



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, December 20, 2018
Meeting Time: 7:00 pm

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF DECEMBER 6, 2018

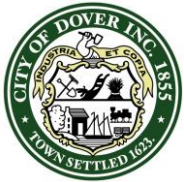
3. HEARINGS

- A. Z18-19 Applicant/Owner Todd LaFond, 4 Crestview Drive (Tax Map D, Lot 22-2), located in the Medium Density Residential (R-12) Zoning District, requests a variance from **Section 170-12.B** of the Zoning Ordinance to permit a side setback of 10 feet for an attached garage, where a minimum of 15 feet is required.
- B. Z18-20 Applicant/Owner Real McKoy Properties, LLC, 301 Durham Road (Tax Map H, Lot 1), located in the Hotel/Retail (B-4) Zoning District, requests a variance from **Section 170-12.A** of the Zoning Ordinance to permit an assisted living facility, where assisted living facilities are not permitted in the B-4 Zoning District.
- C. Z18-21 Applicant/Owner Sarah McClellan, 410 Middle Road (Tax Map M, Lot 60), located in the Rural Residential (R-40) Zoning District, requests a variance from **Section 170-18.H** of the Zoning Ordinance to permit a popcorn popping home occupation, where uses such as “restaurants, caterers or bakeries...and others of a similar nature” are not considered customary home occupations.
- D. Z18-22 Applicant Industrial Tower and Wireless, LLC and Owners Peter and Susan Rousseau, 200 Henry Law Avenue (Tax Map K, Lot 1), located in the Rural Residential (R-40) Zoning District, request a variance from **Section 170-22.C(1)** of the Zoning Ordinance to permit the construction of a new, 180-foot tall telecommunications tower on the above referenced property, where the construction of new telecommunications towers is only permitted on 15 parcels specified by the Zoning Ordinance.

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: Special Meeting
Meeting Location: Room 306, McConnell Center – 61 Locust St. Dover, NH 03820
Meeting Date: **Thursday, December 6, 2018**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Bob Hall (Vice Chair), Frank Landford, Otis Perry, Rich Onufry (Alternate)

Members Absent: Chris Prior (Chair), George Reagan, Nick Couturier (Alternate), Anthony Sillitta (Alternate)

Staff Present: Elena Piekut (Assistant City Planner, Zoning Administrator)

The Vice Chair called the meeting to order at 7:00 p.m. He introduced the Board and staff present to the audience.

2. APPROVAL OF MEETING MINUTES OF NOVEMBER 15, 2018

Motion: Otis Perry moved to approve the meeting minutes of November 15, 2018 as written. Rich Onufry seconded.

Vote: U/A

3. HEARINGS

None.

4. OTHER BUSINESS

- A. Z18-07R, a Motion for Rehearing of Z18-07 by Industrial Tower and Wireless, LLC, where Z18-07 was a variance request by Applicant Industrial Tower and Wireless, LLC and Owners Peter and Susan Rousseau, 200 Henry Law Avenue (Tax Map K, Lot 1), located in the Rural Residential (R-40) Zoning District, to permit the construction of a new, 180-foot tall telecommunications tower on the above referenced property, where the construction of new telecommunications towers is only permitted on 15 parcels specified by the Zoning Ordinance. The request was denied on October 18, 2018.

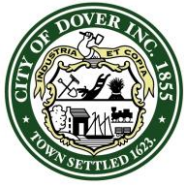
Motion: Rich Onufry stated in light of the presentation for rehearing, he moved to grant the rehearing. Otis Perry seconded. Vote: U/A

Comments were made that the case would probably be reheard in January, but that abutters will receive notice.

B. Elena Piekut announced the annual land use meet and greet will be held Tuesday January 8th from 5:30-7:00pm in the cafeteria. It is an opportunity to meet other members of boards and committees. The new architectural design guidelines for the central business district will be discussed.

5. ADJOURN

Motion: Otis Perry moved to adjourn at 7:05pm. Frank Landford seconded. 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, December 20, 2018
Meeting Time:	7:00 pm

INTENT: The Applicant requests a variance to permit a reduced side setback for an attached garage.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-A

ZONING DISTRICT: Medium Density Residential (R-12)

FILE: Z18-19

APPLICANT/OWNER: Todd LaFond

LOCATION: 4 Crestview Drive (Tax Map D, Lot 22-2)

ACREAGE: 0.52 ac (22,651 sq. ft.)

