

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Room 306 – 61 Locust St. Dover, NH 03820
Meeting Date: **Thursday, July 21, 2016**
Meeting Time: **7:00 pm**

1. ATTENDANCE

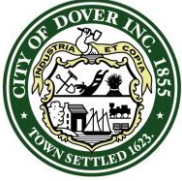
2. APPROVAL OF MEETING MINUTES OF JUNE 16, 2016

3. HEARINGS

- A. Z16-09 Owner Arthur & Mary Dubois Irrevocable Trust, 283 Dover Point Road (Tax Map L, Lot 48-A), located in the Low Density Residential (R-20) District, requests two variances from **Section 170-12.B** of the Zoning Ordinance to permit a two-lot subdivision with 1) a lot frontage of 35 feet where a minimum of 125 feet is required and 2) an unspecified building setback where a build-to line of 20 feet minimum and 35 feet maximum is required. This is a rehearing of Z16-06.

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 online 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: McConnell Center Room 306
61 Locust Street, Dover NH 03820
Meeting Date: **Thursday, June 16, 2016**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Sam Reid (Chair), Otis Perry (Vice Chair), George Reagan (Alternate), Arianna Adams (Alternate)

Members Not Present: Frank Landford, Bob Hall, Chris Prior, Nicholas Couturier (Alternate)

Staff Present: 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.

The Chair recognized G.Reagan and A.Adams to sit in for the regular Board members.

2. APPROVAL OF MEETING MINUTES OF MAY 19, 2016

Motion: O.Perry made a motion to approve the May 19, 2016 Regular Meeting Minutes as submitted. Seconded by G.Reagan. Vote U/A

3. HEARINGS

- A. Z16-08 Owner Jason Bourre, 1 Bartlett Street (Tax Map 36, Lot 17-1), located in the Medium Density Residential (R-12) District, requests a variance from **Section 170-12.B** of the Zoning Ordinance to permit a rear setback of nine (9) feet where 30 feet is required.

Jason Bourre presented his application.

S.Reid confirmed with J.Bourre the proposed plan was submitted with his application, and that he spoke to his neighbors about the project. J.Bourre stated his neighbors have no issues.

G.Reagan confirmed with J.Bourre that the existing fence is 6 ft. in height.

Public hearing opened.

Jean Lavoie, 3 Northam Drive, spoke against the project because it is too close to her property. She stated she received the abutter notice, but that J.Bourre had not spoken to her about the project.

S.Reid confirmed with J.Lavoie that her house is located directly in back of the applicant's house.

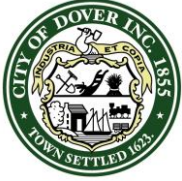
Discussion ensued regarding the location of the proposed deck and the existing house.

E.Piekut stated the Staff recommendation.

STAFF RECOMMENDATION:

The Planning Department does not oppose the variance.

J.Bourre stated he would plant arborvitae trees for additional privacy.



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E.Piekut clarified the Staff Memo for G.Reagan, and that the applicant could build along the existing 21 ft. setback.

Discussion ensued regarding the location of the bulkhead, and that the house was designed for the deck.

S.Reid confirmed with J.Lavoie the arborvitae would be acceptable to her, and noted that a condition could be imposed for the applicant to plant the arborvitae along his property.

Discussion ensued regarding the arborvitae providing additional screening as well as absorbing the sound.

Public hearing closed.

Discussion ensued regarding the location of the deck with the 9 ft. setback, where the setback starts and ends, the zoning regulations when the house was built pertaining to the size of the deck that could have been added at that time, and consideration for granting a variance that would conform to the time the house was built.

Motion: O.Perry made a motion to grant the variance with the deck to be no closer than 12 ft. from the rear property line with the hardship that the deck was initially intended before completion of construction of the house, with the condition that the applicant is to install the arborvitae between himself and his neighbor. Seconded by G.Reagan. Vote U/A

4. CONSIDERATION OF RE-HEARING REQUEST Z16-06R by Abutter Michael F. Garofano, 3 Pineview Drive for Z16-06, Owner Arthur & Mary Dubois Irrevocable Trust, 283 Dover Point Road (Tax Map L, Lot 48-A).

