CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, November 19, 2015**
Meeting Time: **7:00 pm**

1. **ATTENDANCE**

2. **APPROVAL OF MEETING MINUTES OF OCTOBER 15, 2015**

3. **HEARINGS**

   A. Z15-21 Owners First Parish Church, 218 Central Avenue (Tax Map 9, Lot 84), located in the Central Business District (CBD) – General Sub-District, request a variance from **Section 170-32.A** of the Zoning Ordinance and the CBD – General Sub-District Table of Use and Dimensional Regulations to permit the replacement of an existing 20.8-square-foot nonconforming freestanding sign with a 20.8-square-foot freestanding sign where freestanding signs are not permitted in the CBD – General Sub-District.

   B. Z15-22 Owners Mark Stafford and Robin Sullivan, 44 Hough Street (Tax Map 30, Lot 40) located in the Urban Density Multi Residential (RM-U) District, request a variance from **Section 170-12.B** of the Zoning Ordinance and RM-U District Table of Use and Dimensional Regulations to permit the replacement of an existing, nonconforming 357-square-foot outbuilding located three (3) ft from the rear lot line where a minimum setback of ten (10) ft. is required.

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.

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers – City Hall 288 Central Avenue, Dover NH 03820
Meeting Date:	**Thursday, October 15, 2015**
Meeting Time:	**7:00 pm**

1. ATTENDANCE

Members Present: Sam Reid (Chair), Otis Perry (Vice-Chair), Frank Landford, Chris Prior, Bob Hall, George Reagan (Alternate), Arianna Adams (Alternate)

Staff Present: Christopher Parker (Assistant City Manager), Elena Piekut (Assistant City Planner), Tracy Smith (Recording Secretary)

The Chair called the meeting to order at 7:00 p.m. He opened the meeting, introduced the Board and staff members to the audience, and described the process used to hear cases.

2. APPROVAL OF MEETING MINUTES OF SEPTEMBER 17, 2015

O.Perry addressed the amended Meeting Minutes of September 17, 2015 distributed to the Board members to show corrections for item 3.C.

Motion: O.Perry made a motion to approve the September 17, 2015 Regular Meeting Minutes as amended. Seconded by C.Prior. Vote U/A

3. HEARINGS

A. Z15-19 Owners Brian & Mary Ann Short, 3 Wentworth Terrace (Tax Map 8, Lot 32), located in the Low-Density Residential (R-20) District and Riverfront Residential Overlay (RRD) District, request a variance from Section 170-28.1.C of the Zoning Ordinance to permit a subdivision that would create a 43,893-square-foot lot and a 32,275-square-foot lot where 60,000-square-foot lots are required.

Attorney Bernie Pelech represented the applicants and stated Brian Short was also present. The applicants own both 1 Wentworth Terrace and 3 Wentworth Terrace which are the two largest lots located in the Riverfront Residential District (RRD), as shown on the document he distributed to the Board displaying all lots on Wentworth Terrace. He stated out of the 95 lots in the neighborhood, 90% do not comply in regards to the lot size and are non-conforming. The applicants owns both properties; the father lived in one property, and the applicants in the other. The father has retired to Florida, and the applicants decided to downsize and want to sell the property. In 2012, a Lot Line Adjustment was approved to make the lots conforming. B.Short then built the barn which is located on one side of the road of the property that the applicants want to subdivide. They wanted to sell the property with the barn which is located across the street from the house which makes it difficult to sell. The barn needs to be on a separate lot in order to sell the property. Therefore, the applicants decided to keep the barn and sell the houses. The property is split almost in two by the Wentworth Terrace street. B.Pelech presented the five criteria explanations as listed on the application. He stated the hardship to the applicants in selling the property is that people are not interested in the barn, but the waterfront property, and if the property were subdivided, it would still be larger than the other 95 non-conforming lots in the RRD. The waterfront lot is already developed and would not affect the water quality. B.Pelech stated abutters were present on behalf of the applicant.

S.Reid asked about the premise of the 2012 Lot Line Adjustment to make conforming lots. B.Short stated originally they wanted to downsize to 3 Wentworth Terrace and build a new house there, but after reviewing the

taxes, they decided to sell the property and move inland. S.Reid confirmed the applicants want to sell both houses, move to Newington, keep the lot with the barn to use as storage, and not build on the property.

C.Prior confirmed with B.Short that the proposed subdivision is due to the inability to sell the property as one lot, and asked how long the property has been for sale. B.Short stated he tried to first sell the property on his own and now works with a realtor who had advised that the barn is not marketable in the sale of the house. C.Prior stated if the variance were granted, to consider a condition that the barn would not be used as a residential structure. B.Short stated he would agree to this as a condition.

C.Parker stated his concern with the suggested condition and advised the Board to table the application due to the fact that the barn would have to come down if the property is subdivided because an accessory structure is not allowed as the only structure on the property, and the barn does not meet the setbacks for a principal structure. He stated he was not aware when the application was submitted that the full intent was to have an accessory structure on one lot.

B.Short asked if he could build a house there as an alternative. C.Parker explained he would have to take the barn down. He stated the applicants would need three variances: one for the non-conforming lot in the RRD, one for the barn until the new house is built, and one for the setback relief. He explained how the subdivision would not be in compliance with the R-20 District regulations and cautioned the Board members to table the application and obtain additional information.

O.Perry motioned to table the application.

B.Pelech confirmed the location of the barn on the plans.

B.Hall asked about making the conforming lot a non-conforming lot and restrictions that would be applied. The Board members decided to table the discussion.

S.Reid stated there will be no public hearing or abutter input at this time.

C.Parker stated there would be an expanded application and a renotice to the abutters.

