

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave. Dover, NH 03820
Meeting Date: **Thursday, September 15, 2016**
Meeting Time: **7:00 pm**

1. ATTENDANCE

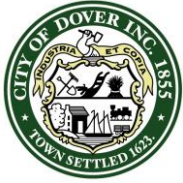
2. APPROVAL OF MEETING MINUTES OF JULY 21, 2016

3. HEARINGS

- A. Z16-11 Owner Holgate Limited Partnership, 4-6 Back River Road (Tax Map 16, Lot 14), located in the Medium Density Residential (R-12) District, requests a variance from **Section 170-12.A** of the Zoning Ordinance to permit conversion of offices to a two-family dwelling, where two-family dwellings are only permitted by right as part of an open space subdivision or as a conversion of a dwelling existing on or before May 27, 1964.
- B. Z16-12 Owners Adam Livingstone Hart and Sarah K. Hart, 51 Mount Vernon Street (Tax Map 30, Lot 145), located in the Urban Density Multi Residential (RM-U) District, request a variance from **Section 170-12.B** of the Zoning Ordinance to permit a side setback of zero (0) feet for a deck where a setback of three (3) feet is required.
- C. Z16-13 Owner Dean A. Fournier Revocable Living Trust and Applicant Jeanette Gestapo, LLC, 817, 819, and 825 Central Avenue and 3 Ridge Street (Tax Map 37, Lots 8, 9, 10, and 12), located in the Thoroughfare Business (B-3) District request a variance from **Section 170-12.B** of the Zoning Ordinance to permit an abut-a-street setback from Ridge Street of 41.5 feet and 28.2 feet where 50 feet 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 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, July 21, 2016**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Sam Reid (Chair), Otis Perry (Vice Chair), Frank Landford, Bob Hall, Chris Prior, Nicholas Couturier (Alternate)

Members Not Present: George Reagan (Alternate), Arianna Adams (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.

2. APPROVAL OF MEETING MINUTES OF JUNE 16, 2016

Motion: O.Perry made a motion to approve the June 16, 2016 Regular Meeting Minutes as submitted. Seconded by C.Prior. Vote U/A

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.

S.Reid explained the process regarding hearing this case.

Attorney Jim Schulte represented the applicant, displayed the plan for viewing, and presented the proposed plan. He confirmed A.Dubois spoke with many of his neighbors, adding he did not speak with Michael Garofano before the May 19, 2016 meeting because M.Garofano's address is listed as a post office box in Greenland, NH. He addressed the Staff Memo and explained the frontage of similar properties on Dover Point Road that have received variances. He further explained why the request meets the five criteria for a variance. Arthur Dubois was also present.

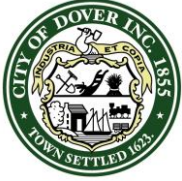
Public hearing opened.

Michael Garofano, 258 Dover Point Road, spoke against the proposed plan and stated his concerns regarding the congestion and safety of developing a driveway instead of a street, and how this development would affect the property he owns at 3 Pineview Drive and its value. He clarified for S.Reid how the street would create a buffer from the congestion and would be maintained by the City in comparison to a driveway.

Discussion ensued regarding side setbacks and comparison of driveway to City street sizes.

M.Garofano requested the Board consider the Staff recommendation.

A.Dubois addressed M.Garofano's safety concern and explained the physical reason to sell their property.



**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, July 21, 2016**
Meeting Time: **7:00 pm**

J.Schulte addressed M.Garofano's concern regarding the driveway and the location of the proposed house. He further addressed the Staff Memo.

M.Garofano stated his rebuttal regarding the subdivision for one property to create a house lot, and it being in his back yard.

S.Reid read the email received from Catherine Giordano, 4 Pearson Drive, which stated her opposition to the proposed plan. Copies of the email were distributed to the Board members.

C.Prior confirmed with E.Piekut that C.Giordano is an abutter.

J.Schulte addressed C.Giordano's concern and stated the applicant does not have control over the trees in her backyard.

STAFF RECOMMENDATION:

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

E.Piekut explained the Staff recommendation and the reason why there was no change from May 19, 2016 meeting. She stated the Board would need to specify its reasons for approval or denial.

Discussion ensued regarding how the property is similar to properties across the street, clarification and reason for the build to lines, and acreage needed for an Open Space Subdivision.

Public hearing closed.

C.Prior clarified the intent of the previously stated condition to protect the properties in the surrounding area regarding the size of the lot to remain 2.6 acres +/- to limit the number of houses to be impacted on Pineview Drive.

Motion: C.Prior made a motion to grant the variance with the following conditions:

- The newly created lot remain 2.6 +/- acres in size.
- The house to be built may not be less than 270 ft. from Dover Point Road.

Seconded by B.Hall. C.Prior addressed the five variance criteria.

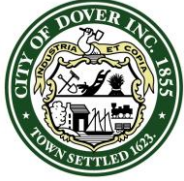
B.Hall addressed changing the characteristics of the back lot, and stated the current owner can do whatever he wants to the lot, such as, tearing down the existing house and placing a new one on his property.

O.Perry and F.Landford stated they were not convinced there was a hardship that warranted the variances, and voted against the project.

Vote 3/2 Granted

4. ADJOURN

Motion: O.Perry made a motion to adjourn at 7:51 p.m. Seconded by B.Hall. Vote: U/A



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date:	Thursday, September 15, 2016
Meeting Time:	7:00 pm

INTENT: The Applicant requests a variance from the use regulations of the R-12 to permit the conversion of offices into a two-family dwelling.

UNITS PROPOSED: 2

AGENDA ITEM #: 3-A

ZONING DISTRICT: R-12

FILE: Z16-11

APPLICANT/OWNER: Holgate Limited Partnership

LOCATION: 4-6 Back River Road (Tax Map 16, Lot 14)

ACREAGE: 0.32 acres (12,939 sq. ft.)

EXISTING LAND USE: Offices

PROPOSED LAND USE: Two-family dwelling

SURROUNDING LAND USE: Single-family dwelling, three-family dwelling, multi-family apartments and condominiums, convenience store

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Application

STAFF RECOMMENDATION: Staff recommends approval of the variance request.

Summary of Appeal and Background

The subject property is located on the east side of Back River Road between Durham Road and Crown Point Drive. The 0.32-acre lot contains an approximately 1900 building that was used as a duplex until it was converted to office space several years ago.

The Applicant requests a variance to permit conversion back to a duplex, where such conversion is permitted only for single-family dwellings existing on or before May 27, 1964, on lots containing at least 8,000 square feet.

Reason for Staff Recommendation

4 & 6 Back River Road is located in the Medium Density Residential (R-12) Zoning District, yet abuts properties in the Suburban Density Residential (RM-SU), Low Density Residential (R-20), and Gateway Business (B-5) Zoning Districts. It is surrounded on three sides by a triplex (permitted by variance, Z04-22) and multifamily developments (both conforming and legally nonconforming) totaling 315 units. It also directly abuts a convenience store. Single family dwellings are located on Durham Road (R-20) and farther south on Back River Road (R-12). Most of these nearby single-family dwellings are old enough to be converted to duplexes by right.

Although it is in the R-12, the subject property and the existing structure are not conducive to a single-family dwelling. The property was previously used as a duplex rather than offices, which are now a nonconforming use. The Planning Department may consider presenting an amendment to the zoning district boundaries in 2017.

Recommendation

The Planning Department recommends that the Board hold a public hearing and approve the variance request.

**Property Information**

Property ID 16014-000000
Location 4 6 BACK RIVER RD
Owner HOLGATE LIMITED PARTNERSHIP



**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.

Parcels updated 1/1/2016
 Properties updated 09/05/2016



Office Use Only Case #:

Amount Paid: \$ _____

Date Received:

Time Received:

RECEIVED
Planning Office

AUG - 8 2016

Dover, New Hampshire

APPLICANT: Holgate Limited Partnership Phone # 603-742-7715

Address of Applicant: 130 Central Avenue, Dover, NH 03820

E-Mail Address: kristen.hopkins@dovernhrentals.com

PROPERTY OWNER (if different from applicant): _____

Address: _____ Phone # _____

E-Mail Address: _____

Address: 4-6 Back River Road, Dover, NH 03820

Brief Directions: _____

Zoning District: **R-12** Assessor's Map # **16014-00000** Lot(s) # **16-14-0-0**

<u> X </u> Variance	from Section <u>170-7</u> of the Zoning Ordinance
<u> </u> Physical Disability Variance (RSA 674:33-V)	from Section _____ of the Zoning Ordinance
<u> </u> Special Exception	per Section _____ of the Zoning Ordinance
<u> </u> Appeal of Administrative Decision	regarding Section _____ of the Zoning Ordinance
<u> </u> Equitable Waiver	per Section _____ of the Zoning Ordinance

We have continuously owned the property located at 4-6 Back River Road (the "Property") since 1974 despite the fact that the name of the owner has changed throughout the years as we have updated our organizational structure in accordance with our changing business. Prior to our ownership of the Property and throughout the Property's history, the Property has been a two-family residential dwelling. In 1982, we applied for, and received, a variance to add a commercial space. We would like to return the Property to its use as a two-family residential dwelling. To that end, we require a variance for our R-12 designation, an action that would be consistent with all of the abutting and adjacent properties that contain anywhere from 3 units to 220 units.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170-7 of the Zoning Ordinance to permit:
the R-12 Property to be allowed to be used as a two-family residence, which is consistent with the historical usage of the Property as well
as the properties surrounding the Property.

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:

With only a brief interruption, the Property has always served as a residence and/or mixed-use building so the requested variance is consistent with the Property's historic and primary usage. Furthermore, the Property is surrounded by large, multi-unit apartment buildings and condominiums so allowing the Property to return to usage as a two family home will be consistent with surrounding zoning and usage. The public interest will be served by providing additional high quality housing for individuals and families looking to reside in Dover and contribute to the local economy. The restoration of the Property to a two-family residence will further the same public interests that are served by the addition of several new housing developments located along the same residential corridor on Back River Road.

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

Adjusting the zoning district of the Property is consistent with the spirit of the Ordinance because the current R-12 designation with a variance will continue to provide housing suitable to create neighborhood communities that are outside of the center of the city. The Property is already surrounded by R-12 buildings that have been granted variances. A review of the property record cards of said properties reveal that the abutting and adjacent buildings are multi-family apartment buildings and condominiums with anywhere from 3 units to 220 units. Clearly, the granting of variances to the surrounding properties for multi-family use, as well as the historical usage of the Property, illustrates that allowing a two-family unit would be consistent with the spirit of the Ordinance as it is written.

