20), located in the Rural Residential (R-40) District. The applicant proposes to subdivide the property into two lots for the purpose of creating a 78.18 acre parcel which will be deeded the City of Dover and subject to a conservation easement. The applicant requests a variance from **Section 170-12.B** of the Zoning Ordinance and the R-40 District Table of Use and Dimensional Requirements to permit the subdivision which will result in the creation of a 2.6 acre lot (containing the existing house) having 0 ft. of frontage where minimum frontage of 150 ft. is required.
- C. \* Z 14-31 Richard R. and Abigail P. Lundborn, 340 Washington Street (Tax Map G, Lot 12), located in the Medium Density Residential (R-12) District, propose to subdivide the property into two lots, one of containing the existing residence with frontage on Washington Street, and the other proposed to contain a single family dwelling with frontage on Gina Way. The applicants request variances from **Section 170-12.B** of the Zoning Ordinance and the R-12 District Table of Use and Dimensional Requirements to permit (i) the Gina Way lot to have frontage of 19.5 ft. where minimum frontage of 100 ft. is required, and (ii) the Washington Street lot to have a contiguous non-wetland area of 10,610 s.f. where a minimum of 12,000 s.f. of contiguous non-wetland area is required.
- D. \* Z 14-32 John Pike (Property Owners: John E. Pike and Regina K. Pike), 2 Phillip Street (Tax Map A, Lot 16-B), located in the Medium Density Residential (R-12) District, requests a variance from **Section 170-33.A** of the Zoning Ordinance to permit the installation of a fence having a height of ten (10) feet where fences may be no more than four (4) feet in height between the right of way and a parallel line with the front of the house and no more than eight (8) feet in height to the rear of the front of the house.

## 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>.