



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

1. ATTENDANCE

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

Members Not Present: Sam Reid (Chair)

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

The Vice-Chair called the meeting to order at 6:58 p.m. He opened the meeting and introduced the Board and staff members to the audience.

B.Hall arrived at 6:59 pm.

2. APPROVAL OF MEETING MINUTES OF OCTOBER 15, 2015

Motion: G.Reagan made a motion to approve the October 15, 2015 Regular Meeting Minutes as amended. Seconded by F.Landford. Vote U/A

3. HEARINGS

The Chair appointed the Board member alternates G.Reagan to vote on case 3.A, and A.Adams to vote on case 3.B. The Chair described the process used to hear cases.

- 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.

Richard Gremlitz, Administrator of First Parish Church, represented the applicant and stated a brief history of the church and the sign. He stated the reason for the replacement sign is due to age and is no longer in a condition where it can be repaired. The existing sign has a glass front with moveable letters. Instead of the sign fronting on Central Avenue, it will be perpendicular with exactly the same dimensions. The architectural elements of the sign are consistent with the church and will be properly maintained.

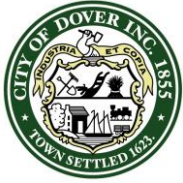
C.Prior confirmed with R.Gremlitz that the sign parts are not scrolling or illuminating. R.Gremlitz stated there are less moving parts than the existing one.

F.Landford confirmed with R.Gremlitz the information that would be listed on the sign.

Public hearing opened.

E.Piekut stated the proposed sign would be more aesthetically pleasing than the existing sign, and the prohibition for freestanding signs in the Central Business District is more intended to complement the other dimensional regulations for new construction. She stated there have been similar variances that have been previously approved.

STAFF RECOMMENDATION:



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The Planning Department supports the variance request.

Public hearing closed.

Motion: C.Prior made a motion to grant the variance to replace the non-conforming freestanding sign with a new freestanding sign of the same dimension as presented in the application. Seconded by B.Hall. Vote U/A

- 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.

Mark Stafford presented his application and stated the information as listed in the application. He also stated the side setback for his neighbor is a parking lot. Robin Sullivan was also present.

G.Reagan confirmed with M.Stafford the proposed building would be used as a workshop and would be only one story.

C.Prior asked if the doors would front on Horne Street. M.Stafford stated there would be one large garage door, and a side door that would face the back of the house.

O.Perry confirmed with M.Stafford that the workshop would not be a commercial operation.

G.Reagan confirmed with M.Stafford information regarding parking locations on his property as shown in the photos provided with the application.

O.Perry confirmed with M.Stafford the garage is not attached.

The Board members confirmed with M. Stafford that there is approximately 5 ft. from the outbuilding to the house. The proposed plan is to maintain that distance but move the outbuilding off the street, straight back, and flush to the house.

Public hearing opened.

E.Piekut stated Staff met on site with the applicants and the builder to determine a solution that would be more conforming than the original proposal.

STAFF RECOMMENDATION:

The Planning Department supports the variance request.

Public hearing closed.

Motion: F.Landford made a motion to grant the variance as proposed. Seconded by G.Reagan. Vote U/A

4. ADJOURN

Motion: F.Landford made a motion to adjourn at 7:11 p.m. Seconded by B.Hall. Vote: U/A