Motion: O.Perry made a motion to table the application. Seconded by F.Landford. Vote U/A

4. ADJOURN

Motion: O.Perry made a motion to adjourn at 7:27 p.m. Seconded by B.Hall. Vote: U/A

DRAFT

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers – City Hall, 288 Central Avenue, Dover, NH
Meeting Date:	Thursday, November 19, 2015
Meeting Time:	7:00 pm

INTENT: The applicant requests a variance from Section 170-32.A. They propose replacing an existing, nonconforming freestanding sign with a new freestanding sign of the same dimensions, where freestanding signs are not permitted in the Central Business District – General Sub-District.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-A

ZONING DISTRICT: CBD

FILE: Z15-21

APPLICANT: First Parish Church

OWNERS: First Parish Church

LOCATION: 218 Central Avenue (Tax Map 9 Lot 84)

ACREAGE: 0.552 acres (24,045 sq. ft.)

EXISTING LAND USE: Religious Institution

PROPOSED LAND USE: Same

SURROUNDING LAND USE: School, Offices, Services, Residential

PREVIOUS ZBA ACTION: Similar variance granted to 25 Chestnut Street & 31 Third Street, Z13-12

ATTACHMENTS: Application

PLANNING BOARD APPROVAL REQUIRED: No

STAFF RECOMMENDATION: The Planning Department supports the variance request.

Summary of Appeal and Background
The property is located at the intersection of Church Street and Central Avenue, and has been developed as a church since 1829. The church building is listed on the National Register of Historic Places. There is an existing freestanding sign on the property, standing with its face parallel to Central Avenue and measuring 50 inches wide by 60 inches tall, overall. Because freestanding signs are no longer permitted in the Central Business District (with the exception of the Downtown Gateway sub-districts), the existing sign is legally nonconforming.

First Parish proposes replacing the existing sign with an entirely new sign of the same dimensions and general design, placed with its face perpendicular to Central Avenue. Section 170-32.N(3) and (4) of the Zoning Ordinance stipulate that any nonconforming sign destroyed by more than 75% of its replacement cost, and any nonconforming freestanding sign where the support structure is destroyed, shall be replaced with a sign in conformity with 170-32.

The applicant requests a variance from Section 170-32.A and the CBD – General Sub-District Table of Use and Dimensional Regulations to permit a new freestanding sign where freestanding signs are not permitted.

Reason for Staff Recommendation
The applicant proposes replacing the existing sign with a new sign of the same dimensions and general design, in nearly the same location. This proposal is not outweighed by any gain to the public by denying relief. The deviation from the strict requirements of the Ordinance is not contrary to the public interest, and is consistent with the spirit and intent of the Ordinance, especially given that the intent of prohibiting freestanding signs was to complement other dimensional regulations in the General Sub-District, whereby new construction must be built near the front property line and occupy at least 70% of the frontage. Generally, freestanding signs would not be compatible with these regulations. In this case, the building itself may be considered a hardship—requiring that the applicant attach a wall sign or projecting sign to the façade of a nationally-listed historic building is more likely to be contrary to the public interest and spirit and intent of the ordinance. The proposed sign's area is conforming.

Recommendation
Staff recommends that the Board hold the public hearing and approve the request for variance.

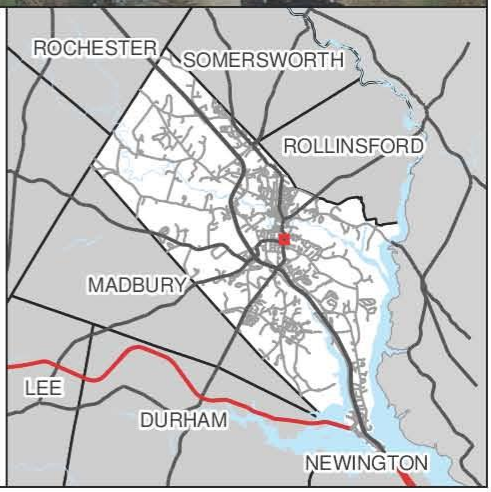
Property Information

Property ID	09084-000000
Location	218 CENTRAL AV
Owner	FIRST PARISH CHURCH CONGR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2015



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Adopted: August 16, 2012]

Office Use Only	Case #: Z15-21	Date Received:	RECEIVED Planning Office NOV 03 2015
	Amount Paid: $ _____	Time Received:	Dover, New Hampshire

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: First Parish Church Phone # 742-5664

Address of Applicant: 218 Central Avenue

E-Mail Address: firstparish@comcast.net

PROPERTY OWNER (*if different from applicant*): _____

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 218 Central Ave, Dover

Brief Directions: Church building and parking lot at corner of Central and Silver Streets

Zoning District: Central Business Assessor's Map # 9 Lot(s) # 84

TYPE OF APPEAL: (Please check one)

x Variance	from Section _____ of the Zoning Ordinance
_____ Physical Disability Variance (RSA 674:33-V)	from Section _____ of the Zoning Ordinance
_____ Special Exception	per Section _____ of the Zoning Ordinance
_____ Appeal of Administrative Decision	regarding Section _____ of the Zoning Ordinance
_____ Equitable Waiver	per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

Remove and replace existing outside free standing sign in place

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) ch 170,sect 32 of the Zoning Ordinance to permit:

construction of replacement free standing sign in place

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

Proposed replacement sign is of similar size, to be erected in same location. The sign will not alter the character of the neighborhood nor will it threaten public health, safety or welfare.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

see response to B(1)

3. Granting the variance would do substantial justice because:

The gain to the public by denying this variance is not outweighed by the need of the applicant to replace a decaying existing grandfathered sign , which sign is permitted to remain for as long as it stands and for as long as church remains in same location.

4. The value of surrounding property will not be diminished because:

There is no material change proposed

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an *unnecessary hardship*.

