

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, November 16, 2017**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF OCTOBER 19, 2017

3. HEARINGS

- A. Z17-21 Applicant/Owner Jeremy D. Towle, 83 Columbus Avenue (Tax Map F, Lot 24-A), located in the Assembly and Office (I-4) Zoning District, requests a variance from **Section 170-12.A** of the Zoning Ordinance to permit an additional (second) single-family dwelling where single-family dwellings are not a permitted use, and from the definition of “lot” in **Section 170-6** of the Zoning Ordinance to permit two principal buildings on one lot.

4. OTHER BUSINESS

5. 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: Council Chambers, City Hall – 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, October 19, 2017**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Chris Prior (Chair), Bob Hall (Vice Chair), Frank Landford, Otis Perry, George Reagan, Anthony Sillitta (Alternate)

Members Absent: Nicholas Couturier (Alternate)

Staff Present: Elena Piekut (Assistant City Planner)

The Chair called the meeting to order at 7:00 p.m. He introduced the Board and staff members to the audience and explained the process used to hear cases.

2. APPROVAL OF MEETING MINUTES OF SEPTEMBER 21, 2017

Otis Perry moved to approve the minutes as written. Bob Hall seconded. 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.

Otis Perry moved to remove the case from the table. Frank Landford seconded. Vote: U/A.

Abigail Karoutas, Esq., represented the Applicant. Hadley Moores was also in attendance. Atty. Karoutas provided an overview of the case's history and the setback and screening agreement reached with the neighbors. She distributed a signed copy of the agreement.

Chris Prior clarified that the initial request included relief for a side and rear setback of 10 feet, and questioned why the Applicant did not ask for a more specific setback in accordance with the plan provided. Atty. Karoutas explained that the Applicant has not yet completed engineered plans and needs room for possible small changes. Bob Hall clarified the requested setbacks and proposed uses of the structures. Atty. Karoutas stated that office uses would be removed from the large building to the new, small building. Bob Hall asked why the Applicant is asking for a 10-foot side setback while showing a side setback of 21 feet. Atty. Karoutas and Hadley Moore explained that the turning movements of the cranes and the rezoning that made the property nonconforming influenced the request.

Chris Prior asked whether the Applicant has petitioned for rezoning. Hadley Moores and Atty. Karoutas explained it had been discussed but not pursued per the Planning Department's recommendation. Elena Piekut confirmed. Chris Prior said a *carte blanche* variance request is unusual. Otis Perry suggested the applicant complete engineering before requesting the variance. Atty. Karoutas said the plan will be as proposed and the Applicant is unwilling to pay for engineering without knowing that relief from the 75-foot setbacks will be granted. She also explained that the Planning Department recommended this approach.



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, November 16, 2017
Meeting Time:	7:00 pm

INTENT: The Applicant requests variances to permit the addition of a second single-family home on the property, where the I-4 Zoning District prohibits the use and two principal buildings are not permitted on a lot.

UNITS PROPOSED: One

AGENDA ITEM #: 3-A

ZONING DISTRICT: Assembly and Office (I-4)

FILE: Z17-21

APPLICANT/OWNER: Jeremy D. Towle

LOCATION: 83 Columbus Avenue (Tax Map F, Lot 24-A)

ACREAGE: 18.6 acres (810,000 sq. ft.)

EXISTING LAND USE: Single-family dwelling

PROPOSED LAND USE: Two single-family dwellings

SURROUNDING LAND USE: Single-family dwellings, farm, vacant land, office/garage

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Application, plan

STAFF RECOMMENDATION: Staff does not oppose the variance.

SUMMARY OF APPEAL AND BACKGROUND

The property is located on the west side of Columbus Avenue. The existing single-family home was built in 1985, when the area was zoned R-40. It is set back approximately 150 feet. The Applicant intends to add a second house for his daughter and her family behind the existing house. A new well and new septic system will be installed, but the homes will share a driveway.

REASON FOR STAFF RECOMMENDATION

Most of the lot's 18.6 acres is wetland, or upland inaccessible without crossing wetland, and as such, is not suitable for significant industrial development. The land was rezoned for industrial uses in 2003, but rezoning cannot take into account the specific wetland areas that have now been delineated. The property abuts residential zones to the north and east, and is surrounded by single-family homes and a horse farm. Despite the industrial zoning, adding a second home seems to be a reasonable use of the property. Creating an Accessory Dwelling Unit would not be permitted by right, as they are only permitted where single-family dwellings are also permitted. The Applicant's only legal option to make room for the family, per Section 170-40.A, would be to enlarge the structure by up to 20% in and share the home.