3. Granting the variance would do substantial justice because:

Since 1974, we have continuously owned the Property despite the fact that the name of the owner has changed throughout the years as we have updated our organizational structure in accordance with our changing business. Prior to our ownership of the Property and throughout the Property's history, the Property has been a two-family residential dwelling. In 1982, we applied for, and received, a variance to add an office area to the two family home. The building inspector approved the variance, and we added an office space. With a brief interruption, the Property has always served as a residence and/or mixed-use building so the requested variance is consistent with the Property's historic and primary usage. Furthermore, the Property is surrounded by large, multi-unit apartment buildings and condominiums so allowing the Property to return to usage as a two family home will be consistent with surrounding zoning and usage.

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

The value of the surrounding properties will not be diminished because the proposed variance is consistent with the zoning and usage of all the surrounding properties. All of the immediately abutting properties have multiple units ranging from three units to 220 units. Our proposed variance will only fall directly in line with the current usage that is already permitted. Furthermore, the proposed changes will only affect the interior of the building by rebuilding a wall that had been historically in place with a brief interruption. The proposed changes to the Property will only restore the Property to its historic usage.

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:

There are no special conditions of the Property that distinguish it from the other properties in the area. All of the immediately abutting properties are multi-family units with R-12 designations that have clearly been excepted. All of the immediately abutting properties house multi-units ranging from three units to 220 units. As such, granting the variance will simply allow the Property to conform to the existing uses of the properties that are 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:

The difference between allowing a single family and a two-family dwelling is minimal. The impact on the surrounding properties will be non-existent since, as noted previously, the abutting and adjacent properties are all multi-family units. There is no reason why the Property does not enjoy the same flexibility of use as all the surrounding properties. The general purpose of the ordinance to create neighborhoods that are outside of the city center, served by municipal sewer and water, will be achieved whether the Property is a single family dwelling or a two-family dwelling. The distinction between an R-12 with a variance is negligible especially when analyzing the nature and usage of the properties surrounding the Property.

and

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

Holgate Limited Partnership depends on the income of its multi-family units to support the business that it has run in Dover, NH for over 50 years. Holgate, and its predecessor organizational structures, have been pillars in the community and have contributed to the beautification of many areas of Dover in which we have properties. The proposed use for the Property will not significantly, or even minimally, disrupt the current nature and usage of the neighborhood in which the Property resides. Based on an examination of the nature and usage of all abutting and adjacent properties, the current zoning restriction on the Property appear to constitute an error in applying or interpreting the zoning ordinance in this case.

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:

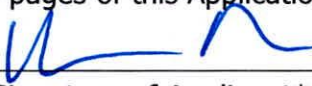
SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

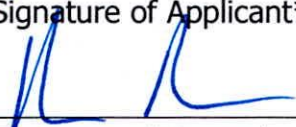
I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

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.

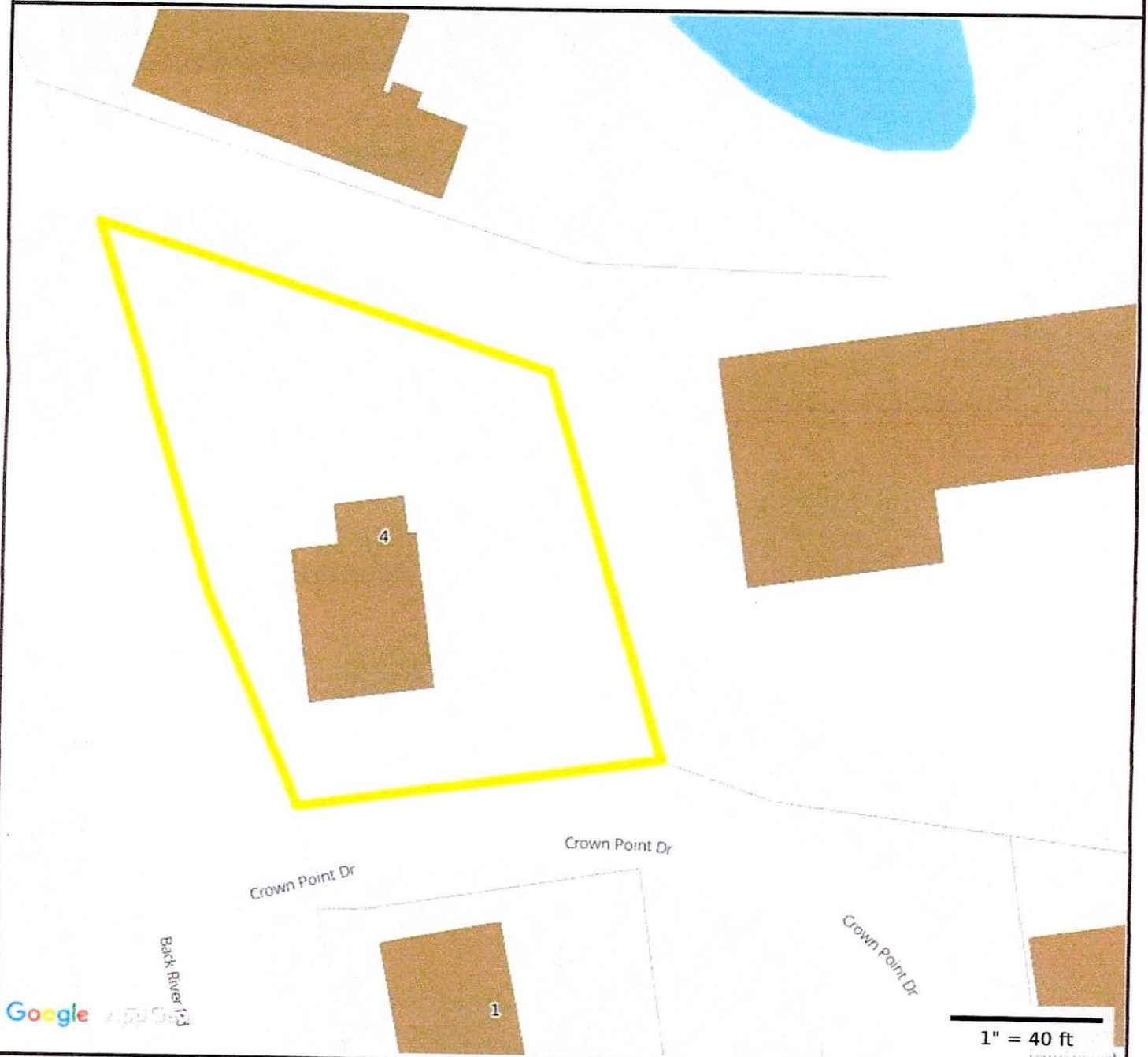
Signature of Property Owner:



Date:

8/5/2016

4-6 Back River Road

**Property Information**

Property ID 16014-000000
Location 4 6 BACK RIVER RD
Owner HOLGATE LIMITED PARTNERSHIP



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

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Parcels updated 1/1/2016
Properties updated 08/04/2016



CITY OF DOVER
APPLICATION FOR BUILDING PERMIT* OR CHANGE IN LAND USE

Building Permit No. 064
Est. Cost: 12000
Fee: \$6-
Date: 5/4/82

Location: 4+6 BACK RIVER RD Zone: I-2 Map: 16 Lot: 14

1. Owner's Name and Address: WILLIAM HOPKINS, 7 BEECH RD DOVER
2. Lessee's Name and Address: _____
3. Contractor's Name and Address: OWNER Specs: _____ Plans: ☒
4. Architect: _____

Proposed Use: ALTER AREA TO OFFICE No. of Families: 2
Last Use: 2 FAMILY No. of Families: 2

This Application For:
☐ Dwelling ☐ Garage ☐ Masonry ☐ Metal ☒ Alterations ☐ Additions ☐ Demolitions ☐ Change of Use
☐ Other: _____

Size of Present Building: _____ x _____ No. of Stories _____ No. of Rooms _____
Size of New Building or Addition: Front 10 Depth 30 No. of Stories: 1

*NOTE TO APPLICANT: Separate permits are required by the installers of plumbing and electrical.

Permit Issued To: 1 2 3 4 Other _____

CONSTRUCTION FEATURES*

Excavation: Type of Soil _____ Depth Below Grade _____	Foundations: Material _____ Thickness _____	Footings: Material _____ Dimensions _____
Floors: Basement _____	First <u>ALTERATIONS</u> <u>TO</u>	Others _____
Beams: _____	Joists: <u>OFFICE</u>	Sub-Floor: _____
Partitions: _____	Insulation: <u>TO CODE</u>	Exterior Walls: <u>WINDOWS</u> <u>+ BOARD</u>
Roof: _____	Heat: <u>ELEC.</u>	Electrical: _____
	Plumbing: _____	

*If Application is for Change of Land Use Only, no more questions need be answered but applicant is to sign in the space provided. Permits are not required for maintenance, repairs, or alterations where the total cost does not exceed \$400.00.

I certify that the above information given is true and correct to the best of my knowledge. No major changes will be made without approval of the building inspector.

Application Fee: \$6- Received: TRUCK Date: 5/4/82

W. F. [Signature]
Applicant's Signature

[Signature]
Building Inspector's Signature

IMPORTANT NOTICE

The issuance of this Building Permit No. _____ issued to _____ should not be construed as a right to occupy and/or use such building or structure upon completion of work. A final inspection by the building inspector, with approvals from the planning director, public works director, and fire and police chiefs are required prior to the issuance of a certificate of occupancy by the building inspector. Failure to comply with the foregoing could result in fines and/or legal action.

