



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, January 15, 2015**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF DECEMBER 18, 2014

3. HEARING – CONTINUED

- A. * 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. HEARINGS – NEW

- A. * Z 15-01 Dubois Family 2003 Revocable Trust, 80 Henry Law Avenue (Tax Map 22, Lot 3), located in the Urban Density Multi Residential (RM-U) District, proposes to construct ten (10) new residential units which will bring the total number of units on the property to twelve (12). The applicant requests variances from **Section 170-12.A** of the Zoning Ordinance and the RM-U District Table of Use and Dimensional Requirements to permit (i) twelve (12) residential units on the property where a maximum of four (4) units are permitted (by Special Exception approval from the Zoning Board of Adjustment), and (ii) to permit the lot to have a minimum front setback of 20 ft., in place of the required build to line of 21.6 ft., which is equal to the average front setback for all properties within the RM-U District within 500 ft. of the subject property.
- B. * Z 15-02 Dubois Family 2003 Revocable Trust, 80 Henry Law Avenue (Tax Map 22, Lot 3), located in the Urban Density Multi Residential (RM-U) District, in the alternative, proposes to subdivide the property into three (3) lots, each containing a four (4) unit residential structure. The applicant requests special exception approval per **Section 170-12.A** of the Zoning Ordinance and the RM-U District Table of Use and Dimensional Requirements to allow four (4) family dwellings on each of the three (3) proposed lots.

5. REVIEW OF ZONING BOARD OF ADJUSTMENT RULES OF PROCEDURE

6. ANNUAL ELECTION OF OFFICERS

7. 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>.