Because the existing house is set back 150 feet and the new house will be located behind it, it is unlikely that the change will be noticeable to the public. The new house is also about 300 feet from the nearest neighboring home.

The property has 34 feet too little road frontage to create a two-lot subdivision, and creating a subdivision would conflict with the current layout of the property. This approach would still require at least two variances to achieve a similar result, but the Applicants prefer to have two homes on one lot. This is unlikely to affect surrounding property values. Also note that adding a second home does not preclude future industrial development, while subdivision is more likely to reduce that potential use.

RECOMMENDATION

Staff recommends the Board hold a public hearing and make findings as to whether each of the five variance criteria are met for each variance request. If the Board finds that all five criteria are satisfied, the Board should grant the variance(s). Staff does not oppose the request.



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Chair Prior opened the public hearing.

Assistant City Planner Elena Piekut confirmed that the Planning Department suggested the “blanket” variance to apply the I-2 Zoning District setbacks and explained that part of the reason the I-4 Zoning District requires 75-foot setbacks is based on its minimum lot size of 5 acres, more than twice the size of the Moores lot, creating a hardship along with the shape of the lot. She pointed out that a 10 foot side setback is unlikely where 21 feet is shown, because of the curbing and slope that would be affected. She explained that the plan the Applicant ultimately presents must be substantially similar to what was presented in a variance request. Chris Prior expressed his concern about granting an open ended variance. Frank Landford asked whether the plan would be reviewed by the Planning Board. Elena Piekut responded that it would require at least Technical Review Committee review, and likely Planning Board site plan approval as well.

Chair Prior closed the public hearing.

Frank Landford moved to approve the request with the setbacks as shown on the plan submitted. George Reagan seconded. Discussion ensued to clarify the motion, particularly in regard to the rear setback. Frank Landford said proposed conditions two and three should be included in his motion and condition one should be revised to permit a side setback of 25 feet and a rear setback remaining at 75 feet. George Reagan agreed to the modification. Otis Perry explained that he agrees that 75-foot setbacks and small, irregular size of the lot present a hardship, but does not support a ten-foot side and rear setback. Discussion ensued. Bob Hall pointed out that the rear setback of 75 feet does not come into play at all with the proposed plan. Chair Prior read a motion and proposed condition that Frank Landford and George Reagan assented to:

That the Board grant a variance to permit reduced setbacks for this particular parcel, with the following conditions:

- 1) The following setbacks shall apply to all future development on Tax Map G, Lot 6-D:
Principal Building: Outbuilding/Accessory Use:
Front: 50 feet (per footnote 3) Front: 35 feet
Abut a Street: 35 feet Abut a Street 35 feet
Side: 25 feet Side: 20 feet
Rear: 75 feet Rear: 10 feet
- 2) The Applicant shall plant and maintain six-to-eight-foot evergreens between the proposed building and Tax Map G, Lot 28-1D, as depicted on the plan.
- 3) The plan shall be revised with a reference to this decision and a note and depiction of the setback requirements described in conditions 1 and 2.

Otis Perry asked that the Board include in the motion its finding that the five variance criteria have been met, given the size of the lot and that it was conforming prior to rezoning, to which Frank Landford and George Reagan also agreed. Vote: U/A.

- 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.



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Jim Schulte, Esq. represented the Applicant. Barry Gier, P.E. was also present. Atty. Schulte presented the request, addressed how the five variance criteria are met, and referred to the staff recommendation.

Chair Prior opened the public hearing.

Assistant City Planner Elena Piekut stated that the Planning Department does not oppose the variance.

Chair Prior closed the public hearing.

Otis Perry moved to grant the variance, finding that the five variance criteria are met. Bob Hall seconded, amending the motion to state that the variance is granted as shown on the plan submitted. Otis Perry approved of the amendment. Vote: U/A

4. OTHER BUSINESS

Assistant City Planner Elena Piekut reminded the Board that the Climate Adaptation Chapter of the Master Plan committee is taking public input at a workshop October 21 at 9:00 a.m. at the Dover Middle School.

Otis Perry asked the Planning Department to review the build-to line requirement, given the number of variances requested. Discussion ensued regarding its applicability and desirability in various neighborhoods of the City. Elena Piekut explained that the Planning Department sets goals with the Planning Board in January of each year, and that she will bring this up to the rest of the Department in preparation for that.