BUILDING INSPECTION DATE

Excavation, Footings, Foundation: _____ (date) Framing: _____ (date) Wiring: _____ (date)
Interior and Exterior: _____ (date) Final: _____
Certificate of Occupancy: _____ (date) Signed (Building Inspector) _____

White - Applicant's Copy

Canary - Assessor's Copy

Pink - Inspector's Copy

Property Location:

1 Mill St

Commercial Property Record Card - Dover, New Hampshire
Parcel ID: 16013-000000

Map Block No. 16-13-0-0

Class: A

Use:

112

Card 1 of 5

Current Owner	Previous Owner History			Miscellaneous	Assessment Information
Sawyer's Mill Associates Inc 1 Mill Street Dover Nh 03820	Name	Deed	Date	Deed Info: 1663/670-03/23/1993 Zoning: R-12 Neighborhood: 201 Units: 220	Assessed Value: * Inc: 9,730,500 Prior Land: 1,636,500 1,636,500 Bldg: 8,094,000 8,094,000 Total: 9,730,500 9,730,500 Assessed Information: Value: 9,730,500
Notes	Entrance Information				
Sawyer Mill Apartments 226 Units - 226,798 Sf Gla	Date	Time	ID	Actv	Entrance Code
	07/26/2005	A	RC		Entry Gained
					Entry & Sign
	07/26/2005	A	W		Entry Gained

Sales History				
Book/Page	Date	Price	Type	Validity
1663/670	03/23/1993	2,200,000	2	9
1419/0008	10/11/1988		2	5

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
07/23/1999	7685	12,000	Addition	100
08/04/1995	5597		Demolish	100

Land Information					
Type	Size	Grade	Influence Factor 1, 2 and %		Value
Primary	A	10 0	Shape/Size	Restriction	-15 1,551,250
Residual	A	1.8 0			0 26,200
Waterfront	L	1076x1 0			0 59,040
Total Acres for this Parcel		11.8	Total Land Value		1,636,500



Inspection witness by:

Property Location:

7 Crown Point Dr

Commercial Property Record Card - Dover, New Hampshire**Parcel ID:** 16015-001000**Map Block No.** 16-15-1-0**Class:** A**Use:**

112

Card 1 of 1

Current Owner		Previous Owner History			Miscellaneous		Assessment Information	
Drj Crown Point Apartments Llc 242 Central Ave Dover Nh 03820		Name	Deed	Date	Deed Info:	2954/457-03/10/2004	Assessed Value:	*
		Paolini David	2195/198	05/04/2000	Zoning:	R-12	Inc:	1,688,400 Prior
					Neighborhood:	201	Land:	245,000 245,000
					Units:	32	Bldg:	1,443,400 1,443,400
							Total:	1,688,400 1,688,400
							Assessed Information:	
							Value:	1,688,400
Notes		Entrance Information						
Mill Stone Aptmts Garden Style, 32 Units		Date	Time	ID	Activ	Entrance Code	Sourc	
		07/02/2004	P	RD		Entry Gained	Owner	
		07/18/2005	P	RC		Est-See Note		
		03/30/2004	P	RC		Est-See Note		

Sales History				
Book/Page	Date	Price	Type	Validity
2954/457	03/10/2004	103,400	2	17

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
11/01/2003	03-678	1,300,000	31-Unit Apt Bld	100 0

Land Information				
Type	Size	Grade	Influence Factor 1, 2 and %	Value
Primary	A	0.9	0	245,000
Total Acres for this Parcel		0.9	Total Land Value	245,000



Inspection witness by: _____

Property Location:

13 15 Back River Rd

Commercial Property Record Card - Dover, New Hampshire

Parcel ID: I0007-B00000

Map Block No. I-7-B-0

Class: E

Use:

911

Card 1 of 2

Current Owner		Previous Owner History			Miscellaneous		Assessment Information	
Dover Highland Condominium Heads Up Real Estate Group Llc 3510 Lafayette Rd Ste 4 Portsmouth Nh 03801		Name	Deed	Date	Deed Info: 3553/408-07/19/2007	Zoning: RM-SU* Neighborhd: 700 Units: 41	Assessed Value: *	
		Hertel Family Trust	2085/245	02/24/1999			Inc: 2,209,700	Prior
		Hertel Raed Family Trust	1772/0119	08/22/1994			Land: 110,900	110,900
		Hertel Eileen & Constance R	1555/0362				Bldg: 1,855,200	1,855,200
							Total: 1,966,100	1,966,100
							Assessed Information:	
							Value: 1,966,100	
Notes		Entrance Information						
Condo Master Card		Date	Time	ID	Actv	Entrance Code	Sourc	
		09/21/1999		RD		Entry & Sign		
		08/25/2005		C		Est-See Note		
		08/25/2005		C		Est-See Note		

Sales History				
Book/Page	Date	Price	Type	Validity
3553/408	07/19/2007	3,575,000	2	66
2085/245	02/24/1999		2	9

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
				0
				0

Land Information				
Type	Size	Grade	Influence Factor 1, 2 and %	Value
Primary	A	1.5	0	109,800
Waste	A	2.15	0	1,080
Total Acres for this Parcel		3.65	Total Land Value	110,900



Inspection witness by: _____

Residential Property Record Card - Dover, New Hampshire

Card 1 of 1

April 1, 2015 Assessment

Residential Property Record Card - Dover, New Hampshire

Use: 911 Card 1 of 1

[illegible]

Inspection witness by:

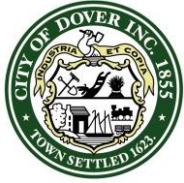
Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
16013-000000	1 MILL ST	SAWYER'S MILL ASSOCIATES INC		1 MILL STREET	DOVER	NH	03820
16013-A00000	2 BACK RIVER RD	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
16015-000000	1 5 CROWN POINT DR	PAOLINI DAVID & JAMES & ROBERT		242 CENTRAL AVE	DOVER	NH	03820
16015-001000	7 CROWN POINT DR	DRJ CROWN POINT APARTMENTS LLC		242 CENTRAL AVE	DOVER	NH	03820
16015-002000	BACK RIVER RD	MILLSTONE PROPERTIES LLC		242 CENTRAL AVE	DOVER	NH	03820
I0007-000000	10 DURHAM RD	HUNT TIMOTHY H &	HUNT MICHELE R	10 DURHAM RD	DOVER	NH	03820
I0007-B00000	13 15 BACK RIVER RD	DOVER HIGHLAND CONDOMINIUM	HEADS UP REAL ESTATE GROUP LLC	3510 LAFAYETTE RD STE 4	PORTSMOUTH	NH	03801
I0007-B00A00	15 BACK RIVER RD	ROO ROO HOLDINGS LLC		PO BOX 1102	STRATHAM	NH	03885

First Class:

16015-000001	1 CROWN POINT DR	CARTER STEPHEN W &	CARTER MARILYNN M	1 CROWN POINT DR	DOVER	NH	03820-9402
16015-000003	3 CROWN POINT DR	MAU STEPHEN Y C REVOCABLE TRUST	MAU STEPHEN Y C TRUSTEE	154 WALLIS ROAD	RYE	NH	03870
16015-000005	5 CROWN POINT DR	SANTO JASON &	SANTO SHERI	5 CROWN POINT DR	DOVER	NH	03820
I0007-B00116	13 116 BACK RIVER RD	DEMPSEY SEAN		2 ALEX CT	SOMERSWORTH	NH	03878-1237
16015-002050	50 CROWN POINT DR	BODDY SCOTT C		50 CROWN POINT DR	DOVER	NH	03820
16015-002051	51 CROWN POINT DR	MCCARTHY JASON R		51 CROWN POINT DRIVE	DOVER	NH	03820
16015-002052	52 CROWN POINT DR	PAOLINI DAVID		242 CENTRAL AVE	DOVER	NH	03820
16015-002054	54 CROWN POINT DR	JACCOMA ANDREW H		54 CROWN POINT DR	DOVER	NH	03820
16015-002056	56 CROWN POINT DR	KEAY CATHERINE J		56 CROWN POINT DR	DOVER	NH	03820-9406
16015-002058	58 CROWN POINT DR	LEARY JAMES MICHAEL		58 CROWN POINT DR	DOVER	NH	03820
16015-002060	60 CROWN POINT DR	EDWARDS STEPHEN & CAROL TRUSTEES	EDWARDS STEPHEN & CAROL LIVING TRUSTS	144 SPINNAKER WAY	PORTSMOUTH	NH	03801

Property:

16014-000000	4 6 BACK RIVER RD	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
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CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date:	Thursday, September 15, 2016
Meeting Time:	7:00 pm

INTENT: The Applicant requests a variance from the dimensional regulations of the RM-U to permit a zero (0) foot side setback for a deck where three (3) feet is required per Sections 170-12.B, 170-14.A(2), and 170-6.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-B

ZONING DISTRICT: RM-U

FILE: Z16-12

APPLICANT/OWNER: Adam Livingstone Hart and Sarah K. Hart

LOCATION: 51 Mount Vernon Street
(Tax Map 30, Lot 145)

ACREAGE: 0.12 acre (5,227 sq. ft.)

EXISTING LAND USE: Single-family dwelling

PROPOSED LAND USE: Same

SURROUNDING LAND USE:
Single-family dwellings, multi-family dwelling, office, assembly hall

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Application

STAFF RECOMMENDATION: Staff recommends approval of the variance request.

Summary of Appeal and Background

The subject property is located on the east side of Mount Vernon Street between Ash Street and Hough Street. It is located in the Urban Density Residential (RM-U) Zoning District and abuts the Central Business District – Downtown Gateway (CBD-DG) on two sides.

The Applicant requests a variance to permit a zero (0) foot side setback for a deck, where a three (3) foot side setback is required.

Reason for Staff Recommendation

51 Mount Vernon Street is a very small lot, at only approximately 5,227 square feet. While the RM-U district generally requires a 15-foot side setback, a reduced six (6) foot side setback is allowed on nonconforming lots between 50 and 75 feet wide per 170-14.A(2). The subject lot is 50 feet wide.

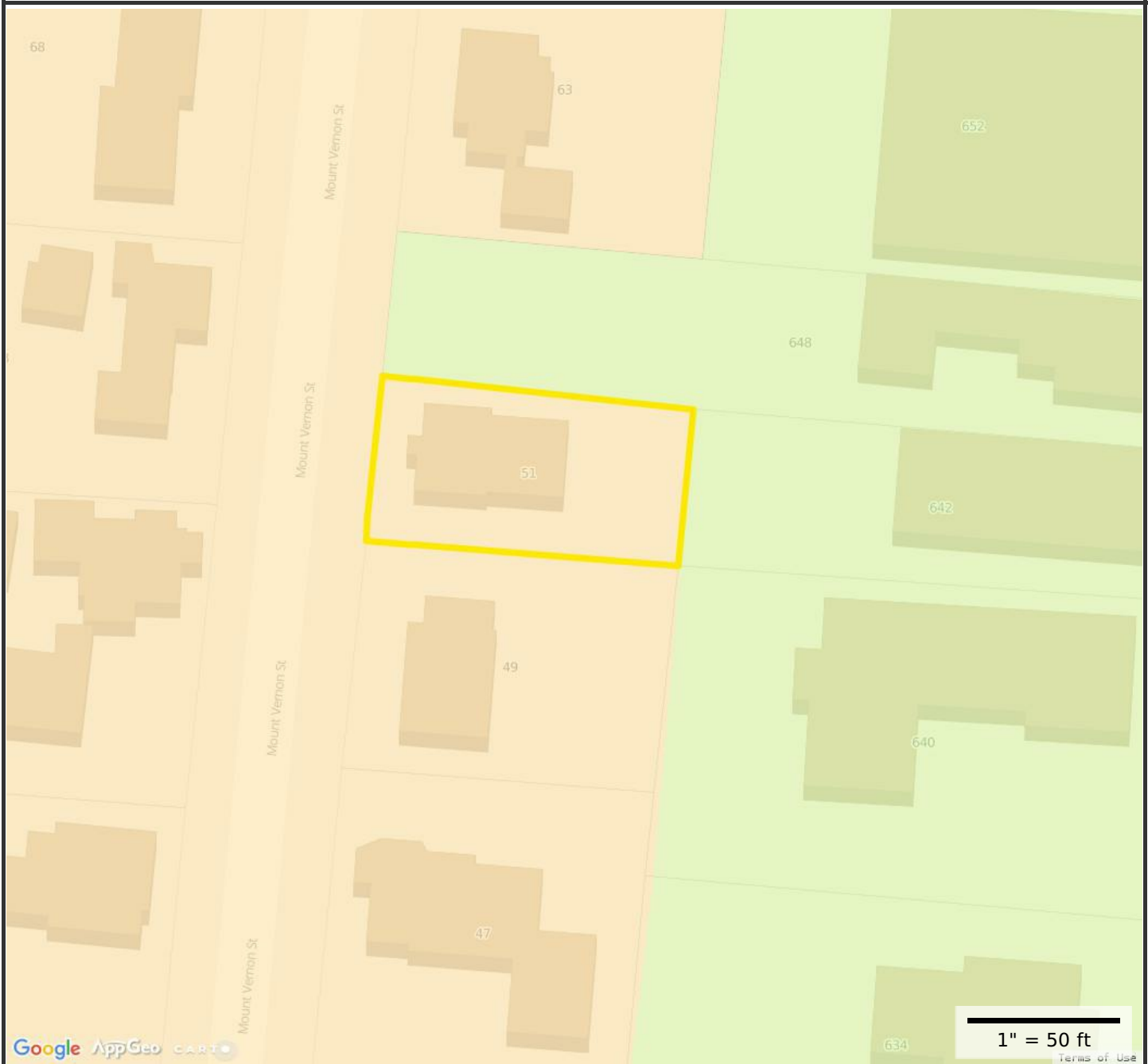
Per the definition of building (170-6), decks may encroach up to three (3) feet into a side, rear, or front setback, making the effective setback in this case three (3) feet.