(i) The following special conditions of the property distinguish it from other properties in the area:

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

There is no material change proposed by applicant

and

(iii) The proposed use is a reasonable one because:

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

Applicant is merely proposing to replace outside sign with similar sign in the exact location...the existing sign is deteriorating and denial would serve no public purpose or benefit.

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

IMPORTANT
PROPERTY IDENTIFICATION SIGN MUST BE POSTED ON THE PROPERTY FOR THE 5 DAYS PRIOR TO HEARING. FAILURE TO POST MAY RESULT IN APPLICATION NOT BEING ACCEPTED.

Signature of Applicant* CHURCH ADMINISTRATOR

Signature of Owner* CHURCH ADMINISTRATOR

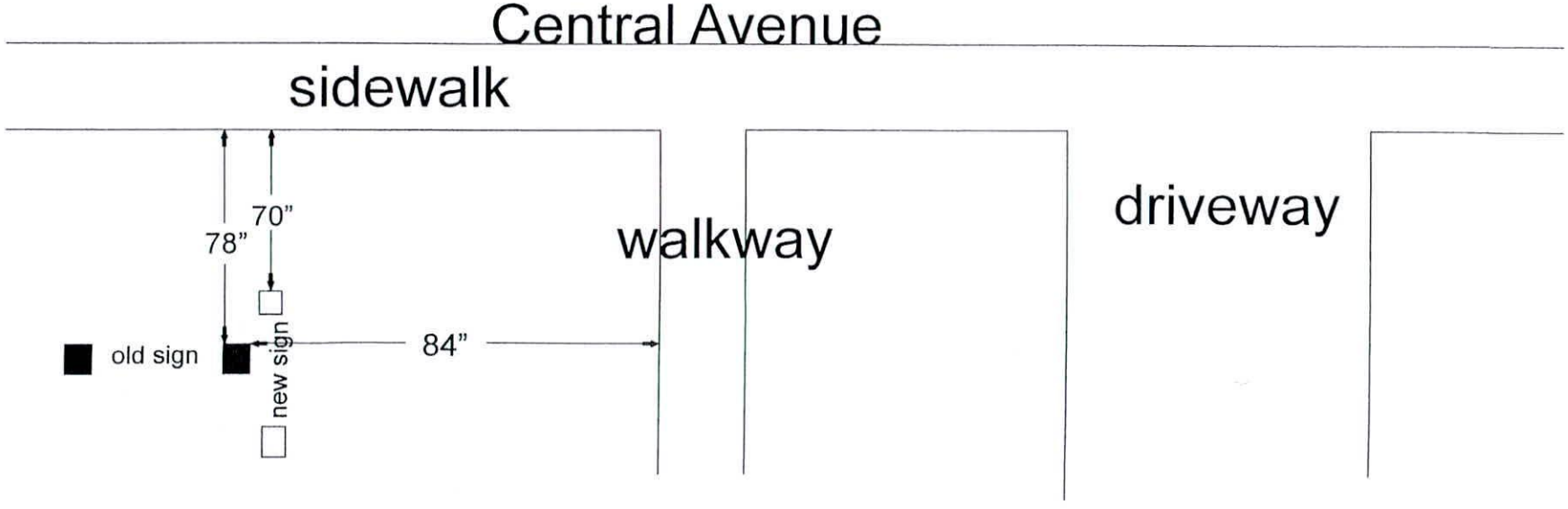
*Both Signatures Required

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Zoning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 11/3/2015

Nov 18th Variance Meeting
Nov 4th Deadline



Z 15-21

Property data updated November 11, 2015

Subject Properties
09084-000 218 CENTRAL AV

Abutters

ID	Owner Name	Owner Name2	Owner Address	Owner City	Owner State	Owner Zip
09093-000	MARTEL MAUREEN &	REED MATTHEW R	7 ACADEMY ST	DOVER	NH	03820
09099-000	PAOLINI DAVID		242 CENTRAL AVE	DOVER	NH	03820
09092-000	ROHR CHRISTOPHER K		9 ACADEMY ST	DOVER	NH	03820
20057-000	KARKOS JANICE L		118 CLEMENT ROAD	ROLLINSFORD	NH	03869
09083-000	FIRST PARISH CHURCH		218 CENTRAL AVE	DOVER	NH	03820
20056-000	KARKOS ROBERT A		211 CENTRAL AVENUE	DOVER	NH	03820
20050-000	ALLIANCE ENERGY CORP	ATTN TAX DEPT	15 NE INDUSTRIAL RD	BRANFORD	CT	06405-2844
09098-000	ST MARY'S SCHOOL		222 CENTRAL AVE	DOVER	NH	03820
20039-000	233 CENTRAL AVENUE, INC		233 CENTRAL AVENUE	DOVER	NH	03820
09086-000	BRUM FELICIA M &	WADE ASHLEY E	12-14 CHURCH STREET	DOVER	NH	03820
09090-000	SMITH SUSAN L		13 CHURCH ST	DOVER	NH	03820
09085-000	GEORGAKILAS PETER & PAULA TRUSTEES	GEORGAKILAS PETER LIVING REVOCABLE TRUST	60 SILVER ST	DOVER	NH	03820
09091-000	GEORGEAKILAS PETER G & PAULA TRUSTEES	GEORGEAKILIS PETER LIVING REVOCABLE TRUS	60 SILVER ST	DOVER	NH	03820
20051-000	KEEVAN MICHAEL		10 COURT ST # B	DOVER	NH	03820-4109
20078-000	KARKOS ROBERT A		CLEMENT ROAD	ROLLINSFORD	NH	03869
20077-000	KARKOS ROBERT A		CLEMENT ROAD	ROLLINSFORD	NH	03869
09087-000	STS PROPERTY LLC		15 HEATHER DR	RYE	NH	03870-6123
09088-000	MILLETTE SANDRA		118 LOCUST STREET	DOVER	NH	03820
09082-001	FIRST PARISH CHURCH		218 CENTRAL AVE	DOVER	NH	03820
09082-000	FIRST PARISH CHURCH		218 CENTRAL AVENUE	DOVER	NH	03820
09080-000	SWANSON ERIK E		13 SILVER ST	DOVER	NH	03820
09079-000	HOT-KOS LLC		263 CENTRAL AVE	DOVER	NH	03820
09078-000	FOX JAMES		1211 DOLPHIN RD	FIVIERA BEACH	FL	33404
12028-000	FIRST-RATE REAL ESTATE GROUP LLC		3510 LAFAYETTE RD STE 4	PORTSMOUTH	NH	03801
09081-000	HALE MARK L &	HALE TERRIE L	22 NANCY LN	DOVER	NH	03820