5. ADJOURN

Otis Perry moved to adjourn. Bob Hall seconded. Vote: U/A. Adjourned: 7:58 p.m.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

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Meeting Date:	Thursday, November 16, 2017
Meeting Time:	7:00 pm

INTENT: The Applicant requests variances to permit the addition of a second single-family home on the property, where the I-4 Zoning District prohibits the use and two principal buildings are not permitted on a lot.

UNITS PROPOSED: One

AGENDA ITEM #: 3-A

ZONING DISTRICT: Assembly and Office (I-4)

FILE: Z17-21

APPLICANT/OWNER: Jeremy D. Towle

LOCATION: 83 Columbus Avenue (Tax Map F, Lot 24-A)

ACREAGE: 18.6 acres (810,000 sq. ft.)

EXISTING LAND USE: Single-family dwelling

PROPOSED LAND USE: Two single-family dwellings

SURROUNDING LAND USE: Single-family dwellings, farm, vacant land, office/garage

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Application, plan

STAFF RECOMMENDATION: Staff does not oppose the variance.

SUMMARY OF APPEAL AND BACKGROUND

The property is located on the west side of Columbus Avenue. The existing single-family home was built in 1985, when the area was zoned R-40. It is set back approximately 150 feet. The Applicant intends to add a second house for his daughter and her family behind the existing house. A new well and new septic system will be installed, but the homes will share a driveway.

REASON FOR STAFF RECOMMENDATION

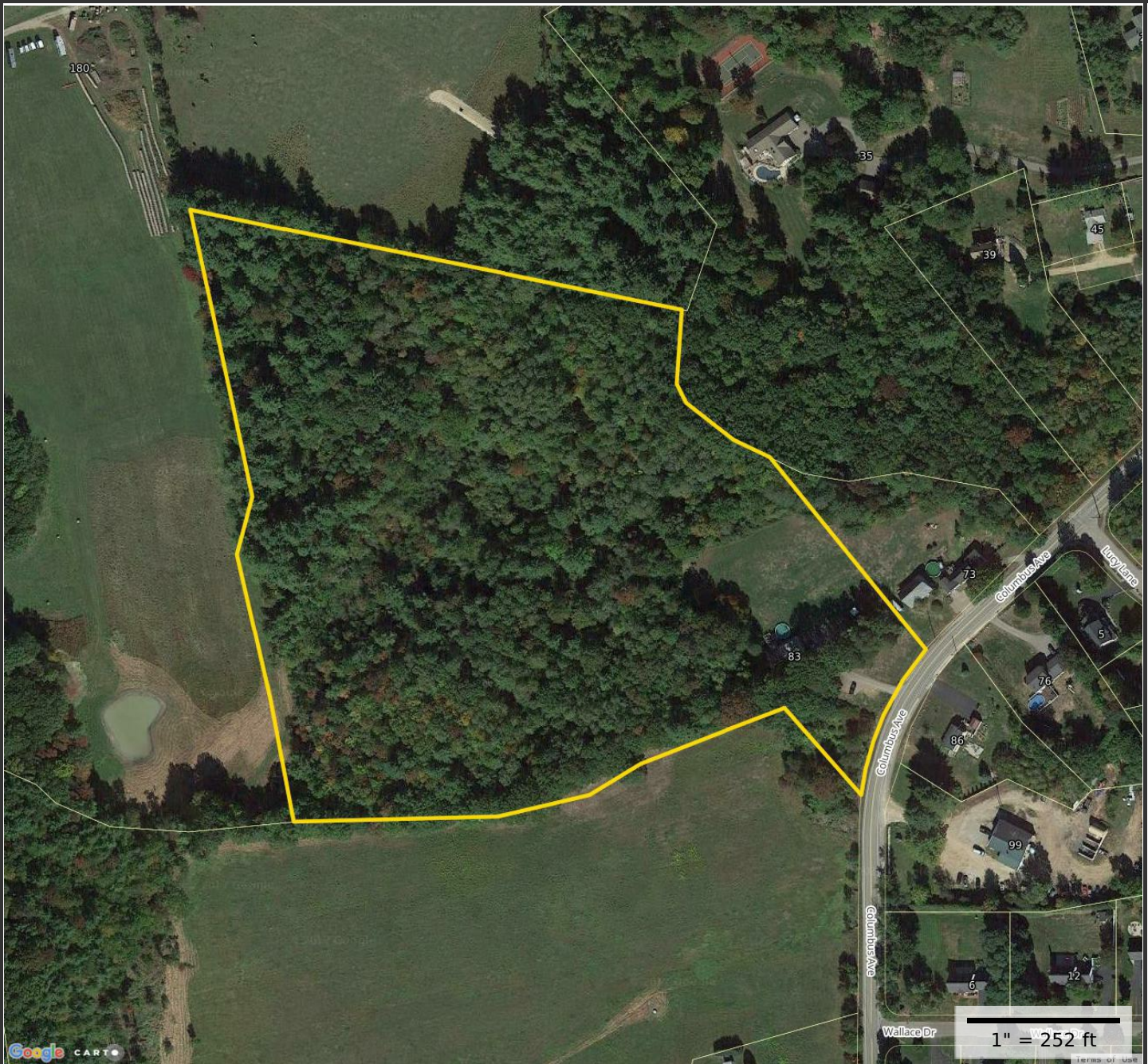
Most of the lot's 18.6 acres is wetland, or upland inaccessible without crossing wetland, and as such, is not suitable for significant industrial development. The land was rezoned for industrial uses in 2003, but rezoning cannot take into account the specific wetland areas that have now been delineated. The property abuts residential zones to the north and east, and is surrounded by single-family homes and a horse farm. Despite the industrial zoning, adding a second home seems to be a reasonable use of the property. Creating an Accessory Dwelling Unit would not be permitted by right, as they are only permitted where single-family dwellings are also permitted. The Applicant's only legal option to make room for the family, per Section 170-40.A, would be to enlarge the structure by up to 20% in and share the home.