To enjoy usable deck space, the Applicant proposes building the deck to the property line and erecting a fence on the line. Immediately abutting is a double lot at 648 Central Avenue, which also has frontage, but no current access, on Mount Vernon Street. 648 Central contains five dwelling units near Central Avenue, with the remainder of the lot (abutting the Applicant) used for parking. In the CBD-DG, a five (5) foot minimum side setback and zero (0) foot rear setback is required. Per the definition of building, a deck on that property could be built only two (2) feet from the Applicant's property line.

Given that the abutting use is a parking lot and imposing even a three (3) foot setback yield would yield a deck only five (5) to seven (7) feet in width, and because the Applicant directly abuts a more permissive zone, staff opinion is that the criteria for a variance are met.

Recommendation

The Planning Department recommends that the Board hold a public hearing and approve the variance request.

**Property Information**

Property ID 30145-000000
Location 51 MOUNT VERNON ST
Owner HART ADAM LIVINGSTONE &



**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.

Parcels updated 1/1/2016
Properties updated 09/06/2016

Map Theme Legends

Zoning

- R-12 - MEDIUM DENSITY RESIDENTIAL
- R-20 - LOW DENSITY RESIDENTIAL
- R-40 - RURAL RESIDENTIAL
- RM-U - URBAN DENSITY MULTI-FAMILY RESIDENTIAL
- RM-SU - SUBURBAN DENSITY MULTI-FAMILY RESIDENTIAL
- B-1 - NEIGHBORHOOD BUSINESS
- B-3 - THOROUGHFARE BUSINESS
- B-4 - HOTEL / RETAIL
- B-5 - RURAL COMMERCIAL / RETAIL
- CBD - CENTRAL BUSINESS DISTRICT
- CWD - COCHECHO WATERFRONT DISTRICT
- I-1 - RESTRICTED INDUSTRIAL
- I-2 - RURAL RESTRICTED INDUSTRIAL
- I-4 - OFFICE AND ASSEMBLY
- ETP - ENTERPRISE / TECHNOLOGY
- O - OFFICE
- LBW - LITTLE BAY WATERFRONT
- H - HOSPITAL
- HR - HERITAGE RESIDENTIAL

City of Dover



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Adopted: August 16, 2012]

Office Use Only	Case #:	<u>216-12</u>	Date Received:	<u>RECEIVED</u> <u>Planning Office</u> <u>AUG 25 2016</u>
	Amount Paid:	\$ <u>352.00</u> <u>CR # 0502</u>	Time Received:	<u>Dover, New Hampshire</u>

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: ADAM HART Phone # (603)767-6586

Address of Applicant: 51 Mount Vernon Street

E-Mail Address: pirate175@gmail.com

PROPERTY OWNER (if different from applicant): N/A

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 51 Mount Vernon Street

Brief Directions: Single family home

Zoning District: _____ Assessor's Map # _____ Lot(s) # _____

TYPE OF APPEAL: (Please check one)

☒ Variance	from Section <u>170-12.B</u> 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:

Build a deck and privacy fence along my property line with 0 setback.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

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

To permit a 0' setback where a 3' is required.

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 area in question is an unsightly spot where nothing grows alongside a parking lot. Building there will improve the look of the neighborhood along with preventing the public from looking straight in the my bed/bath room.

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

I will not be building or putting anyone out I will merely be utilizing a wasted space between my house and the parking lot for the apartments next door.

3. Granting the variance would do substantial justice because:

I am on the border of a commercial zone that is not bound by the same restrictions. All I am asking for is to be allowed to improve the look and the value of my home.

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

The look and the value of my home will improve which in-turn will bring the value of the surrounding property's.

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:

It keeps me from getting full use of my property and prevents me from transforming an unsightly area where nothing grows and trash builds up, in to a peaceful place that my family can enjoy.

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:

I do not believe the ordinance intent was to prevent a home owner from building a deck with 0' setback from a parking lot.

and

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

It improves the look and safety of my home without interfering with anyone else's.

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:

N/A

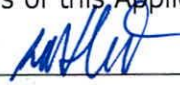
SIGNATURE PAGE

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

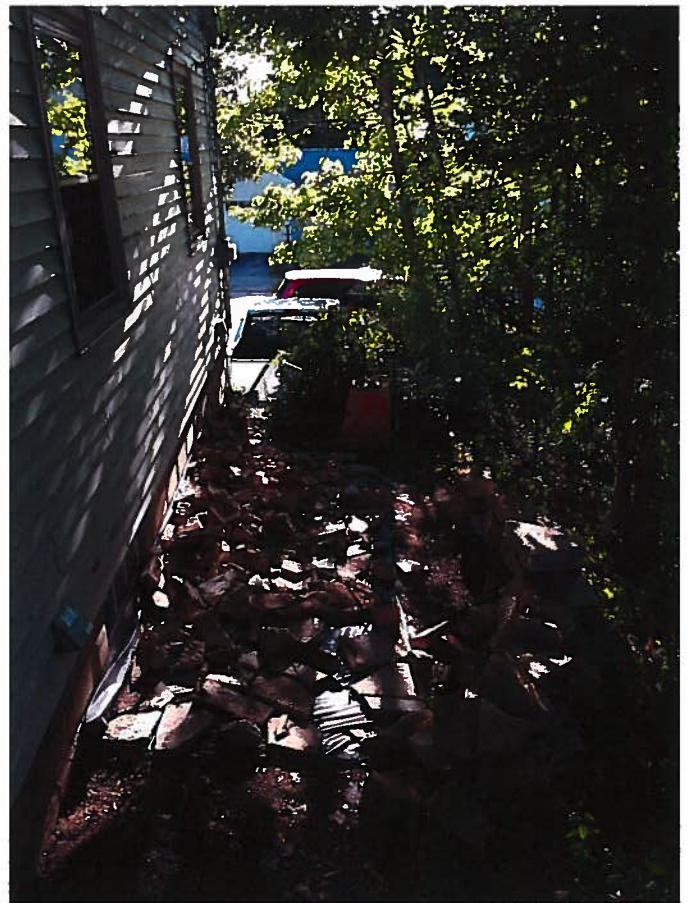
I, and my successors, hereby authorize members of the Dover Zoning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction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