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers – City Hall, 288 Central Avenue, Dover, NH
Meeting Date:	Thursday, November 19, 2015
Meeting Time:	7:00 pm

INTENT: The Applicant requests a variance from 170-12.B and the RM-U Dimensional Regulations to replace a nonconforming outbuilding located three (3) ft. from the rear lot where at ten (10) ft. rear yard setback is required.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-B

ZONING DISTRICT: R-20

FILE: Z15-22

APPLICANT: Mark Stafford & Robin Sullivan

OWNERS: Mark Stafford & Robin Sullivan

LOCATION: 44 Hough Street (Tax Map 30, Lot 40)

ACREAGE: 0.18 acre (7,840 sq. ft.)

EXISTING LAND USE: Single-family dwelling

PROPOSED LAND USE: Same

SURROUNDING LAND USE: Residential

PREVIOUS ZBA ACTION: None

ATTACHMENTS: Application

PLANNING BOARD APPROVAL REQUIRED: No

STAFF RECOMMENDATION: The Planning Department supports the variance request.

Summary of Appeal and Background
The property is located at the intersection of Hough Street and Horne Street. There is an existing, 357-square-foot outbuilding located behind the principal building, approximately 3 feet from the rear lot line and 3 feet from the Horne Street lot line.

Upon the filing of a building permit application to reconstruct the outbuilding in place, staff met with the applicant on site. Generally, a property owner who chooses to reconstruct a nonconforming structure must compliance with the Ordinance, per 170-41 Nonconforming Structures. Rather than seek multiple variances to reconstruct the building in place, the applicant agreed to shift the proposed structure away from Horne Street to meet the abut a street setback in the RM-U District: no closer than the principal building. We determined that the proposed structure can be built to the same height as the existing structure while maintaining the separation requirement of 170-15.B, but only if granted a variance from the rear setback of 10 feet.

The rear lot line of 44 Hough Street is the side lot line of 9 Horne Street, where the front yard is used as parking for a two-family dwelling.

The Applicants request a variance from Section 170-12.B and the RM-U District Table of Use and Dimensional Regulations to permit an approximately three (3) foot rear setback where ten (10) feet is required.

Reason for Staff Recommendation
The proposed structure reduces nonconformity (to the abut a street setback) while maintaining the safe separation distance from the principal building as required by the open space requirements of Section 170-15. This is the most conforming possible location in the rear yard. Vegetation and landscaping in the front yard (Hough Street) present a hardship to locating the outbuilding in the front yard—this would also be an unaesthetic choice inconsistent with the spirit and intent of the Ordinance. An outbuilding by definition is "usually located to the rear of the same lot as the principal building." The proposal is not outweighed by any gain to the public by denying variance relief.

Staff's site visit confirmed that reconstruction is more practicable than repairing the existing structure.

Recommendation
Staff recommends that the Board hold the public hearing and approve the request for variance.

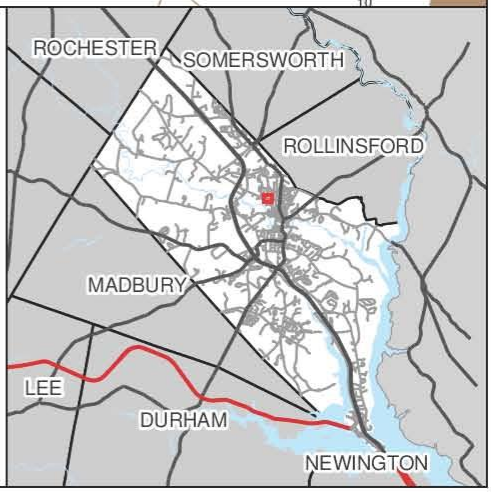
Property Information

Property ID	30040-000000
Location	44 HOUGH ST
Owner	STAFFORD MARK P & SULLIVAN ROBIN P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated January 1, 2015



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Adopted: August 16, 2012]

RECEIVED
Planning Office
NOV 04 2015
Dover, New Hampshire

Office Use Only Case #: Z15-22 Date Received: NOV 04 2015

Amount Paid: $ _____ Time Received: Dover, New Hampshire

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: MARK STAFFORD / ROBIN SULLIVAN Phone # (603) 498-6908 / (603) 682-3780

Address of Applicant: 44 HOUGH STREET

E-Mail Address: MARK (markstafford@comcast.net (ROBIN) rpsullivan@comcast.net

PROPERTY OWNER (*if different from applicant*): _____

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 44 HOUGH STREET, DOVER, NH.

Brief Directions: LOCATED ON THE CORNER OF HOUGH ST & HORNE ST.