S.Reid explained the process for the re-hearing request. The Board evaluated the motion and email presented by M.Garofano and stated concern that his voice was not heard at the previous meeting. E.Piekut confirmed her email address was initially not on the list M.Garofano used, or she would have provided the information to the Board at that time.

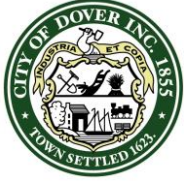
E.Piekut clarified what criteria needs to be met for a re-hearing, and the process if the re-hearing was granted.

Motion: O.Perry made a motion to grant the re-hearing. Seconded by G.Reagan. Vote: 3/1 S.Reid opposed.

O.Perry addressed the community survey from the Stewardship of Resources Master Plan Chapter, and encouraged citizens to complete the survey with the intent to receive public input.

5. ADJOURN

Motion: O.Perry made a motion to adjourn at 7:36 p.m. Seconded by G.Reagan. Vote: U/A



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	McConnell Center Room 306 – 61 Locust St., Dover, NH 03820
Meeting Date:	Thursday, July 21, 2016
Meeting Time:	7:00 pm

INTENT: The Applicant requests variances from the minimum lot frontage and build-to line requirements of the R-20 zoning district in order to subdivide one lot into two.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-A

ZONING DISTRICT: R-20

FILE: Z16-09

APPLICANT/OWNER: Arthur & Mary Dubois Irrevocable Trust

LOCATION: 283 Dover Point Road (Tax Map L, Lot 48-A)

ACREAGE: 3.3 acres (143,748 square feet)

EXISTING LAND USE: Single-family dwelling

PROPOSED LAND USE: Single-family dwellings

SURROUNDING LAND USE: Single-family dwellings, Spaulding Turnpike

PREVIOUS ZBA ACTION: Z16-06
Granted 4-1; Z16-06R (rehearing)
Granted 3-1.

PLANNING BOARD APPROVAL REQUIRED: Yes, for Minor Subdivision

ATTACHMENTS: May 19, 2016 Meeting Minutes; May 18, 2016 email from Michael Garofano

STAFF RECOMMENDATION: Staff recommends denial of the variance requests.

Summary of Appeal and Background

The subject property is located on the west side of Dover Point Road, between Pearson Drive and Pineview Drive. The 3.3 acre lot has 160 feet of frontage on Dover Point Road and abuts the Spaulding Turnpike at the rear.

The Applicant requests a variance from the 125-foot minimum lot frontage requirement of the R-20 zoning district. The applicant proposes one conforming lot (with the existing 1945 house) and one lot with 35 feet of frontage. This configuration necessitates a second variance, to permit an unspecified front setback where a build-to line of 20 feet minimum, 35 feet maximum is required.

Reason for Staff Recommendation

The proposed configuration represents a significant deviation from the required dimensions. While other lots in the neighborhood are nonconforming to the minimum lot frontage, none are close to 35 feet. The Board recently granted a variance to create a lot without the required frontage on Pineview Drive—but it was a much smaller difference, at 92 feet where 125 feet is required. The smallest lot frontage in the area (a City-owned lot 400 feet to the south) is approximately 60 feet.

Importantly, granting the minimum frontage variance would create a new hardship because the 35-foot width prevents a structure from being located at the build-to line. The “flag lot” configuration requires a second variance to permit a setback of more than 250 feet. Staff opinion is that no unnecessary hardship is demonstrated and that there are other options available to create an organized subdivision that better meets the spirit and intent of the ordinance.

Recommendation

The Planning Department recommends that the Board deny the variance requests.

The text of this Staff Memo is unchanged from Z16-06, May 19, 2016.

Z16-09 must be considered by the Board as a new hearing. Staff recommends that the board deliberate and make a finding on each of the five variance criteria. The Applicant elected not to submit new or updated copies of their application materials. If you still have Z16-06, please refer to it. If not, it is available for review online under the May or July agenda materials tab: <https://goo.gl/BMJDN6>.

For guidance on variances, rehearings, and appeals, please refer to “The Board of Adjustment in New Hampshire” published by the NH Office of Energy and Planning and NH RSAs 674:33 and 677:2-14.