Because the existing house is set back 150 feet and the new house will be located behind it, it is unlikely that the change will be noticeable to the public. The new house is also about 300 feet from the nearest neighboring home.

The property has 34 feet too little road frontage to create a two-lot subdivision, and creating a subdivision would conflict with the current layout of the property. This approach would still require at least two variances to achieve a similar result, but the Applicants prefer to have two homes on one lot. This is unlikely to affect surrounding property values. Also note that adding a second home does not preclude future industrial development, while subdivision is more likely to reduce that potential use.

RECOMMENDATION

Staff recommends the Board hold a public hearing and make findings as to whether each of the five variance criteria are met for each variance request. If the Board finds that all five criteria are satisfied, the Board should grant the variance(s). Staff does not oppose the request.

**Property Information**

Property ID F0024-A00000
Location 83 COLUMBUS AV
Owner TOWLE JEREMY D



**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 6/13/2017
Properties updated 11/07/2017



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised April 7, 2017]

Office Use Only	Case #:	<u>217-21</u>	Date Received:	<u>RECEIVED</u> <u>Planning Office</u>
	Amount Paid:	<u>\$ 362.00</u> <u>CK# 7724</u>	Time Received:	<u>OCT 03 2017</u> <u>Dover, New Hampshire</u>

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Jeremy D. Towle Phone # 749-5855

Address of Applicant: 83 Columbus Avenue, Dover, NH 03820

E-Mail Address: _____

PROPERTY OWNER (if different from applicant): Same as Applicant

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 83 Columbus Avenue, Dover, NH 03820

Brief Directions: 0.4 miles from Tolend Road or

0.5 miles from Littleworth Road on north side of Columbus

Zoning District: I-4 Assessor's Map # F Lot(s) # 24A

TYPE OF APPEAL: (Please check one)

☒ Variance	from Section <u>170-11 & 170-40</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:

Construct an additional residence (detached single family dwelling) behind existing house at
83 Columbus Avenue.

APPLICATION CHECKLIST (Please check off)

- A. **Application signed** by Applicant and Property Owner (if different from Applicant)
Note: In order for the application to be accepted by Planning Department staff and placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE 1 as well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING.

- B. **10 Copies of Completed Zoning Board of Adjustment Application**

Note: Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 10 copies (include only as part of original signed application (Part A above)).

- C. **10 copies of a plot plan** drawn in accordance with a boundary line to scale not less than 1" = 40'. They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks.

- D. Submit at least one (1) copy of the plot plan at a size of **8 1/2 x 11** (this is in addition to the 10 copies required in 'C' above).

- E. **10 copies of photos** (suggested but optional) and any **other materials** applicant would like to submit in support of the application.

- F. **Abutter Notification/Mailing Labels** - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.