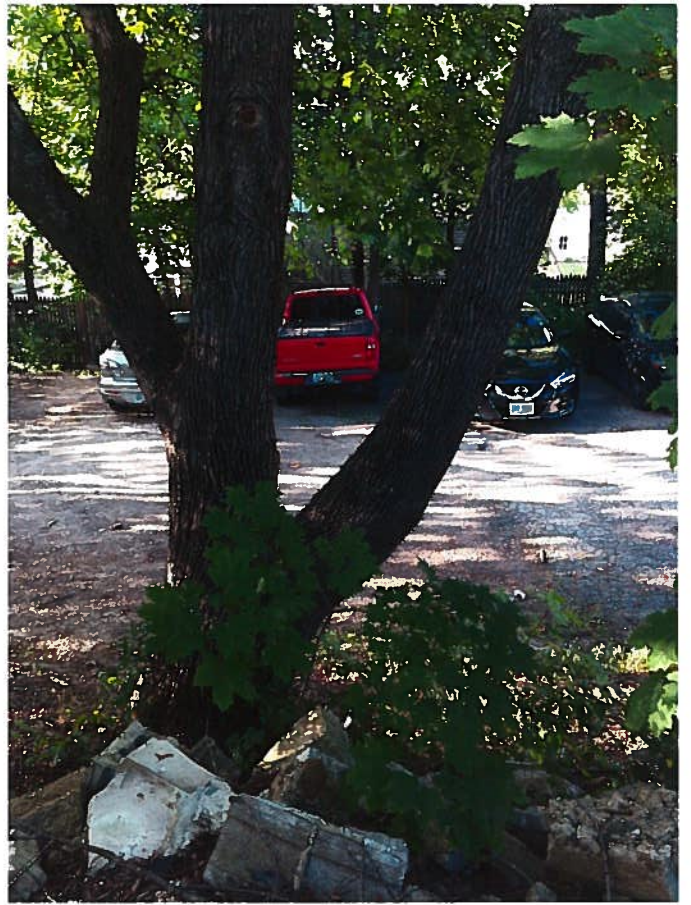
Signature of Property Owner: _____



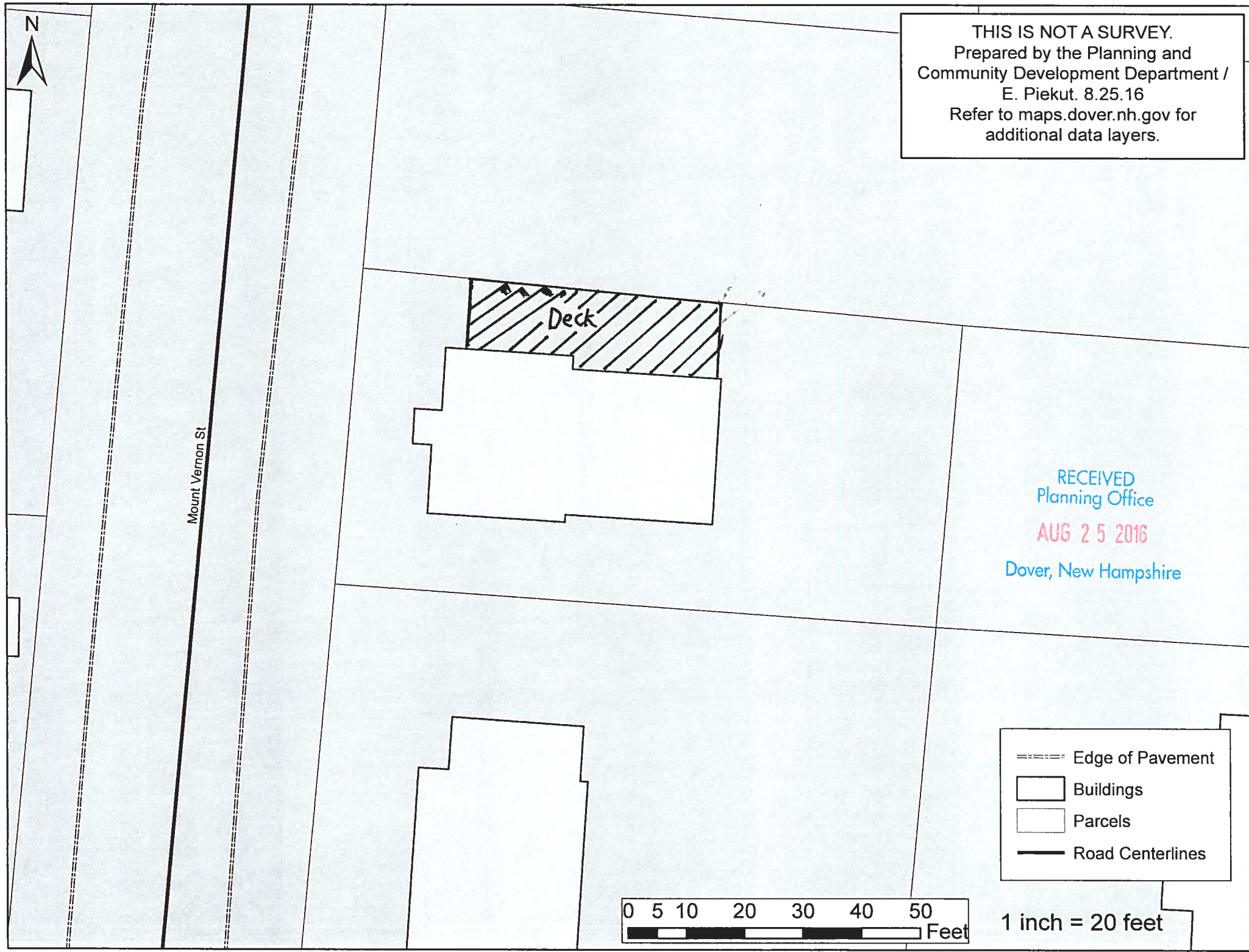
Date: _____







THIS IS NOT A SURVEY.
Prepared by the Planning and
Community Development Department /
E. Piekut. 8.25.16
Refer to maps.dover.nh.gov for
additional data layers.



Lawn

House

Stair
3 Rises 11½ going
7½ High
4ft wide
Hand rail Down Both Sides

8" x 12" x 1½" PT

1½" x 8" Joist lag bolted through blocking into rim joist

All joists to be attached to house with 8" joist hangers.

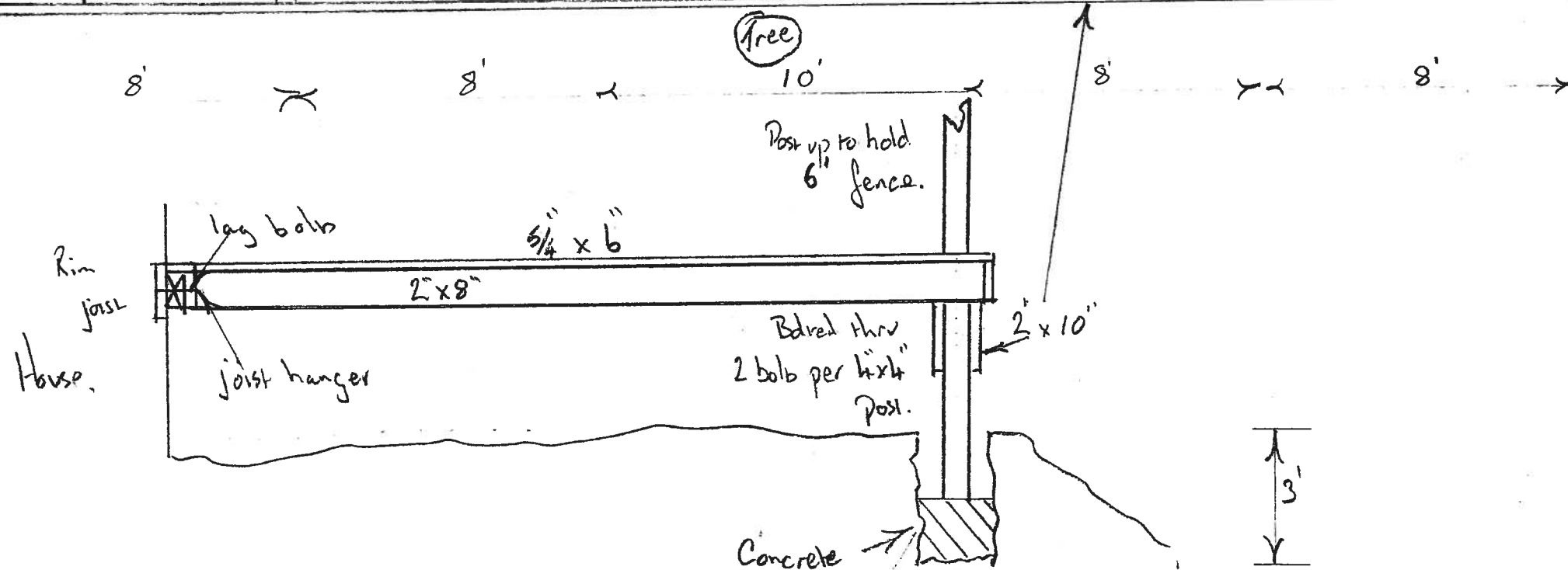
All supporting members 2" x 8" at 16" on center. Deck to be 5/4" x 6"

Supporting members to be 2" x 10" bolted thru ½" carriage bolts

Boundary line

Driveway

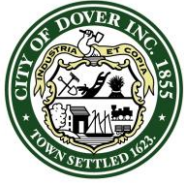
Fence line



RECEIVED
Planning Office

AUG 25 2016

Dover, New Hampshire



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date:	Thursday, September 15, 2016
Meeting Time:	7:00 pm

INTENT: The Applicant requests a variance from the abut-a-street setback requirement of the B-3, to permit 41.5 feet where 50 feet is required.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-C

ZONING DISTRICT: B-3

FILE: Z16-13

APPLICANT/OWNER: Jeanette Gestapo LLC and Dean A. Fournier Revocable Living Trust

LOCATION: 817, 819, 825 Central Avenue and 3 Ridge Street (Tax Map 37, Lots 8, 9, 10, and 12)

ACREAGE: 1.41 acres (61,420 sq. ft.)

EXISTING LAND USE: Single-family dwellings, multi-family dwelling and office, vacant lot

PROPOSED LAND USE: 15,000 sq. ft. retail building and parking

SURROUNDING LAND USE: Single-family dwellings, two-family dwelling, retail/commercial, offices

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQUIRED: Yes, site plan review

ATTACHMENTS: Application

STAFF RECOMMENDATION: Staff recommends approval of the variance request.

Summary of Appeal and Background

The four subject properties total 1.41 acres and are located between Central Avenue, Merry Street, and Ridge Street in the Thoroughfare Business (B-3) Zoning District. Because of these three street frontages, a 50-foot setback is required on each of the three sides. The Applicant requests a variance to permit a reduced setback of 41.5 feet from Ridge Street.

Reason for Staff Recommendation

Although corner lots are fairly common, a property bounded by streets on three sides and located in the B-3 Zoning District is unique. The relief requested, for 41.5 feet rather than 50 feet, is relatively minor.

Staff opinion is that although a 28.2-foot setback is also depicted at one corner, due to its abutting a lot rather than a street in that area, 50 feet is not required at that point.

The unusual lot configuration and the need to maintain sufficient aisle space between parking spaces present a unique hardship. Staff opinion is that the spirit and intent of the ordinance are observed. Site plan review by the Planning Board will be required and will include a landscaping plan.

Recommendation

The Planning Department recommends that the Board hold a public hearing and approve the variance request.



Property Information

Property ID 37012-000000
Location 3 RIDGE ST
Owner FOURNIER DEAN A TRUSTEE



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.

Parcels updated 1/1/2016
 Properties updated 09/06/2016



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Adopted: August 16, 2012]

Office Use Only	Case #:	<u>216-13</u>	Date Received:	<u>RECEIVED</u> <u>Planning Office</u> <u>AUG 25 2016</u> <u>Dover, New Hampshire</u>
	Amount Paid:	\$ <u>380.00</u> <u>ck # 21022</u>	Time Received:	

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Jeanette Gestapo, LLC Phone #

Address of Applicant: 40 Adams Road, Cape Neddick, ME 03902

E-Mail Address: c/o jboson@bosonandassociates.com

PROPERTY OWNER (if different from applicant): Dean Fournier, Trustee

Address: 819 Central Ave, Dover, NH 03820 Phone # (603) 781-1564

E-Mail Address: c/o fx@brutonlaw.com

PROPERTY/PARCEL INFORMATION

Address: 817, 819, 825 Central Ave, 3 Ridge Street

Brief Directions: Northeastern side of Central Avenue between Merry Street and Wentworth

Douglass Hospital

Zoning District: B-3 Assessor's Map # 37 Lot(s) # 8, 9, 10, 12

TYPE OF APPEAL: (Please check one)

☒ Variance	from Section <u>170-12.B</u> of the Zoning Ordinance
☐ Physical Disability Variance (RSA 674:33-V)	from Section <u></u> of the Zoning Ordinance
☐ Special Exception	per Section <u></u> of the Zoning Ordinance
☐ Appeal of Administrative Decision	regarding Section <u></u> of the Zoning Ordinance
☐ Equitable Waiver	per Section <u></u> of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

remove existing non-conforming dwellings, merge lots and construct 15,000 square foot retail building with associated parking.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

A variance is requested from Section(s) 170-12.B of the Zoning Ordinance to permit:
the construction of a one-story, 15,000 square foot retail building with associated parking with a setback from a street of 28.2 to 41.5 feet where 50 feet
is required.

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:

Please see attached narrative.

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

Please see attached narrative.

3. Granting the variance would do substantial justice because:

Please see attached narrative.

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

Please see attached narrative.

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:

Please see attached narrative.

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:

Please see attached narrative.

and

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

Please see attached narrative.