**Property Information**

Property ID L0048-A00000
Location 283 DOVER POINT RD
Owner DUBOIS ARTHUR & MARY IRREV TRUST



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

From: Michael Garofano <garofanomf@gmail.com>
Sent: Wednesday, May 18, 2016 11:15 PM
To: Zoning Board - All
Subject: Z16-06

May 18, 2016

Chairperson Reid, Vice Chairperson Perry, and Members of the Zoning Board of Adjustment,

My name is Michael F. Garofano, I am an abutter, and I own the property at 3 Pineview Drive in Dover, NH. I'm sorry that I am not able to attend the Zoning Board of Adjustment, Regular Meeting, for May 19, 2016 since I am out of town on business.

I wish to speak to Hearing item B. Z16-06 concerning 283 Dover Point Road. **I am opposed to the request of the two variances for this property.**

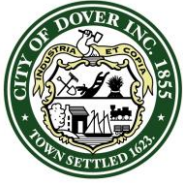
- 1) By allowing a lot to have 35 feet of frontage, where 125 feet is required, is going to cause a safety concern. The essence of this request is to add another driveway onto an already over congested area of Dover Point Road. This will also cause concern because this will be a privately maintained driveway that could be even more problematic during winter months for access by city emergency vehicles.
- 2) By allowing an undetermined building setback where a build-to line of 20 feet minimum and 35 feet maximum is required also puts abutter's property at risk since this hampers the access of emergency vehicles because the one path to access this proposed dwelling will be via this private driveway. My understanding of the, build-to line of 20 feet minimum and 35 feet maximum requirement, is to create a standard for city emergency personnel to be able to access a dwelling within a maximum of 35 feet from the street. In this case this dwelling will be built at least 250 feet off of Dover Point Road. Other than the proposed private driveway this lot is also completely land locked.

I appreciate the opportunity to speak to this item and I hope you understand my concerns.

Very respectfully,
Michael F. Garofano

Please consider conserving our natural resources before printing this e-mail and/or any attachments.

This electronic message and any attachments may contain information that is confidential and/or legally privileged in accordance with NH RSA 91-A and other applicable laws or regulations. It is intended only for the use of the person and/or entity identified as recipient(s) in the message. If you are not an intended recipient of this message, please notify the sender immediately and delete the material. Do not print, deliver, distribute or copy this message, and do not disclose its contents or take any action in reliance on the information it contains unless authorized to do so. Thank you.



**CITY OF
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ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – City Hall
288 Central Avenue, Dover NH 03820
Meeting Date: **Thursday, May 19, 2016**
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)

Members Not Present: Nicholas Couturier (Alternate), Arianna Adams (Alternate)

Staff Present: Elena Piekut (Assistant City Planner), Susan Mistretta (Deputy City Clerk)

The Chair called the meeting to order at 7:00 p.m.

2. APPROVAL OF MEETING MINUTES OF APRIL 21, 2016

Motion: O.Perry made a motion to approve the April 21, 2016 Regular Meeting Minutes as submitted. Seconded by B.Hall. Vote U/A

3. HEARINGS

- A. Z16-05 Applicant Peter Strachan and Owners Jean-Jacques and Monique Lassere, 125 Spur Road (Tax Map L, Lot 29), located in the Low Density Residential (R-20) District, requests a variance from Section 170-12.B of the Zoning Ordinance to permit a front setback of 145 feet where a build-to line of 20 feet minimum and 35 feet maximum is required.

B.Hall recused himself from the Board for this discussion and vote, because he is an abutter to the property. The Chair recognized G. Reagan to sit in for B.Hall.

Architect Anne Whitney represented the applicant, and discussed the proposed plan.

Public hearing opened. Nobody spoke.

STAFF RECOMMENDATION:

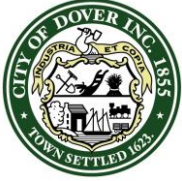
The Planning Department recommends that the Board grant the variance with the following condition:

1. Conditional Use Permit approval for construction within the Conservation District and Wetland Protection District buffer is required.

Public hearing closed.