1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
Certified letters fee # 2 of x \$8.00 =
2. Certified letters fee: # of abutters 7 X \$8.00 =
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters 0 X \$1.00 =
4. Creating/Printing Abutter Labels in triplicate per sheet 1 x \$10.00 =

- G. **TOTAL FEE** paid by cash or check made payable to "City of Dover"

1. Application fee of:

\$100.00 VARIANCE (per Section requested) + 2
\$100.00 SPECIAL EXCEPTION
\$100.00 APPEAL FROM ADMINISTRATIVE DECISION
\$100.00 EQUITABLE WAIVER

2. Foster's newspaper public notice

TOTAL FEE

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

170-11 &

A variance is requested from Section(s) 170-40 of the Zoning Ordinance to permit:

The construction of an additional residence (detached single family dwelling) behind the existing residence at 83 Columbus Avenue; where:

1. Residential use is not allowed in the I-4 zoning district.
2. An additional structure housing the non-conforming use is not allowed to be built on this lot.

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 proposed use (residential) is consistent with, and the same use as, the long time existing use on this parcel and on all of the abutting parcels of land. The existing residential use is now a "grandfathered", non-conforming use because the current zoning (I-4) was changed from R-40 zoning in 2003.

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

It allows for like, "in-kind" residential use to be made on this 18.6 acre parcel. Only about 5 acres of the subject tract is usable contiguous "upland". The residential use is much more consistent with all neighboring residential uses and not in any way like an "allowed" I-4 use - that which none exists either at or abutting the subject premises.

3. Granting the variance would do substantial justice because:

It would allow for an additional residential use on a large parcel already used as such. It would allow for the construction of a second single family home to house the Towle's daughter, son-in-law and their children. The additional use would be possible without subdivision of the subject lot.

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

The proposed use is the same as, and is consistent with, all existing, abutting uses. The proposed use will be virtually invisible to all existing, abutting properties. There is plenty of lot area and upland area to support the proposed use. The on-site upland soils are very good quality soils to support an additional subsurface sewage disposal (septic) system.

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:

All properties to the east, north, west and south of the subject premises are zoned or used residentially. Nevertheless, parcel 24A is zoned I-4 and as such, residential use is not allowed.

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:

Mr. Towle has owned the subject property since 1985 & 1989 and has lived there since 1985. He built his own home on the property in 1985. After being there for 32 years, he has no intentions of leaving. Under the former R-40 zoning, there was enough land to divide and create another house lot. Under I-4 zoning, residential use is not even allowed. The land is not well suited for I-4 use.

and

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

It is consistent with historical use and with uses allowed in the former R-40 zone.

It is consistent with abutting uses.

It is a less intense use than those allowed in the I-4 zone.

There is no abutting or nearby I-4 "uses" in place at present.

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:

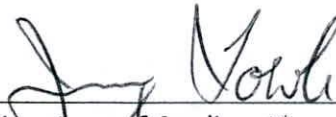
SIGNATURE PAGE

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*



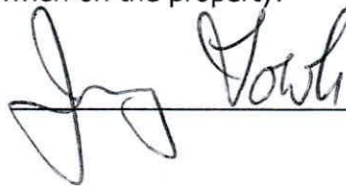
Signature of Owner*

*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:

