



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, March 19, 2015**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF JANUARY 15, 2015 AND FEBRUARY 19, 2015

3. HEARINGS

- A. * Z 15-04 Charles and Joan Garabedian (Property Owner: Charles and Joan Garabedian Irrevocable Trust), 289 Dover Point Road (Tax Map L, Lot 48), located in the Low Density Residential (R-20) District, requests a variance from **Section 170-24.C** of the Zoning Ordinance to allow an accessory dwelling unit having an area of 1,350 s.f. and comprising 48% of the total floor area of the home, where accessory dwelling units are permitted to be no larger than 800 s.f. and may comprise no more than 30% of the total floor area.
- B. * Z 15-03 Karl Leinsing (Property Owner: The Leinsing Trust), 77 Spur Road (Tax Map L, Lot 15-D), located in the Low Density Residential (R-20) District, requests a variance from **Section 170-12.A** of the Zoning Ordinance to allow helicopter take-offs and landings in the back yard of the property.
- C. * Z 15-05 MCL Builders & Developers LLC (Property Owner: Mace Family Revocable Trust), 46 Back River Road (Tax Map I, Lot 6-C), located in the Medium Density Residential (R-12) District, proposes a seven (7) lot subdivision. Applicant requests a variance from **Section 170-12.B** of the Zoning Ordinance and the R-12 District Table of Use and Dimensional Regulations to permit Lot 7 as depicted on the proposed subdivision plan to have a minimum front setback of 176.5 ft., in place of the required build to line of 27.5 ft., which is equal to the average front setback for all properties within the R-12 District within 500 ft. of the property to be subdivided.
- D. * Z 15-06 Richard and Abigail Lundborn, vacant lot on Gina Way (Tax Map G, Lot 12-B), located in the Medium Density Residential (R-12) District. Applicants propose to construct a single family home with an accessory dwelling unit. The R-12 District requires the new home to be located exactly 57 ft. from the front lot line (57 ft. is the average front setback for all properties within the R-12 District within 500 ft. of the property). Applicants request a variance from **Section 170-12.B** of the Zoning Ordinance and the R-12 District Table of Use and Dimensional Regulations to allow the home to be located farther than 57 ft. from the front lot line.
- E. * Z 15-07 Richard & Abigail Lundborn and Joan & David Parent (Property Owners: Richard & Abigail Lundborn), vacant lot on Gina Way (Tax Map G, Lot 12-B), located in the Medium Density Residential (R-12) District, request a variance from **Section 170-24.C** of the Zoning Ordinance to allow an accessory dwelling unit having an area of 1,200 s.f. where accessory dwelling units are permitted to be no larger than 800 s.f.

4. ADJOURN

Persons with questions or interested in reviewing the meeting materials are invited to visit the Planning Department located in City Hall, open Monday-Thursday from 8:30 am to 5:30 pm. The meeting materials are also available on-line at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.