Motion: O.Perry made a motion to grant the variance with the condition recommended by the Planning Department. Seconded by G.Reagan. Vote U/A

- B. Z16-06 Owner Arthur & Mary Dubois Irrevocable Trust, 283 Dover Point Road (Tax Map L, Lot 48-A), located in the Low Density Residential (R-20) District, requests two variances from **Section 170-12.B** to permit a two-lot subdivision with 1) a lot frontage of 35 feet where a minimum of 125 feet is required and 2) an unspecified building setback where a build-to line of 20 feet minimum and 35 maximum is required.



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Attorney Jim Schulte, represented the applicant, displayed plans for viewing and presented the proposed plan. He distributed a document showing a map of the property to the Board. Arthur and Mary Dubois were also present.

Public hearing opened.

Stanley Elkerton, 278 Dover Point Road, represented his stepmother, Eveline Elkerton, and spoke against the proposed plan. He recommended a condition be added to the approval that only one house be built.

Catherine Giordano, 4 Pearson Drive, spoke against the proposed plan.

Attorney Schulte stated the recommended condition is not needed because any other situation of asking for more than one lot and one residence would require they come back to the Board for approval.

S.Elkerton requested the Board have the condition.

STAFF RECOMMENDATION:

The Planning Department recommends that the Board deny the variance requests for several reasons.

Public hearing closed.

C.Prior suggested putting a condition on the variance that the lot remain 2.6+/- acres. Discussion ensued regarding the condition.

Motion: C.Prior made the motion to grant the two variances with the condition that the newly created lot remain 2.6 +/- acres in size. Seconded by B.Hall.

Attorney Schulte suggested that the condition could be the house cannot be built less than 270 ft. from Dover Point Road.

Motion: C.Prior amended his motion to grant the two variances with the following condition:

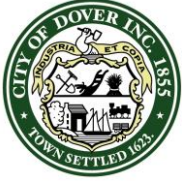
1. The house not be built less than 270 ft. from Dover Point Road.

Seconded by B. Hall. Vote: 4/1; Passed.

- C. Z16-07 Owner STF Development Corp., 20 Lika Drive (Tax Map E, Lot 45-3), located in the Rural Residential (R-40) District, requests an equitable waiver per **Section 170-52.C(d)** from the dimensional requirements of the approved Open Space Subdivision (P05-71), specifically where a side setback of 20 feet is required but 16.1 feet exists.

F.X.Bruton, Bruton & Berube, PLLC, represented the applicant, displayed plans for viewing and presented the proposed plan. He distributed copies of the subdivision plan to the Board members. Dave Paolini was also present.

Public hearing opened.



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Brian Stern, 201 Tolend Road, stated the open space land was a buffer to his property, and the applicant knew about the setback violation a year ago when they put in the foundation and built the house. He further stated the lot line adjustment had a condition of installing a split rail fence, and requested it be changed to an 8 ft. privacy fence.

F.X.Bruton suggested a 6 ft. fence on the developed area.

STAFF RECOMMENDATION:

The Planning Department does not oppose the waiver.

Public hearing closed.

Motion: O.Perry made a motion to grant the equitable waiver with the following conditions:

1. A 30 ft. long, 6 ft. high privacy fence be installed between the house and the open space lot.
2. The Lot Line Adjustment that was granted by the Planning Board will be revoked.

Seconded by B.Hall. Vote U/A

4. ADJOURN

Motion: O.Perry made a motion to adjourn at 8:28 p.m. Seconded by F.Landford. Vote: U/A



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Adopted: August 16, 2012]

Office Use Only Case #:

216-06

Date Received:

APR 28 2016

Amount Paid:

\$ 380.00
ck # 2244

Time Received:

Dover, New Hampshire

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Arthur & Mary Dubois Revocable Trust Phone # 742-4900

Address of Applicant: 283 Dover Point Road, Dover, NH 03820

E-Mail Address: _____

PROPERTY OWNER (if different from applicant): Same

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 283 Dover Point Road

Brief Directions: Between Pearson Drive and Pineview Drive

Zoning District: R-20 Assessor's Map # L Lot(s) # 48A

TYPE OF APPEAL: (Please check one)

☒ Variance

from Section 170-12.A 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:

To subdivide this 3.3 acre parcel into 2 lots. The existing residence would be located on 0.7 acres with 125 feet of road frontage and would comply with all zoning requirements. The other lot would contain 2.6 acres, but would have frontage of 35 feet.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170-12.A of the Zoning Ordinance to permit:

The subdivision of this 3.3 acre lot into two lots. One lot would contain 0.7 acres with road frontage of 125 feet and would comply with zoning requirements. The second lot would have 2.6 acres, but would have frontage of 35 feet. The residence on the new lot would be more than 35 feet from Dover Point Road. A variance is needed for the frontage and for the building set back.