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:

N/A

SIGNATURE PAGE

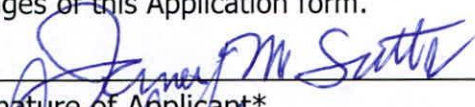
THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

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: _____

APPLICATION OF
Central Ave, Dover, Tax Map 37, Lots 8-10 & 12

APPLICANT'S NARRATIVE

I. THE PROPERTY:

The Applicant, Jeanette Gestapo, LLC, seeks a variance to permit the construction of a one-story retail building on four merged lots within the Thoroughfare Business District (B-3). The applicant proposes a building with 15,000 square feet of retail space and associated parking. This use is permitted by right in the B-3 zone.

The proposed merged property will abut Central Avenue, Merry Street and Ridge Street, and therefore, a 50 foot setback from each is required under the ordinance. The proposed project requires modest relief from this requirement along the boundary with Ridge Street. As proposed, the actual setback from the property line abutting Ridge Street at its closest point will be 28.2 feet, due to an irregularly shaped lot that is adjacent to the corner of Ridge and Gilman Streets. Otherwise, this setback will be 41.5 feet from the property line. Note that there is several feet beyond the property line before the edge of pavement. The applicant proposes tastefully landscaping the area impacted by the requested variance to provide an additional buffer between the property and Ridge Street.

The parcels as they exist now consist of residential dwellings, a non-conforming use in this zone, with multiple non-conforming setbacks. This project will bring the properties, collectively, into greater conformance.

II. CRITERIA:

The applicant believes the within Application meets the criteria necessary for the Board to grant the requested variance.

Granting the requested variances will not be contrary to the spirit and intent of the ordinance nor will it be contrary to the public interest. The “public interest” and “spirit and intent” requirements are considered together pursuant to Malachy Glen Associates v. Chichester, 152 NH 102 (2007). The test for whether or not granting a variance would be contrary to the public interest or contrary to the spirit and intent of the ordinance is whether or not the variance being granted would substantially alter the characteristics of the neighborhood or threaten the health, safety and welfare of the public.

In this case, the essential character of the neighborhood is defined by the Wentworth Douglass Hospital to the south and the Hannaford mall to the north. The area includes a mixture of retail uses and professional offices, which this project is consonant with. The retail use proposed is permitted in this zone by right, and will replace existing, non-conforming uses. Because the zoning ordinance itself exists to promote the health, safety and welfare of the public, see §170-3, bringing the properties into greater

compliance with the ordinance must improve rather than threaten those attributes. In any event, the project will require further site approval from the Planning Board, so the public's health, safety and welfare will be adequately protected.

Substantial justice would be done by granting the variances. Whether or not substantial justice will be done by granting a variance requires the Board to conduct a balancing test. If the hardship upon the owner/applicant outweighs any benefit to the general public in denying the variance, then substantial justice would be done by granting the variance. It is substantially just to allow a property owner the reasonable use of his or her property. In this case, there is no benefit to the public in denying the variance that is not outweighed by the hardship upon the owner. The development here proposed is precisely the type of "attractive automobile oriented commercial development" encouraged in the B-3 zone. §170-7.B.2(b). The modest relief from the Ridge Street setback requirement will actually facilitate a lessening of the property's impact on Ridge Street, as it will remove traffic to the property from that right of way. There would be no benefit to the public in denying the variance that would outweigh the harm to the applicant.

The values of surrounding properties will not be diminished by granting the variance. The new building will be compatible with the existing commercial, retail and professional office uses abutting and adjacent to it. A newly constructed, code compliant building will replace several old, non-conforming dwellings. The values of the surrounding properties will not be negatively affected in any way.

There are special conditions associated with the property which prevent the proper enjoyment of the property under the strict terms of the zoning ordinance and thus constitute unnecessary hardship. The property in question is unique in that, collectively the lots abut three streets requiring 50 foot setbacks. The property is otherwise fairly shallow, making development in compliance with this requirement problematic.

The use is a reasonable use. The proposed retail building is permitted by right and is consistent with the existing use of the adjacent and abutting properties.

There is no fair and substantial relationship between the purpose of the ordinance as it is applied to this particular property. The presumed purpose of the 50 foot setback is to prevent overcrowding, promote safe access and lines of sight along public rights of way. The proposed commercial building will eliminate traffic to the site from Ridge Street, the affected way the setback seeks to protect. There is no fair and substantial relationship between the purpose of 50 foot setback restriction and its application to this property.

III. Conclusion.

For the foregoing reasons, the applicant respectfully requests the Board grant the variances as requested and advertised.

Respectfully submitted,

Dated: 8/24/16

By:


John K. Bosen, Esquire

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]

RECEIVED
Planning Office

AUG 25 2016

Dover, New Hampshire

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
37006-000000	1 GILMAN ST	BOULANGER MICHELE J		1 GILMAN ST	DOVER	NH	03820
37013-C00000	1 HALL ST	GAGNE RONALD & CHRISTINE TRUSTEES	ISLAND REALTY TRUST	4 COTTAGE WAY	KITTERY	ME	03904-5642
37011-000000	1 MERRY ST	HERSEY SHAWN &	HERSEY SANDRA L	1 MERRY ST	DOVER	NH	03820
37019-000000	2 RIDGE ST	DUMAS REALTY LLC		2 RIDGE ST	DOVER	NH	03820
37005-000000	3 GILMAN ST	MELNIK CHRISTOPHER W &	BAILEY SCOTT M AND ELIZABETH	3 GILMAN ST	DOVER	NH	03820
37017-000000	4 HALL ST	HALEY JOHN P		4 HALL ST	DOVER	NH	03820
37013-B00000	4 RIDGE ST	LEBLANC ERNEST A		4 RIDGE ST	DOVER	NH	03820
37004-000000	5 GILMAN ST	LAZARUS GREGORY A &	LAZARUS NOELLE R	5 GILMAN ST	DOVER	NH	03820
37013-A00000	6 RIDGE ST	TERRIO ROBERT L &	TERRIO VERONICA D	6 RIDGE STREET	DOVER	NH	03820
37054-000000	7 PAGE AV	NOVICKY ANGELA		7 PAGE AV	DOVER	NH	03820
37002-B00000	801 CENTRAL AV	WENTWORTH PROF OFFIC CONDOMINIUMS		801 CENTRAL AV	DOVER	NH	03820
37002-000000	803 CENTRAL AV	WENTWORTH PROFESSIONAL OFFICE CONDO ASSO	C/O DR DAVID STAPLES PRESIDENT	803 CENTRAL AVENUE	DOVER	NH	03820
37031-000000	804 CENTRAL AV	SAKKAS KONSTANTINOS	SAKKAS PANAGIOTA	160 CENTRAL AV	DOVER	NH	03820
37003-000000	805 CENTRAL AV	GONCHAR JULIA		18 JEWETT AVE	SOUTH BERWICK	ME	03908-1110
37032-000000	806 CENTRAL AV	806 CENTRAL AVENUE LLC	C/O BLACKMAN CHIROPRACTIC	812 CENTRAL AVE	DOVER	NH	03820
37033-000000	814 CENTRAL AV	LUU HOAN		109 D PORTLAND AVE	DOVER	NH	03820
37007-000000	815 CENTRAL AV	MCCABE MICHAEL J &	STROGEN PATRICIA L	815 CENTRAL AV	DOVER	NH	03820
37034-000000	816 CENTRAL AV	LEBLANC PAUL W		816 CENTRAL AVENUE	DOVER	NH	03820
37034-A00000	818 CENTRAL AV	FLYNN JOHN J TRUSTEE	FLYNN JOHN J REVOCABLE LIVING TRUST	818 CENTRAL AVE	DOVER	NH	03820
37009-000000	819 CENTRAL AV	FOURNIER DEAN A TRUSTEE	FOURNIER DEAN A REVOCABLE LIVING TRUST	819 CENTRAL AVE	DOVER	NH	03820
37023-000000	827 CENTRAL AV	CES INC		PO BOX 1972	DOVER	NH	03821-1972
37024-H00000	831 833 CENTRAL AV	HANNAFORD BROS COMPANY	C/O SAMPSON SUPERMARKET INC	PO BOX 1000 MS 6000	RE DEPT PORTLAND	ME	04104
37002-A00000	CENTRAL AV	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330
37035-A00000	PAGE AV	CITY OF DOVER	WATER DEPARTMENT	288 CENTRAL AVE	DOVER	NH	03820

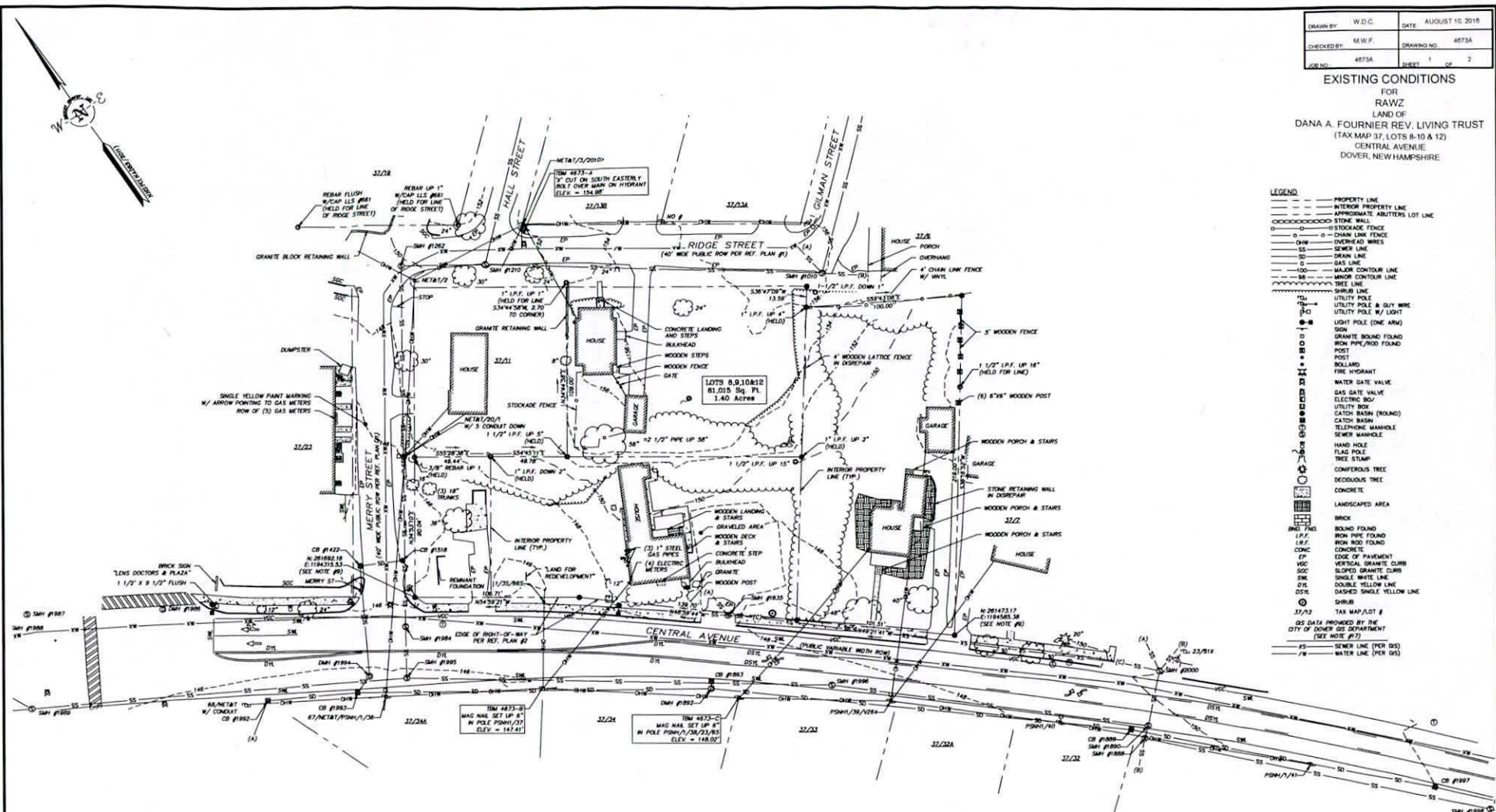
Properties:

