



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT AGENDA

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306
61 Locust Street, Dover, NH 03820
Meeting Date: **Thursday, August 20, 2015**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF JULY 16, 2015

3. HEARINGS

- A. Z15-12 Owners Gregory & Laura Halsey, 7 Hull Avenue (Tax Map 35, Lot 49), located in the Medium Density Residential (R-12) District, request a variance from **Section 170-14.A(2)** of the Zoning Ordinance to permit the demolition and reconstruction of an existing attached breezeway and garage, where the widened garage will require a two-foot setback where a six-foot side yard setback is required.
- B. Z15-15 Owners Steve and Briana Hyde, 45 Dover Neck Road (Tax Map M, Lots 78 & 79D), located in the Rural Residential (R-40) District, request a variance from **Section 170-12.A** of the Zoning Ordinance and the R-40 District Table of Use and Dimensional Regulations to transfer the two-family conversion right of a pre-1964 single-family dwelling on lot 78 to lot 79D to permit the construction of a two-family dwelling on lot 79D, where a single-family dwelling is permitted.
- C. Z15-16 Owner Carl Thibodeau, 8 Pineview Drive (Tax Map L, Lot 48M), located in the Low Density Residential (R-20) District, requests a variance from **Section 170-12.B** of the Zoning Ordinance and the R-20 Table of Use and District Dimensional Regulations to allow 92.51 feet of frontage where 125 feet is required.
- D. Z15-17 Owner Heron Bay Partners, LLC, 38 Cielo Drive (Tax Map H, Lot 4-38), located in the Assembly and Office (I-4) and Residential-Commercial Mixed Use (RCM) Overlay Districts, requests an equitable waiver **per Section 170-52.C(d)** from the dimensional requirements of **Section 170-28.2.F(2)**, specifically where 24 feet between buildings is required but 20.7 feet exists.

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 and Friday from 8:30 am to 4:00 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>.