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 public interest is affected if the proposed variances would constitute a fundamental change in the neighborhood or if there would be a substantial impact on health or safety. The new lot is located between Pearson Drive and Pineview Drive, both of which extend westerly from Dover Point Road. The 35 feet of frontage is sufficient for a single driveway. The location of a residence on the new lot would be located in a similar position relative to Dover Point Road as existing homes on Pearson and Pineview. The new lot is heavily wooded which will provide screening for a new residence.

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

The spirit of the ordinance is to provide for adequate spacing between dwellings and to promote consistency within a neighborhood. Although the new lot would have 35 feet of frontage where 125 is required, the location where a new residence would be constructed is 160 feet wide and there will be sufficient spacing between a new residence and the homes on adjacent lots. The new residence would be located a similar distance from Dover Point Road as existing homes on Pearson Drive and Pineview Drive.

3. Granting the variance would do substantial justice because:

The existing lot contains 3.3 acres, which is substantially larger than what zoning requires, and is substantially larger than most of the lots in this neighborhood. A residence to be built on the new lot would have ample spacing from adjacent homes. Granting the 2 requested variances will allow use of this large lot. The variances will allow reasonable use of this land.

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

Each of the proposed lots will be larger than what zoning requires. The lot for the existing home will meet all zoning requirements. The new lot will be five times larger than zoning requires. The new lot is heavily wooded which will help to screen a new residence on that lot. The location of the new residence will be in a location relative to Dover Point Road which is similar to other homes in the neighborhood. The proposed residential use is consistent with other properties in the neighborhood.

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:

This existing lot is larger than most of the lots in this neighborhood. The configuration of the lot precludes locating a second residence within the "build to" provisions of the zoning ordinance. The dimensions of the lot make the proposed design the most suitable for this property.

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 general purpose of the ordinance is to provide for adequate spacing between dwellings and to promote consistency within a neighborhood. The lot is much larger than most of the other lots in the neighborhood. The dimensions of the existing lot prevent its development unless a variance is granted for frontage. A new residence cannot be located within 35 feet of Dover Point Road, but the new residence would have a similar location relative to Dover Point Road as other homes in the neighborhood.

and

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

It allows a reasonable use of this over-size lot to cause it to be more consistent with existing development in 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:

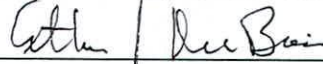
SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

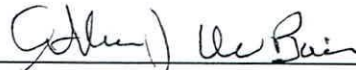
I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

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*



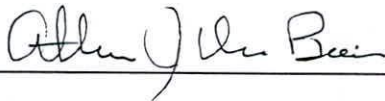
Signature of Owner*

*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:

4/27/16

PEARSON DRIVE

DOVER POINT ROAD

PINEVIEW DRIVE

SPAULDING TURNPIKE

TOLLBOOTH

NOTES

- OWNER OF RECORD:
ARTHUR J. DUBOIS AND MARY C. DUBOIS IRREVOCABLE TRUST
283 DOVER POINT ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 2945, PAGE 283
- DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS R-20 (LOW DENSITY RESIDENTIAL DISTRICT)
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
MINIMUM LOT SIZE = 20,000 S.F.
MINIMUM FRONTAGE = 125 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT = 20 FEET
REAR = 30 FEET
SIDE (ABUT A LOT) = 20 FEET
SIDE (ABUT A STREET) = 20 FEET
MAXIMUM LOT COVERAGE = 30 PERCENT
MAXIMUM BUILDING HEIGHT = 35 FEET
- THIS PLAN IS DERIVED FROM THE CITY OF DOVER TAX MAPS AND DEED INFORMATION. DIMENSIONS AND AREAS ARE APPROXIMATE.
- OVERALL LOT AREA IS 3.3 AC.±