EXISTING LAND USE: Single-family dwelling

PROPOSED LAND USE: Single-family dwelling

SURROUNDING LAND USE: Single-family dwellings

PREVIOUS ZBA ACTION: None

PLANNING BOARD APPROVAL REQUIRED: No

ATTACHMENTS: Application, plan

STAFF RECOMMENDATION: Staff supports granting the variance request.

BACKGROUND INFORMATION AND SUMMARY OF REQUEST

4 Crestview Drive is located in a small 1970s subdivision located north of Glenwood Avenue and abutting the Spaulding Turnpike. The owner of the single-family home intends to build an attached two-car garage and is requesting a variance from the side setback to allow it. A side setback of 10 feet is proposed where 15 feet is required.

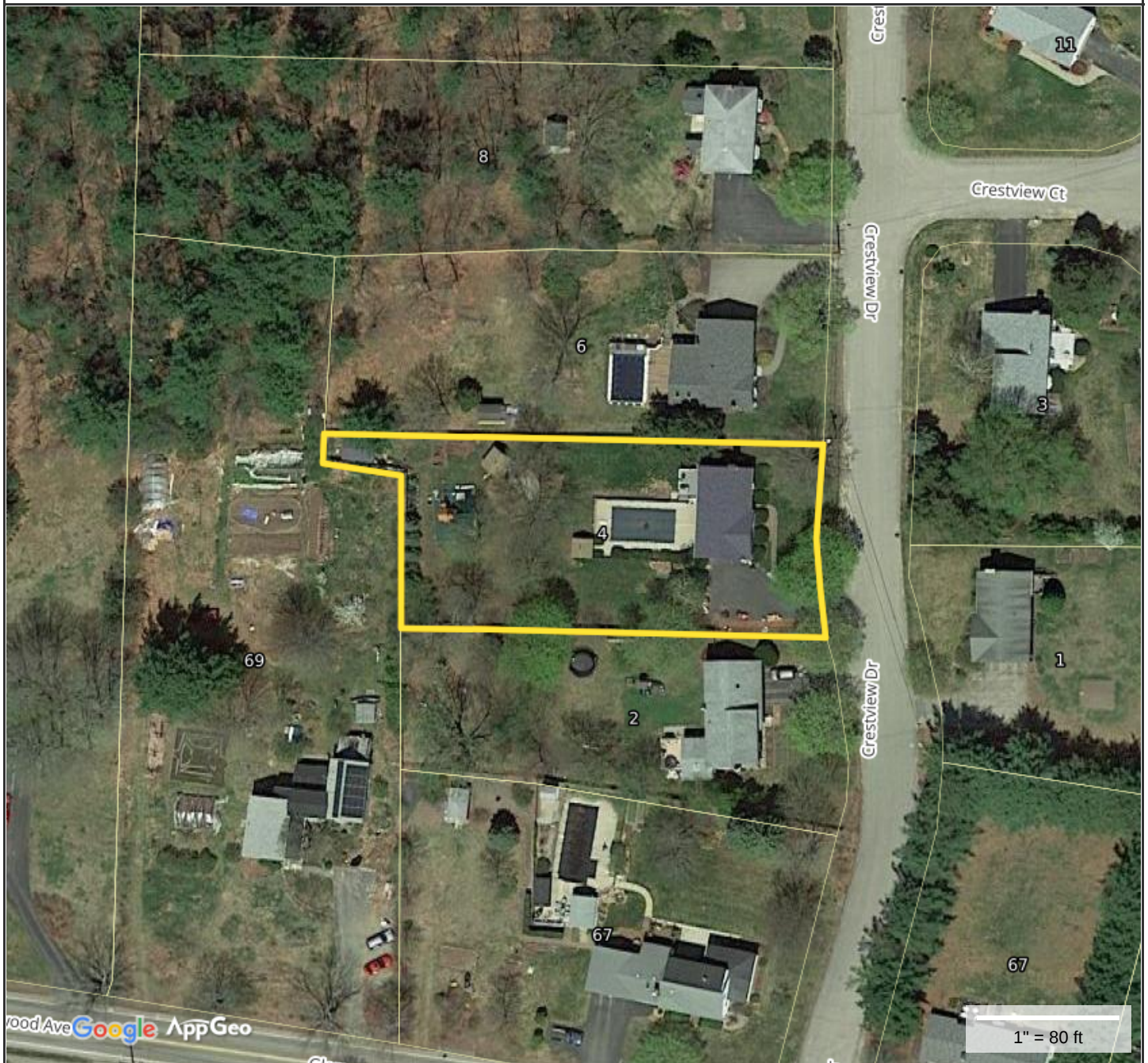
REASON FOR STAFF RECOMMENDATION

If this lot were a few feet narrower, it would qualify for a reduced side setback of 10 feet per Section 170-14 of the Zoning Ordinance. Further, a detached garage would only have a side setback of 10 feet. The proposal is consistent with the spirit and intent of the ordinance and is unlikely to have a negative effect on property values. No injustice is created, and the orientation of the house and driveway presents a hardship to meeting the 15 foot setback with this addition.

