



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Room 306, McConnell Center – 61 Locust St. Dover, NH 03820
Meeting Date: **Thursday, June 15, 2017**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF MAY 18, 2017

3. HEARINGS

- A. Z17-05 Applicant/Owner Edward B. & Martha E. Heaphy Revocable Living Trust, 5 & 7 Heaphy Lane, (Tax Map 8, Lot 21-B), located in the Low Density Residential (R-20) Zoning District, request a variance from **Section 170-12.B** of the Zoning Ordinance to permit a rear setback of 15 feet where 30 feet is required.
- B. Z17-11 Applicant Salty Sea, LLC and Owner Thomas J. Cauley, Sr., 52 Old Rochester Road (Tax Map 40, Lot 25), located in the Thoroughfare Business (B-3) Zoning District, request a variance from **Section 170-12.A** of the Zoning Ordinance to permit a Multi-Family Dwelling (15 units) where Multi-Family Dwelling is a Use Permitted by Special Exception and the Applicant's proposal does not meet one of the two special exception criteria, which requires that dwelling units are located only on the second story or higher of a newly constructed structure.
- C. Z17-10 Applicant Salty Sea, LLC and Owner Thomas J. Cauley, Sr., 52 Old Rochester Road (Tax Map 40, Lot 25), located in the Thoroughfare Business (B-3) Zoning District, request a special exception per **Section 170-12.A** of the Zoning Ordinance to permit Multi-Family Dwellings.
- D. Z17-12 Applicant Quantum Real Estate Group, LLC and Owner George F. Mitropoulos Revocable Living Trust, Littleworth Road (Tax Map H, Lot 29-A), located in the Low Density Residential (R-20) Zoning District, request a variance from **Section 170-12.B** of the Zoning Ordinance to permit a minimum front setback of 35 feet where a build-to line of 20 feet minimum, 35 feet maximum is required. The request applies to all six lots to be subdivided from Lot 29-A.

4. CONSIDERATION OF REHEARING REQUEST

Z17-07R, a Motion for Rehearing of Z17-07 by DR Lemieux Builders, Inc., where Z17-07 was a request by Owner DR Lemieux Builders, Inc., 53 Spur Road (Tax Map L, Lot 14-N), for an equitable waiver of dimensional requirements from **Section 170-12.B** of the Zoning Ordinance to permit a side setback of 11 feet where 20 feet is required, and where the request was denied on April 20, 2017.

5. OTHER BUSINESS

6. 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>.