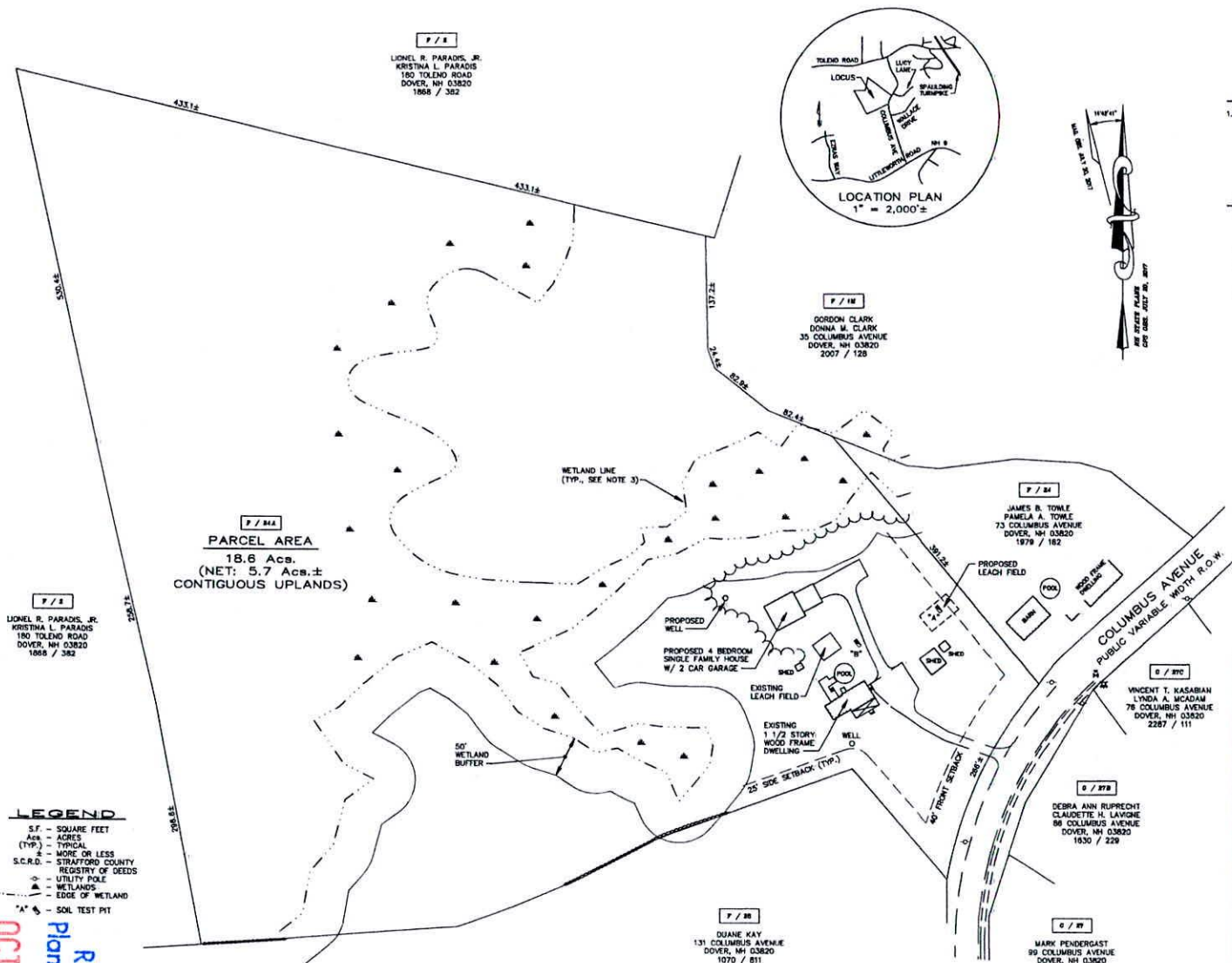
10-3-2017

Z17-21

83 Columbus Ave.

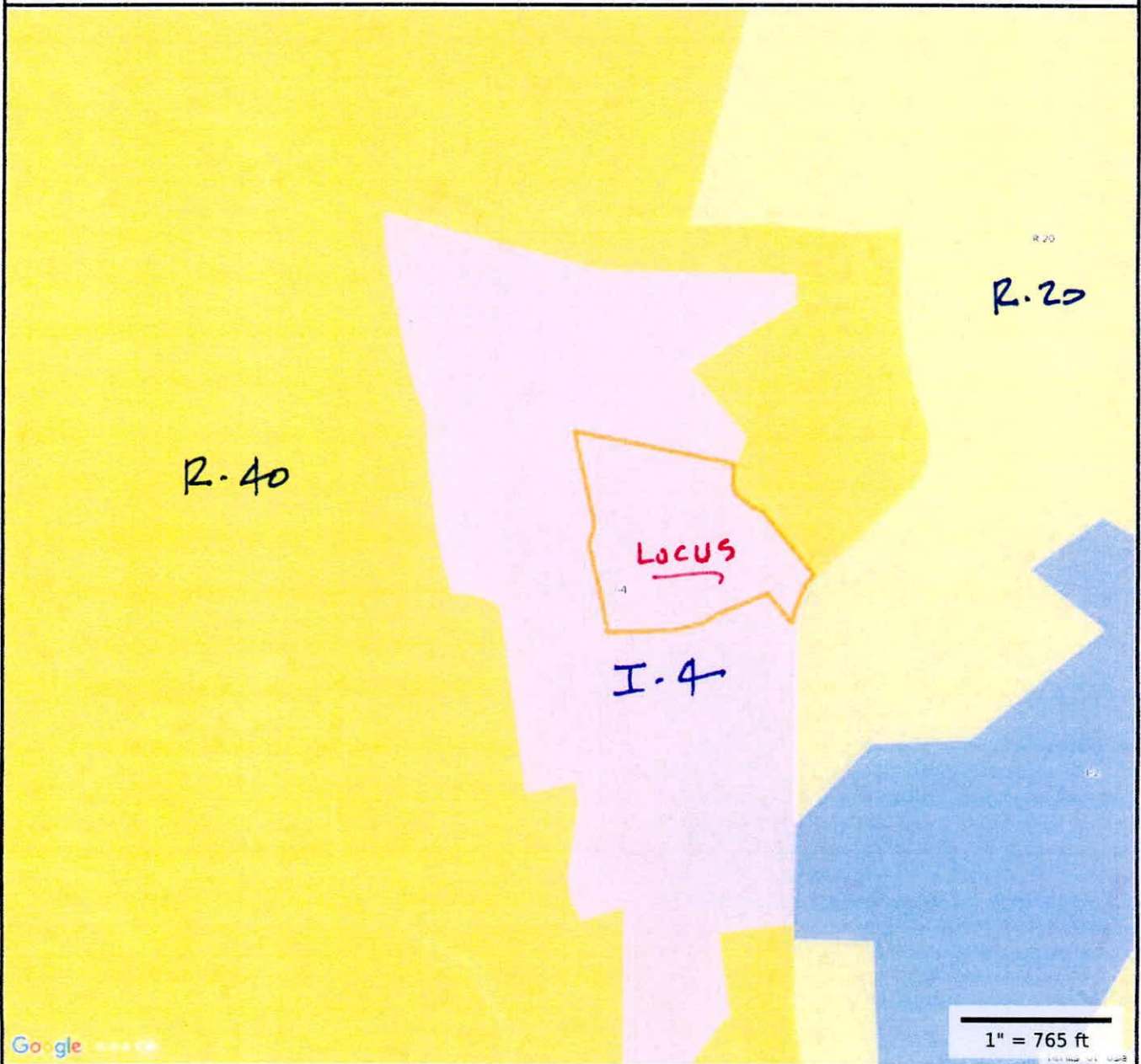
Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
F0001-M00000	35 COLUMBUS AV	CLARK GORDON &	CLARK DONNA M	35 COLUMBUS AVE	DOVER	NH	03820
G0027-B00000	86 COLUMBUS AV	RUPRECHT DEBRA ANN	LAVIGNE CLAUDETTE H	86 COLUMBUS AV	DOVER	NH	03820
G0027-001000	6 WALLACE DR	MICHAUD VINCENT V &	MICHAUD MICHELE M	6 WALLACE DR	DOVER	NH	03820
F0024-000000	73 COLUMBUS AV	TOWLE JAMES B &	TOWLE PAMELA A	73 COLUMBUS AV	DOVER	NH	03820
G0027-C00000	76 COLUMBUS AV	KASABIAN VINCENT T	MCADAM LYND A	76 COLUMBUS AVE	DOVER	NH	03820
F0002-000000	180 TOLEND RD	PARADIS LIONEL R JR &	PARADIS KRISTINA L	180 TOLEND ROAD	DOVER	NH	03820
F0025-000000	COLUMBUS AV	KAY DUANE		131 COLUMBUS AVE	DOVER	NH	03820
G0027-000000	99 COLUMBUS AV	PENDERGAST MARK		99 COLUMBUS AVE	DOVER	NH	03820
		JEREMY D. TOWLE		83 COLUMBUS AVE	DOVER	NH	03820
			CIVILWORKS NEW ENGLAND	PO BOX 1166	DOVER	NH	03820

RECEIVED
 Planning Office
 OCT 03 2017



		No. DATE BY REVISION FILE: WFO 01/2155/17-2155	
PROPOSED SITE PLAN AND EXHIBIT ACCOMPANYING ZONING BOARD OF ADJUSTMENT VARIANCE APPLICATION LOT 24A, TAX MAP F 83 COLUMBUS AVENUE DOVER, NEW HAMPSHIRE COUNTY OF STRAFFORD as prepared for / owner of record: Jeremy Towle 83 Columbus Avenue Dover, NH 03820			
SCALE 1" = 60'		DOVER PLANNING FILE No. 2 17-	
Civilworks New England civil engineering P.O. Box 1166 181 Watson Road Dover, NH 603-749-0443		DESIGN: PJC / R.M. SCALE: 1" = 60' DATE: 9-27-17 SHEET 1 OF 1 PROJECT # 1741	