37008-000000	817 CENTRAL AV	FOURNIER DEAN A TRUSTEE	FOURNIER DEAN A REVOCABLE LIVING TRUST	819 CENTRAL AVE	DOVER	NH	03820
37009-000000	819 CENTRAL AV	FOURNIER DEAN A TRUSTEE	FOURNIER DEAN A REVOCABLE LIVING TRUST	819 CENTRAL AVE	DOVER	NH	03820
37010-000000	825 CENTRAL AV	FOURNIER DEAN A TRUSTEE	FOURNIER DEAN A REVOCABLE LIVING TRUST	819 CENTRAL AVE	DOVER	NH	03820
37012-000000	3 RIDGE ST	FOURNIER DEAN A TRUSTEE	FOURNIER DEAN A REVOCABLE LIVING TRUST	819 CENTRAL AVE	DOVER	NH	03820

DRAWN BY	W.D.C.	DATE	AUGUST 15, 2016
CHECKED BY	M.W.F.	DRAWING NO.	4073A
JOB NO.	4073A	SHEET	1 OF 2

EXISTING CONDITIONS
FOR
RAWZ
LAND OF
DANA A. FOURNIER REV. LIVING TRUST
(TAX MAP 37, LOTS 8-10 & 12)
CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

- LEGEND
- PROPERTY LINE
 - INTERIOR PROPERTY LINE
 - APPROXIMATE ADJUTERS LOT LINE
 - STONE WALL
 - STOCKADE FENCE
 - CHAIN LINE FENCE
 - OVERHEAD WIRES
 - SEWER LINE
 - DRAIN LINE
 - GAS LINE
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - TREE LINE
 - SHRUB LINE
 - UTILITY POLE & GUY WIRE
 - UTILITY POLE W/ LIGHT
 - LIGHT POLE (ONE ARM)
 - SIGN
 - GRANITE BOUND FOUND
 - BORN PIPE/POD FOUND
 - POST
 - ROLLAND
 - FIRE HYDRANT
 - WATER GATE VALVE
 - GAS GATE VALVE
 - ELECTRIC BOX
 - UTILITY BOX
 - CATCH BASIN (ROUND)
 - CATCH BASIN
 - TELEPHONE MANHOLE
 - SEWER MANHOLE
 - HAND HOLE
 - FLAG POLE
 - TREE STUMP
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - CONCRETE
 - LANDSCAPED AREA
 - BRICK
 - BOUND FOUND
 - BORN PIPE FOUND
 - BORN PIPE FOUND
 - I.P.F.
 - CONC.
 - EDGE OF PAVEMENT
 - VERTICAL GRANITE CURB
 - SLOPED GRANITE CURB
 - SINGLE WHITE LINE
 - DOUBLE YELLOW LINE
 - DASHED SINGLE YELLOW LINE
 - SHRUB
 - TAX MAP/LOT #
 - DATA PROVIDED BY THE CITY OF DOVER GIS DEPARTMENT (SEE NOTE #7)
 - SENIOR LINE (PER DIS)
 - WATER LINE (PER DIS)



I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE (WHEREA TITLE LXX) AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE ME CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

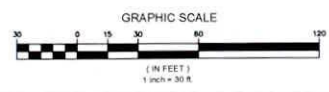
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

NO.	DATE	DESCRIPTION	BY

RECEIVED
Planning Office

AUG 25 2016

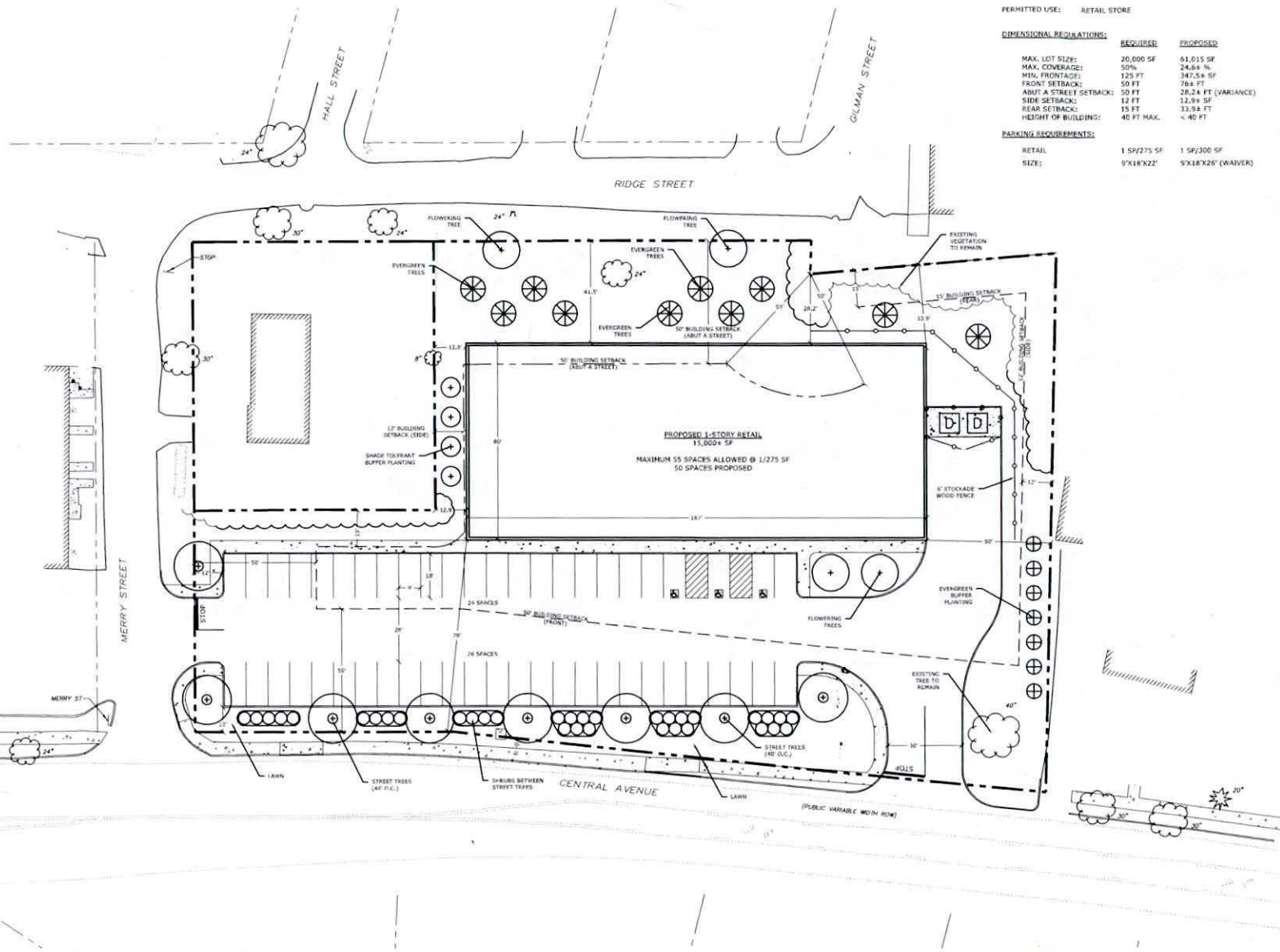
Dover, New Hampshire



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http://www.doucetsurvey.com

AUG 25 2016

Dover, New Hampshire



SITE DATA

LOCATION:	CENTRAL AVENUE
MAP/LOT:	TAX MAP 37/LOTS 8-10, 12
ZONE:	THOROUGHFARE BUSINESS (B-3)
PERMITTED USE:	RETAIL STORE

DIMENSIONAL REGULATIONS:

	<u>REQUIRED</u>	<u>PROPOSED</u>
MAX. LOT SIZE:	20,000 SF	61,015 SF
MAX. COVERAGE:	50%	24.6+ %
MIN. FRONTAGE:	125 FT	347.5+ SF
FRONT SETBACK:	50 FT	76+ FT
ABUT A STREET SETBACK:	50 FT	28.2+ FT (VARIANCE)
SIDE SETBACK:	12 FT	12.9+ SF
REAR SETBACK:	15 FT	33.9+ FT
HEIGHT OF BUILDING:	40 FT MAX.	< 40 FT

PARKING REQUIREMENTS:

RETAIL	1 SP/275 SF	1 SP/300 SF
SIZE:	9'X18'X22'	9'X18'X26' (WAIVER)

Tighe & Bond
www.tighebond.com

ZBA SITE PLAN
NOT FOR CONSTRUCTION

Proposed Retail Development

Central Avenue

Dover,
New Hampshire

MARK:	DATE:	DESCRIPTION:
PROJECT NO:	3-0292	
DATE:	06/24/2016	
FILE:	3-0292_Sketch#1.dwg	
DRAWN BY:	BL	
CHECKED:	GMR	
APPROVED:	GMR	

ZBA SITE PLAN

SCALE: AS SHOWN

1 of 1

NOTES

1. REFERENCE: TA/ MAP 37, LOTS 8-10 & 12
2. TOTAL PARCEL AREA: 81,015 SQ. FT. OR 1.86 AC.
3. OWNER OF RECORD: DANA A. FOURNIER REVOCABLE LIVING TRUST
DANA A. FOURNIER, TRUSTEE
818 CENTRAL AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 2055, PAGE 484 (LOT 8)
S.C.R.D. BOOK 2055, PAGE 474 (LOT 9 & 10)
S.C.R.D. BOOK 2199, PAGE 882 (LOT 12)

4. ZONE: B-1 THEN/PERSONAL REQUIREMENTS

MIN. LOT AREA: 20,000 SQ. FT.
MIN. FRONTAGE: 125 FT.
MIN. FRONT SETBACK: 50 FT.
MIN. SIDE SETBACK: 10 FT.
MIN. REAR SETBACK: 15 FT.
MAX. BUILDING HEIGHT: 40 FT.
MAX. BUILDING COVERAGE: 50%

ZONING INFORMATION LISTED HEREON IS BASED ON THE CITY OF DOVER ZONING ORDINANCE AS AVAILABLE ON THE CITY WEBSITE ON 8/17/16. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.

