



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Room 306, McConnell Center – 61 Locust St. Dover, NH 03820
Meeting Date: **Thursday, September 21, 2017**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Chris Prior (Chair), Bob Hall (Vice Chair), Otis Perry

Members Not Present: Frank Landford, George Reagan, Nicholas Couturier (Alternate)

Staff Present: Elena Piekut (Assistant City Planner)

The Chair called the meeting to order at 7:02 p.m. He opened the meeting, introduced the Board and staff members to the audience, and explained that Applicants are given the option to postpone a hearing when a full Board is not present.

2. APPROVAL OF MEETING MINUTES OF AUGUST 17, 2017

Motion: Otis Perry moved to approve the August 17, 2017 Regular Meeting Minutes as submitted. Seconded by Bob Hall. Vote: U/A

3. HEARINGS

- A. Z17-16 Applicant/Owners Hadley and Shane Moores, 33 Littleworth Road (Tax Map G, Lot 6-D), located in the Assembly and Office (I-4) Zoning District, request a variance from **Section 170-12.B** of the Zoning Ordinance to permit reduced setbacks, specifically those applied in the Rural Restricted Industrial (I-2) Zoning District, where the I-4 Zoning District requires a minimum setback of 75 feet from all property lines. For both principal and accessory buildings, a minimum front setback of 35 feet, and a minimum side and rear setback of 10 feet would be permitted if the variance is granted.

Attorney Abigail Karoutas, representing Hadley and Share Moores, stated that the Applicant will postpone the hearing until the next regular meeting, October 19, 2017 at 7:00 p.m. in City Hall Council Chambers.

- B. Z17-20 Applicant/Owner Jeffrey & Sharon Warshauer, 3 Wentworth Terrace (Tax Map 8, Lot 32-1), 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 front setback of 48.77 feet, where a build-to line of 20 feet minimum, 35 feet maximum is required.

Attorney F.X. Bruton, representing Jeffrey & Sharon Warshauer, stated that the Applicant will postpone the hearing until the next regular meeting, October 19, 2017 at 7:00 p.m. in City Hall Council Chambers.

4. OTHER BUSINESS

Chair Prior asked the Board to consider amending its rules of procedure to include individual votes on each of the five variance criteria in certain cases, such as when a motion fails. Otis Perry stated his opposition on the grounds that member's opinions on each of the criteria should be evident in discussion, and a vote to approve should only be made when a member is satisfied that all five criteria are met. Bob Hall also opposed and voiced concern that one member's vote



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Room 306, McConnell Center – 61 Locust St. Dover, NH 03820
Meeting Date: **Thursday, September 21, 2017**
Meeting Time: **7:00 pm**

may affect another's if they are not taken all at once. Chair Prior suggested the conversation should include the entire Board and an opinion from the City Attorney.

Assistant City Planner Elena Piekut shared a flier from the Climate Adaptation Chapter Committee that is updating Dover's Master Plan.

5. ADJOURN

Otis Perry moved to adjourn at 7:20 p.m. Bob Hall seconded. Vote: U/A.

DRAFT