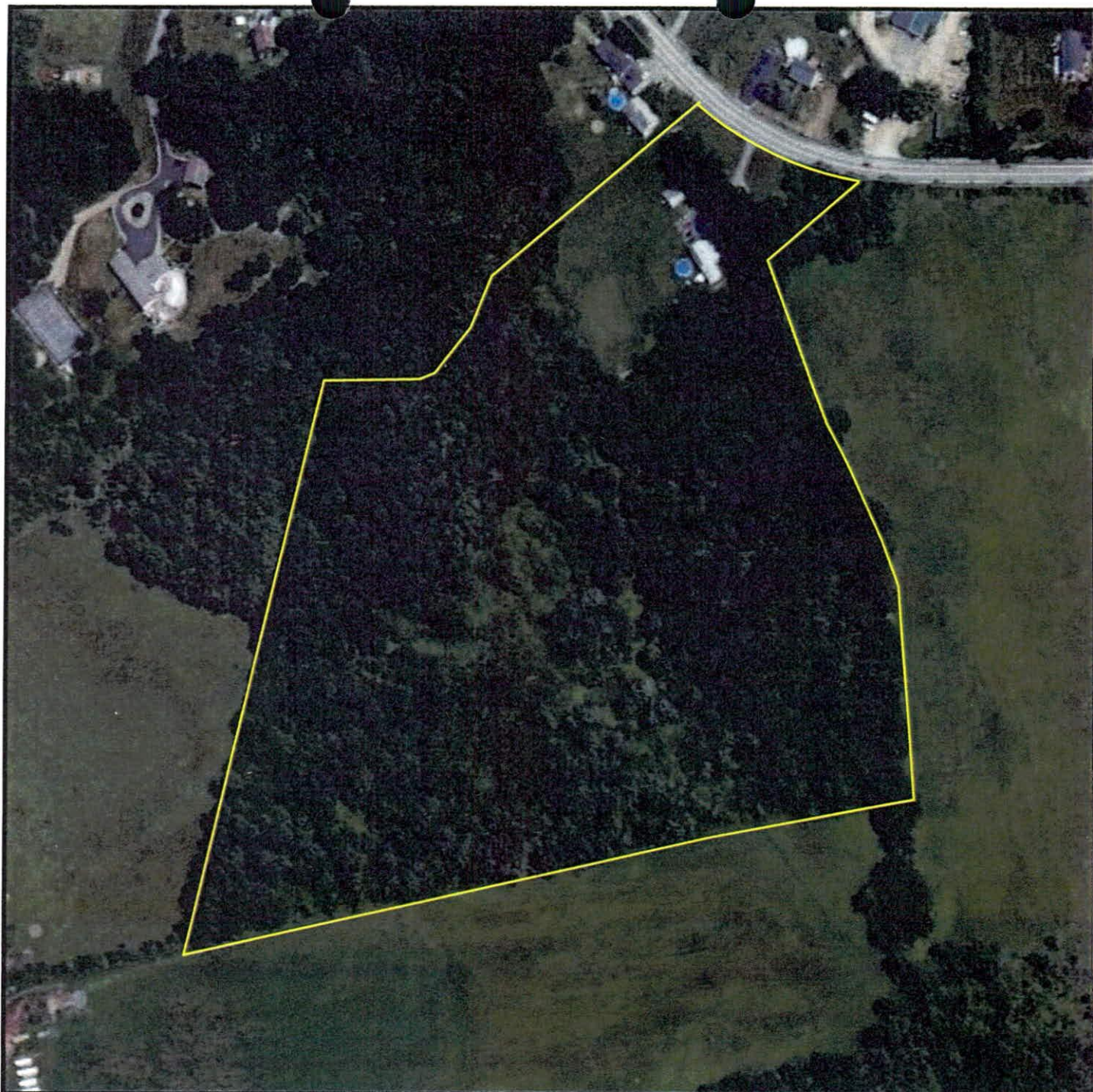
83 Columbus Avenue, Dover NH; Zoning Setting



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 6/13/2017
Properties updated 09/26/2017



GRAPHIC SCALE



(IN FEET)

**SITE CLARIFICATION
SKETCH**
NOT TO SCALE

**BING MAPS IMAGE
83 COLUMBUS AVENUE
DOVER, NEW HAMPSHIRE 03820**

CIVILWORKS NEW ENGLAND

CIVIL ENGINEERING
181 Watson Road, P.O. Box 1166
Dover, New Hampshire 03820
(603) 749-0443

DATE: 9-27-17

PROJECT No.: 1741
FILE: BING AERIAL.DWG

SK-1741-092717-01