Zoning District: RM-U Assessor's Map # 30 Lot(s) # 40

TYPE OF APPEAL: (Please check one)

✓ Variance from Section 170-42 CHAP 170 of the Zoning Ordinance

_____ Physical Disability Variance (RSA 674:33-V) from Section _____ of the Zoning Ordinance

_____ Special Exception per Section _____ of the Zoning Ordinance

_____ Appeal of Administrative Decision regarding Section _____ of the Zoning Ordinance

_____ Equitable Waiver per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

WE WOULD LIKE TO DEMOLISH THE EXISTING SHED (17'X21') AND REBUILD IT IN KIND.
THIS OUTBUILDING WOULD BE PULLED BACK OFF HORNE STREET BY 5' TO ALIGN WITH THE EXISTING MAIN HOUSE TO MEET THE SETBACK CRITERIA.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170-42 of the Zoning Ordinance to permit:

THE DEMOLITION AND REBUILDING OF A 17'X21' EXISTING OUTBUILDING.

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

THE CURRENT OUT BUILDING IS FALLING APART AND IS NOT TO USE EVEN FOR STORAGE.

2. Deviation from the strict requirements of the Ordinance is consistent with the spirit of the Ordinance because:

IT WOULD ALLOW US TO REBUILD A CURRENTLY UNSAFE STRUCTURE THAT IS AN EYESORE TO THE NEIGHBORHOOD.

3. Granting the variance would do substantial justice because:

IT WOULD ALLOW US TO USE THE BUILDING AS INTENDED; WHILE IMPROVING THE VALUE OF THE SURROUNDING PROPERTIES.

4. The value of surrounding property will not be diminished because:

THE DILAPIDATED BUILDING WILL BE REPLACED WITH A NEW ONE.

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an *unnecessary hardship*:

(i) The following special conditions of the property distinguish it from other properties in the area:

THE EXISTING BUILDING EXISTED ON THE PROPERTY PRIOR TO THE CURRENT ORDINANCES THAT ARE NOW IN PLACE.

and

(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

THE BUILDING IS STRUCTURALLY UNSAFE AND IS AN EYESORE. A VARIANCE IS NEEDED DUE TO THE REAR SETBACK RESTRICTIONS WHICH DO NOT ALLOW FOR THE STRUCTURE TO BE RENOVATED OR REBUILT.

and

(iii) The proposed use is a reasonable one because:

IT ALLOWS US TO BE ABLE TO SAFELY USE THE BUILDING AS INTENDED WHILE IMPROVING THE NEIGHBORHOOD.

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

Signature of Applicant*

Signature of Owner*

*Both Signatures Required

IMPORTANT

PROPERTY IDENTIFICATION SIGN MUST BE POSTED ON THE PROPERTY FOR THE 5 DAYS PRIOR TO HEARING.

FAILURE TO POST MAY RESULT IN APPLICATION NOT BEING ACCEPTED.

AUTHORIZATION TO ENTER SUBJECT PROPERTY

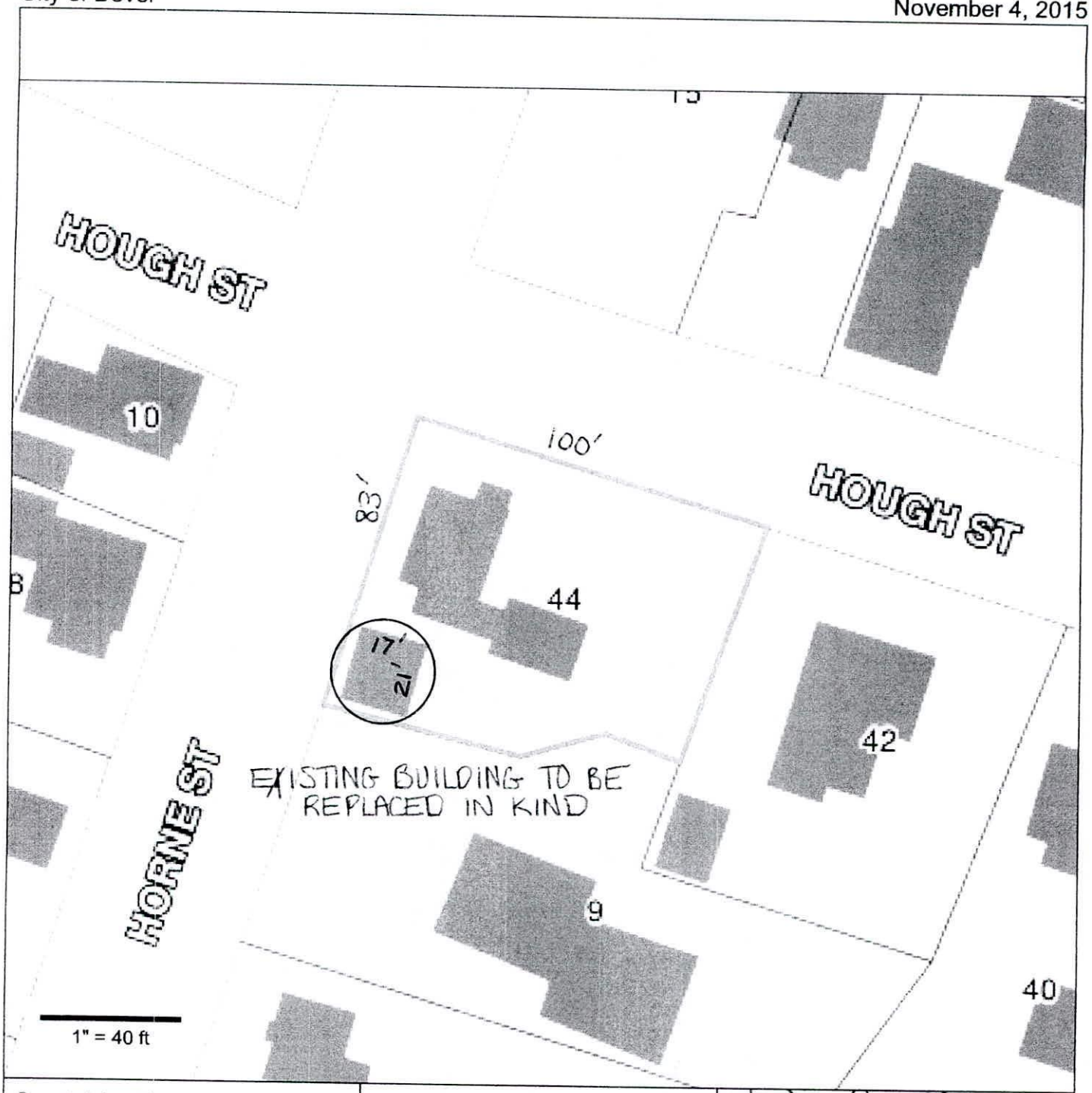
I, and my successors, hereby authorize members of the Dover Zoning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____ Date: 11/4/2015