SKETCH PLAN
PREPARED FOR
ARTHUR DUBOIS
TAX MAP L, LOT No. 48A
283 DOVER POINT ROAD
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DRAWN BY: KJP FILE: VR CP 2113/18-2133 TM
SCALE: 1" = 50' DATE: APRIL 2018



M Mcghee
S survey
A associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
18-2113		SKETCH	-	-
PROJECT NO.		TYPE		FIELDBOOK & PAGES

ABUTTER LIST

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

Pursuant to RSA 676:7, the State Law of New Hampshire, the City of Dover is required to notify the applicant and every abutter of the public hearing by certified mail. The cost of required publication or posting of notice, and the cost of mailing said notices, shall be paid by the applicant.

"Abutter" is defined in Chapter 170, Dover Zoning Ordinance, as:

The owner of record of a parcel of land located in New Hampshire and adjoins or is directly within **two hundred (200) feet** (including land across the street or waterway) of the proposed site under consideration by the Board.

In the case of an abutting property being under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association, as defined in RSA 356-B: 3, XXIII. Additionally, the individual owners of units within the association, which are located within two hundred (200) feet of the common property line shall be notified only by first class mail.

PLEASE NOTE: abutter ownership information for lots located in Dover, shall be obtained through the City's Tax Assessment Office.

[illegible]

Surveyor	McEneaney Survey Associates, Inc.		24 Chestnut Street	Dover	NH	03820
L / 48A	Arthur & Mary Dubois Revocable Trust		283 Dover Point Road	Dover	NH	03820
L / 47	Pamela Silver-McAdam Revocable Trust		14 Pearson Drive	Dover	NH	03820
L / 46	Susan & Laurent Daudelin		2 Pearson Drive	Dover	NH	03820
L / 46H	Francis J. & Catherine L. Giordano		4 Pearson Drive	Dover	NH	03820
L / 46E	Pamela Silver-McAdam Revocable Trust		14 Pearson Drive	Dover	NH	03820
L / 46J	Paul M. & Lynn Allen		8 Pearson Drive	Dover	NH	03820
L / 46L	Linn A. & Nina L. Opderbecke		10 Pearson Drive	Dover	NH	03820
L / 46S	Linda J. Carroll		12 Pearson Drive	Dover	NH	03820
L / 46N	Las Nominee Trust	Leonard A. & Pamela Silver, Trustees	14 Pearson Drive	Dover	NH	03820
L / 46P	Dimambro Family Trust	Henry & Kathy L. Dimambro, Trustees	16 Pearson Drive	Dover	NH	03820
L / 46M	Daniel Twombly		P.O. Box 1	Hampton Falls	NH	03844
L / 48C	Harry T. & Karen J. Brown		285 Dover Point Road	Dover	NH	03820
L / 48	Gregory & Suzanne A. Lull		289 Dover Point Road	Dover	NH	03820
L / 48F	Michael F. Garofano		P.O. Box 4	Greenland	NH	03840
L / 48H	Brian Beaulieu		5 Pineview Drive	Dover	NH	03820
L / 48O	Arthur A. & Marlene B. Ford		7 Pineview Drive	Dover	NH	03820
L / 48J	John T. & Darlene G. Russell		9 Pineview Drive	Dover	NH	03820
L / 48N	Fernan J. & Molly M. Sweeney		11 Pineview Drive	Dover	NH	03820
L / 107	Angel Goddess Trust	Kelsi McCarthy, Trustee	288 Dover Point Road	Dover	NH	03820
L / 105	Jerome E. Enot		286 Dover Point Road	Dover	NH	03820
L / 105C	Joseph Signorello Testamentary Trust	Joseph Signorello, Jr., Trustee	284 Dover Point Road	Dover	NH	03820
L / 105A	Masi Denison		P.O. Box 2023	Dover	NH	03821
L / 104	Stanley W. & Eveline C. Elkerton		278 Dover Point Road	Dover	NH	03878
Turnpike	State of New Hampshire - DOT	John O. Morton Building	7 Hazen Drive	Concord	NH	03301