5. FIELD SURVEY PERFORMED BY H.W.F. & J.P.C. DURING AUGUST 2016 USING A TRIMBLE 56 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A SOKKIA B21 AUTO LEVEL, AND BY H.W.F. ON AUGUST 2016 USING A LEICA HDS SCANNER. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
6. NO WETLANDS WERE LOCATED ON SITE.
7. FLOOD HAZARD ZONE "X", PER FEMA MAP #33070303HE, DATED 8/30/15.
8. VERTICAL DATUM IS BASED ON NAVD83 PER WOOD DSK 125-0800, ELEV = 183.84.
9. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE (NAD83/2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VMS NETWORK.
10. PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTIGUOUS 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DAMNIFY THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, INC. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
11. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE AND PLANT MARKS FOUND ON-SITE.
12. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
13. ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL 800-SAFE 471-1-888-NO-SAFE.
14. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
15. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONSISTENT, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND MOTIV OF A ROADWAY RIGHT OF WAY. THE EXTENT OF (THE ROADWAY) AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE TOWN OF DOVER, THE STRAFFORD COUNTY REGISTRY OF DEEDS AND THE NH DEPARTMENT OF TRANSPORTATION.
16. FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON, DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD. PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY, INC. FOR CLARIFICATION OF MONUMENTS SET. (A RECORDED PLAN WILL BE PRODUCED AT THE DISCRETION OF DOUCET SURVEY, INC.)
17. UNDERGROUND UTILITY DATA WAS PROVIDED TO DOUCET SURVEY, INC. BY THE CITY OF DOVER GIS DEPARTMENT ON AUGUST 10, 2016. THIS DATA IS FOR PLANNING PURPOSES ONLY AND DOUCET SURVEY DOES NOT GUARANTEE THE ACCURACY OR EXISTENCE OF THE DATA PROVIDED ON-SITE. INSPECTION SHOULD BE CONDUCTED PRIOR TO FINAL DESIGN AND/OR CONSTRUCTION.

REFERENCE PLANS

1. "OLMAN HEIGHTS DOVER NH, OWNED BY CHAPMAN LAND CO. PORTLAND ME", BY E.H. SHEFFIELD CIVIL ENGINEER, DATED MAY 1920, S.C.R.D. POCKET 4, FOLDER 2, PLAN 4.
2. "RIGHT OF WAY PLAN, CENTRAL AVENUE RECONSTRUCTION PROJECT (SHEETS 1-4)", BY KIMBALL CHASE COMPANY, INC., DATED MARCH 5, 1984, S.C.R.D. PLAN 244-1, 244-2, 244-3 & 244-10.
3. "STANDARD BOUNDARY SURVEY AND LOT LINE ADJUSTMENT PLAN OF LAND LOTS 32 & 33A, TAX ASSESSORS MAP 37", BY CIVIL WORKS ENGINEERS AND SURVEYORS, DATED FEBRUARY 18, 1988, S.C.R.D. PLAN 51-67.
4. "EASEMENT PLAN OF LAND LOCATED ON PAGE AVENUE PREPARED FOR JOHN J. FLYNN", BY MCNEANEY SURVEY ASSOCIATES, INC., DATED SEPTEMBER 23, 2005, S.C.R.D. PLAN 70-31.
5. "ALTITUDE LAND TITLE SURVEY PREPARED FOR BAKA REALTY", BY MCNEANEY SURVEY ASSOCIATES, INC., DATED APRIL 27, 2014, NOT RECORDED.
6. "PROPOSED SITE PLAN FOR CHARLES STROGEN IN DOVER NH", BY LEOLENE STOWELL ASSOCIATES, DATED OCTOBER 13, 1984, ON FILE AT THE CITY OF DOVER PLANNING DEPARTMENT.
7. "PROPOSED SITE PLAN FOR CHARLES STROGEN IN DOVER NH", BY LEOLENE STOWELL ASSOCIATES, DATED APRIL 5, 1984, ON FILE AT THE CITY OF DOVER PLANNING DEPARTMENT.

SANITARY SEWER STRUCTURE TABLE

SMH #1010	SMH #1035	SMH #1080	SMH #1095
RIM ELEV +156.1	RIM ELEV +147.7	RIM ELEV +150.0	RIM ELEV +145.8
(A) (DROP INLET) 8" CLAY INV +148.2	(A) 8" CLAY INV +142.7	(1010) 8" CLAY INV +147.1	(1084) 8" CLAY INV +141.4
(B) (DROP INLET) 8" CLAY INV +148.7	(B) 12" CLAY INV +140.0	(1095) 8" CLAY INV +141.4	(1095) 8" CLAY INV +141.4
(1210) 8" CLAY INV +145.3	(C) 12" CLAY INV +140.8	SMH #1084	(1005) 8" CLAY INV +141.3
(1080) 8" CLAY INV +145.3		RIM ELEV +140.5	
	SMH #1088	(1005) 8" CLAY INV +141.4	SMH #1095
SMH #1210	RIM ELEV +140.5	(1202) 8" CLAY INV +141.4	RIM ELEV +147.3
RIM ELEV +151.2	(1005) (DROP INLET) 8" PVC INV +141	(1005) 8" CLAY INV +140.5	
(2008) 8" CLAY INV +144.1	(1800) 12" PVC INV +130.7	SMH #1087	(1600) 8" CLAY INV +140.8
(1202) 8" CLAY INV +145.4	(B) 12" PVC INV +130.7	RIM ELEV +147.1	
(1010) 8" CLAY INV +143.4			SMH #1086
	SMH #1090	RIM ELEV +147.8	RIM ELEV +150
SMH #1202	RIM ELEV +140.4	RIM ELEV +147.8	(A) 8" PVC INV +145.7
RIM ELEV +142.8	(1005) 8" CLAY INV +130.0	(1888) 8" PVC INV +145	
(1084) 8" CLAY INV +143	(1888) 12" CLAY INV +130.7	SMH #1098	
(1210) 8" CLAY INV +142.0	(2000) 12" CLAY INV +130.7	RIM ELEV +147	SMH #2006
		(A) 4" UNKN. INV +143	RIM ELEV +150.8
		(B) 8" CLAY INV +142.4	(1210) 8" CLAY INV +145.1
		(1005) 8" CLAY INV +142.4	

DRAINAGE STRUCTURE TABLE

CB #1422	CB #1801	DMH #1004
RIM ELEV +145	RIM ELEV +140.5	RIM ELEV +145.8
(1518) 8" PVC INV +143	(1802) 12" PVC INV +143	(1422) 12" RCP INV +141.7
(1004) 12" PVC INV +142.0		(1003) 12" RCP INV +140.1
	DMH #1080	
CBR #1518	RIM ELEV +147.1	CB #1007
RIM ELEV +144.5		RIM ELEV +152
(1422) 8" PVC INV +143.4	CB #1002	(1880) 15" RCP INV +147.8
	RIM ELEV +145.2	(B) 15" RCP INV +147.5
CB #1880	(1503) 15" RCP INV +130.5	
RIM ELEV +148	(A) 34" HDPE INV +130.1	SMH #2000
(1802) 15" RCP INV +145.5		RIM ELEV +140.0
(1007) 15" RCP INV +145.3	CB #1005	(A) 8" CLAY INV +142.8
	RIM ELEV +145.5	(B) UNKN. INV +134
DMH #1002	(1802) 15" RCP INV +143.3	(C) 12" CLAY INV +132.7
RIM ELEV +147.1	(1004) 12" RCP INV +130.8	(1800) 12" CLAY INV +132.5
(1880) 15" RCP INV +142.8	(1002) 15" RCP INV +130.7	
(1003) 15" RCP INV +142.0		CB #2006
(1803) 12" PVC INV +142.5		RIM ELEV +150.5
		(SLUMP) INV +147.3

ANNOTATIONS

- 37-11-0-0 (1)
SHAWN R. SANDRA L. HERSEY
1 MERRY STREET
DOVER, NH 03820
S.C.R.D. BOOK 3174, PAGE 711
- 37-8-0-0 (1)
MICHAEL J. BOSSANGER
1 OLMAN STREET
DOVER, NH 03820
S.C.R.D. BOOK 1781, PAGE 368
- 37-7-0-0 (B15)
MICHAEL J. MCCABE
PATRICIA L. STROGEN
818 CENTRAL AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 2055, PAGE 474
- 37-32-0-0 (B08)
808 CENTRAL AVENUE, LLC
C/O BLACKMAN CHOROPRACTIC
810 CENTRAL AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 1538, PAGE 761111111
- 37-32-0-0 (B12)
MICHAEL BLACKMAN
810 CENTRAL AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 1437, PAGE 481
- 37-33-0-0 (B14)
LUI HOAN
100 O. PORTLAND AVENUE
DOVER, NH 03820
- 37-34-0-0 (B18)
PAUL R. LEBLANC
818 CENTRAL AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 935, PAGE 325
- 37-34-0-0 (B18)
JOHN J. FLYNN REVOCABLE TRUST
JOHN J. FLYNN, TRUSTEE
818 CENTRAL AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 2063, PAGE 88
- 37-33-0-0 (B27)
JES. INC.
PO BOX 1973
DOVER, NH 03821-1973
- 37-19-0-0 (2)
SEMO BALZANO
HELEN MACDONALD
RYLA REALTY
PO BOX 792
BETH, NH 03820
S.C.R.D. BOOK 1414, PAGE 753
- 37-120-0 (4)
ERNEST A. LEBLANC
4 HOSE STREET
DOVER, NH 03820
S.C.R.D. BOOK 2381, PAGE 787
- 37-134-0 (5)
ROBERT L. & MERRICA D. TERRO
8 ROSE STREET
DOVER, NH 03820
S.C.R.D. BOOK 1882, PAGE 743



LOCATION MAP (N.H.)

EXISTING CONDITIONS

FOR
RAWZ
LAND OF
DANA A. FOURNIER REV. LIVING TRUST
(TAX MAP 37, LOTS 8-10 & 12)
CENTRAL AVENUE
DOVER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	W.D.C.	DATE:	AUGUST 10, 2016
CHECKED BY:	M.W.F.	DRAWING NO.:	4873A
JOB NO.:	4873A	SHEET:	2 OF 2



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