11/4/2015

City of Dover

November 4, 2015



Property Information

Property ID	30040-000000
Location	44 HOUGH ST
Owner	STAFFORD MARK P & SULLIVAN ROBIN P

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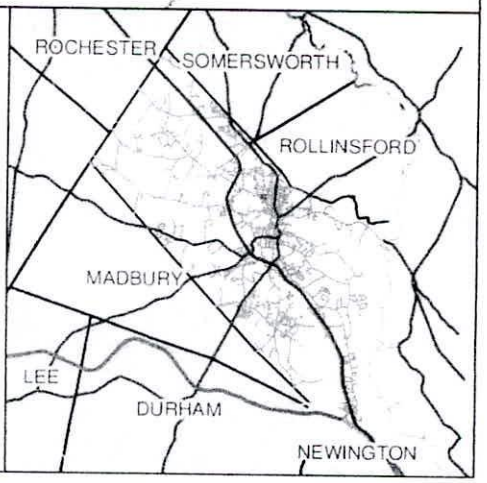
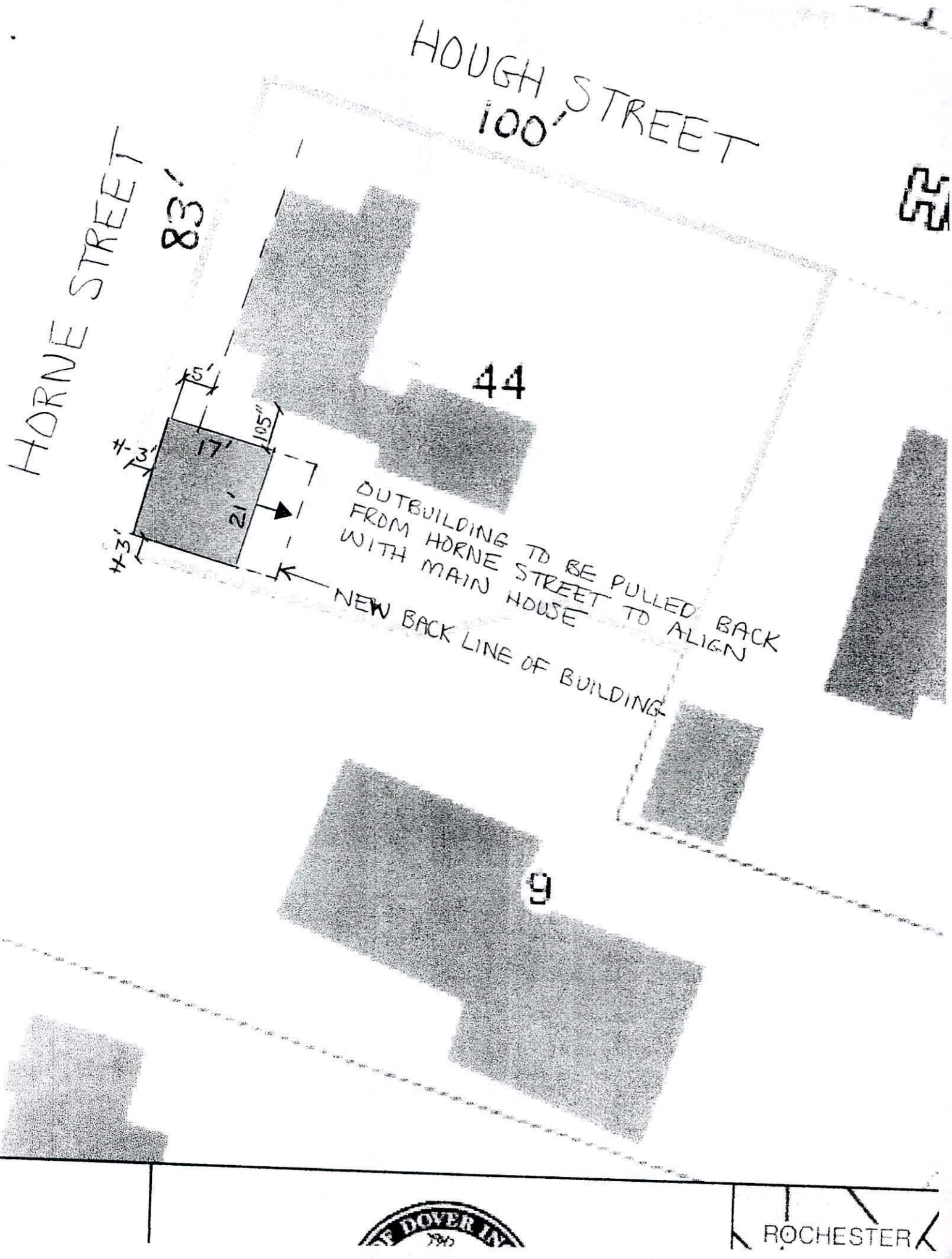
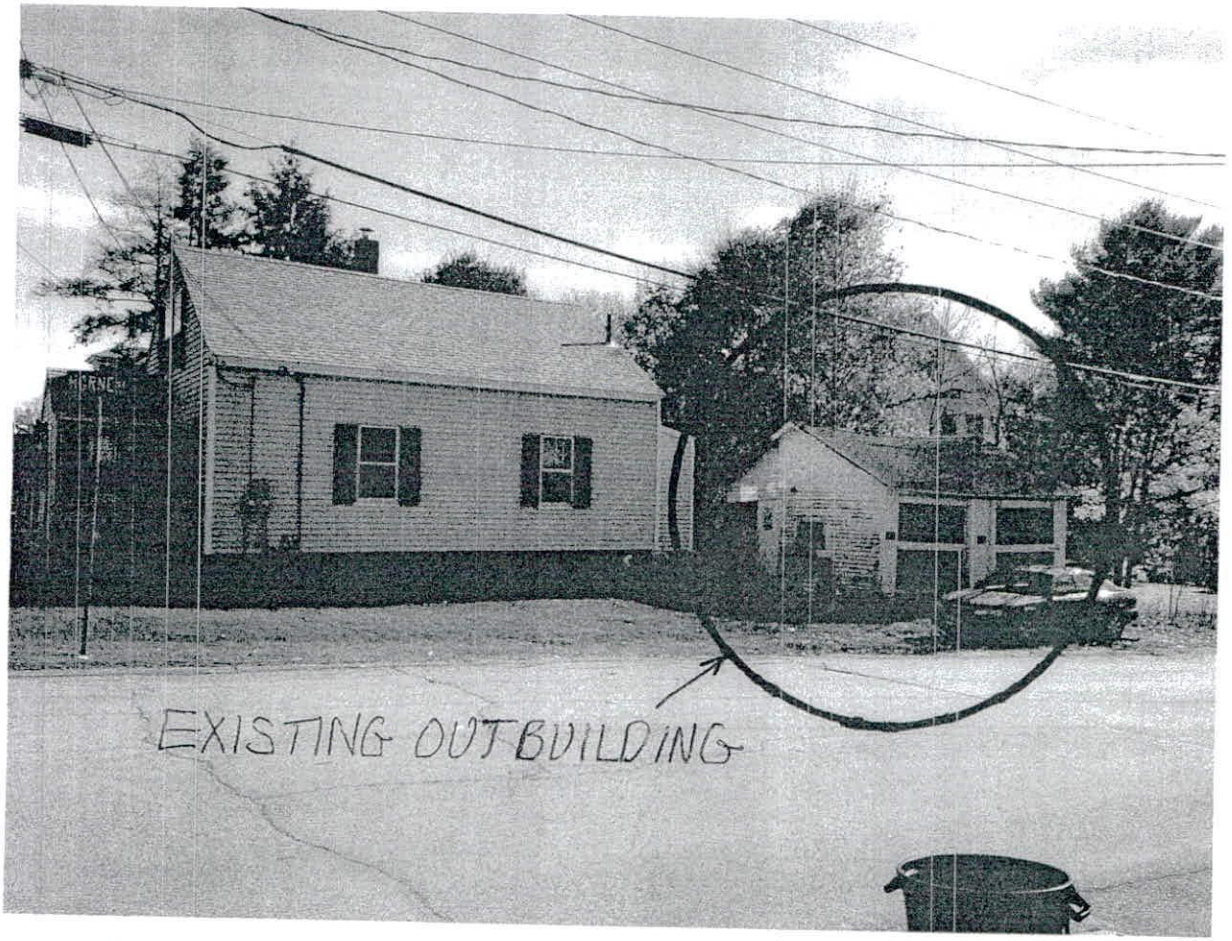
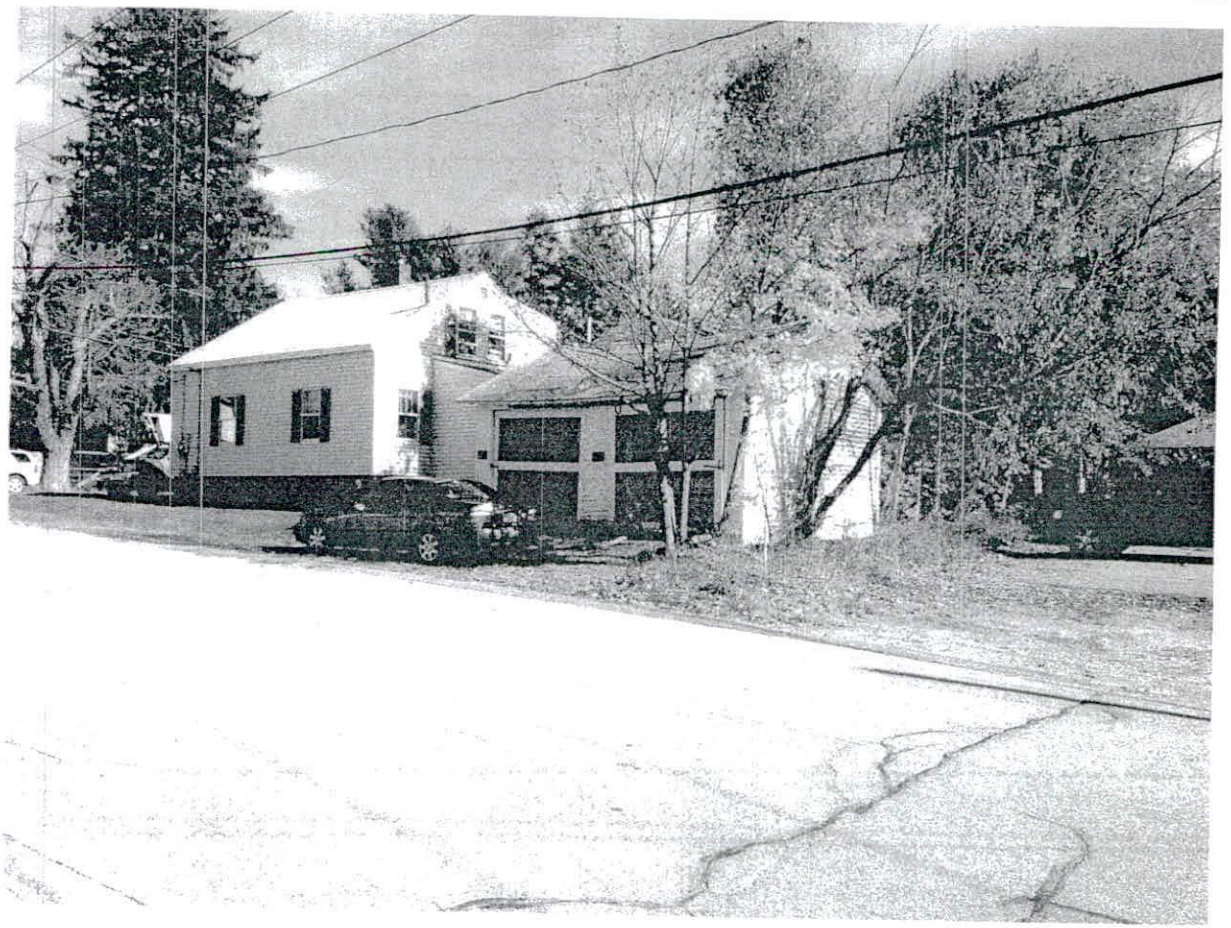
Parcels updated January 1, 2015




HOUGH STREET
100'
HORNE STREET
83'
44
9
5'
17'
10.5"
3'
21'
3'
OUTBUILDING TO BE PULLED BACK FROM HORNE STREET TO ALIGN WITH MAIN HOUSE
NEW BACK LINE OF BUILDING
DOVER LN
ROCHESTER


EXISTING OUTBUILDING



Easy Peel® Labels
Use Avery® Template 5160®

Feed Paper

Bend along line to expose Pop-up Edge™

AVERY® 5160®

Z15-22

DEMERITT JOSHUA A &
DEMERITT COURTNEY L
1 HORNE ST
DOVER, NH 03820

BRADY LINDA D
2513 HORSHAM RD
HATBORO, PA 19040-4342

ADORIAN ASAF &
ADORIAN DENISE E
14 1/2 HORNE ST
DOVER, NH 03820

KENYON JONATHAN E
15 HORNE ST
DOVER, NH 03820-2635

BICKNELL TYLER D &
BICKNELL DAVID S AND DONNA M
17 HORNE ST
DOVER, NH 03820

MOORES ANDREW E 1/3 &
O'SHAUGHNESSY DAVID 1/3 AND ROBERT 1/3
18 LAFAYETTE RD UNIT 5
NORTH HAMPTON, NH 03862-2455

SIROIS MICHAEL A
PO BOX 1098
DOVER, NH 03821

HALLISEY ANNE MARIE
7 HORNE ST
DOVER, NH 03820

SPEAR RICHARD &
SPEAR EMILY
7 GERRISH DR
DURHAM, NH 03824-3224

MURPHY RYAN M
MURPHY KRISTEN M
114 SCOTLAND BRIDGE RD
YORK , ME 03909

JOHNSON LAWRENCE D &
JOHNSON GAIL A
53 HOUGH STREET
DOVER, NH 03820

PRESTON CHRISTINE M
PRESTON BRIAN J
36 HOUGH STREET
DOVER, NH 03820

REED EDWARD & EUGENIE TRUSTEE
REED EDWARD AND EUGENIE REVOCABLE TRUST
38 HOUGH ST
DOVER, NH 03820

WINZELER ELIZABETH M
39 HOUGH ST
DOVER, NH 03820

WITT HILARY &
WITT WENDY
40 HOUGH ST
DOVER, NH 03820

BOGRAKOS NICHOLAS & FENN PATRICIA TRUSTE
BOGRAKOS NICHOLAS REVOCABLE LIVING TRUST
42 HOUGH ST
DOVER, NH 03820

GOODWIN PAUL D
GOODWIN CLIA M
43 HOUGH ST
DOVER, NH 03820-3035

GAGNON JASON N &
MONGEON BRETT J
18 A GLADIOLA WAY
DOVER, NH 03820-6115

EPARCHY OF SAINT MARON OF BROOKLYN
PO BOX 2210
DOVER, NH 03821-2210

KEANE SARAH
49 HOUGH ST
DOVER, NH 03820

HUNT CHRISTOPHER W &
HUNT JESSICA S
27 MALLARD LN
DOVER, NH 03820-5016

POLYCHRONIS PAUL 2001 TRUST
C/O PURCELL MANAGEMENT LLC
PO BOX 1813
DOVER, NH 03821

20-22 HAM STREET LLC
28 WENTWORTH ST
KITTERY, ME 03904

KELLY PATRICK J
44 SUMMER ST
DOVER, NH 03820

ULLRICH ROBERT R &
CRAGIN MEKEEL I
81 SIXTH ST
DOVER, NH 03820

DEGEORGE JESSE A TRUSTEE
SIXTH STREET NOMINEE TRUST
24 1/2 OAK ST
DOVER, NH 03820-2817

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Utilisez le gabarit AVERY® 5160®

Sens de chargement

Repliez à la hachure afin de révéler le rebord Pop-up™

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