STAFF RECOMMENDATION

Staff recommends the Board hold a public hearing, evaluate and make findings on the five variance criteria, and grant the variance request.

4 Crestview Drive

**Property Information**

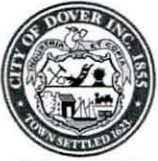
Property ID D0022-002000
Location 4 CRESTVIEW DR
Owner LAFOND TODD W



**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.

Geometry updated 11/16/2018
Data updated 11/18/2018



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised April 7, 2017]

Office Use Only	Case #:	<u>Z18-19</u>	Date Received:	RECEIVED Planning Office NOV 28 2018 Dover, New Hampshire
	Amount Paid:	\$ _____	Time Received:	

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Todd LaFond Phone # 603-285-5062
Address of Applicant: 4 Crestview Dr, Dover, NH 03820
E-Mail Address: steelersbluedevisangelsfan@gmail.com
PROPERTY OWNER (if different from applicant): (Same)
Address: _____ Phone # _____
E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 4 Crestview Drive Dover, NH 03820
Brief Directions: Take a right off Glenwood Ave onto Crestview Dr, 2nd house on the left.
Zoning District: R-12 Assessor's Map # D Lot(s) # 22-2

TYPE OF APPEAL: (Please check one)

☒ Variance	from Section _____ 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:

want to build a 28' x 28' attached garage

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

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

To lower side setback to 10 feet to build an attached
28x28 garage

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:

There is already a fence dividing the two properties so
a difference in five feet has minimal impact

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

there is still plenty of room between the
two buildings consisting of lawn, fence, and driveway

3. Granting the variance would do substantial justice because:

will allow me to utilize more enclosed usable
space rather than outdoor parking space

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

There is still more than 25 feet between buildings

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:

The existing underhouse garage height is too low for a truck to even be parked in.

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:

and

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

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:

Moving the doors as far left as possible is the reason the extra width of the garage is being asked for so that the existing retaining wall does not have to be moved

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

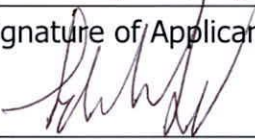
I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

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*

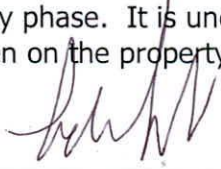


Signature of Owner*

*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: 11/28/18

Property Location:

4 Crestview Dr

Residential Property Record Card - Dover, New Hampshire
Parcel ID: D0022-002000

Map Block No. D-22-2-0

Class: R

Use:

101

Card 1 of 1

Current Owner	Previous Owner History			Miscellaneous	Assessment Information
Lafond Todd W 4 Crestview Dr Dover Nh 03820	Name	Deed	Date	Deed Info: 4502/680-08/17/2017 Zoning: R-12 Neighborhood: 188 Living Units: 1	Assessed Value: * Prior Land: 96,800 96,800 Building: 176,100 171,100 Total: 272,900 267,900 Assessed Information: Value: 272,900
Notes	Entrance Information			Estimates MRA: Weighted: Market:	Effective DOV: 4/1/2018 Value Flag: COST VALUE
	Date	Time	ID Actv Entrance Code Source		
	11/21/2001	A	DL Entry & Sign		
	03/19/2001		RM Est-See Note Entry & Sign		

Sales History				
Book/Page	Date	Price	Type	Validity
4502/680	08/08/2017		2	44
4042/78	07/27/2012		2	44

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

Land Information				
Type	Size	Grade	Influence Factor 1, 2 and %	Value
Primary	A	0.52 0	0	96,800
Total Acres for this Parcel		0.52	Total Land Value	96,800

Out Building Information								
Type	Qty	Year	Size1	Size2	Grade	Cond	%Good	Value
Shed-Frame	1	1992	10	12	C	G	36%	880
Pool-Plastic Liner	1	1992	16	32	C	A	20%	3,650
Shed-Frame	1	1992	10	10	C	A	30%	610
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
Total OBY for this card								5,140


 DEC 27 2004
D0022-002000

Inspection witness by:

**Property Information**

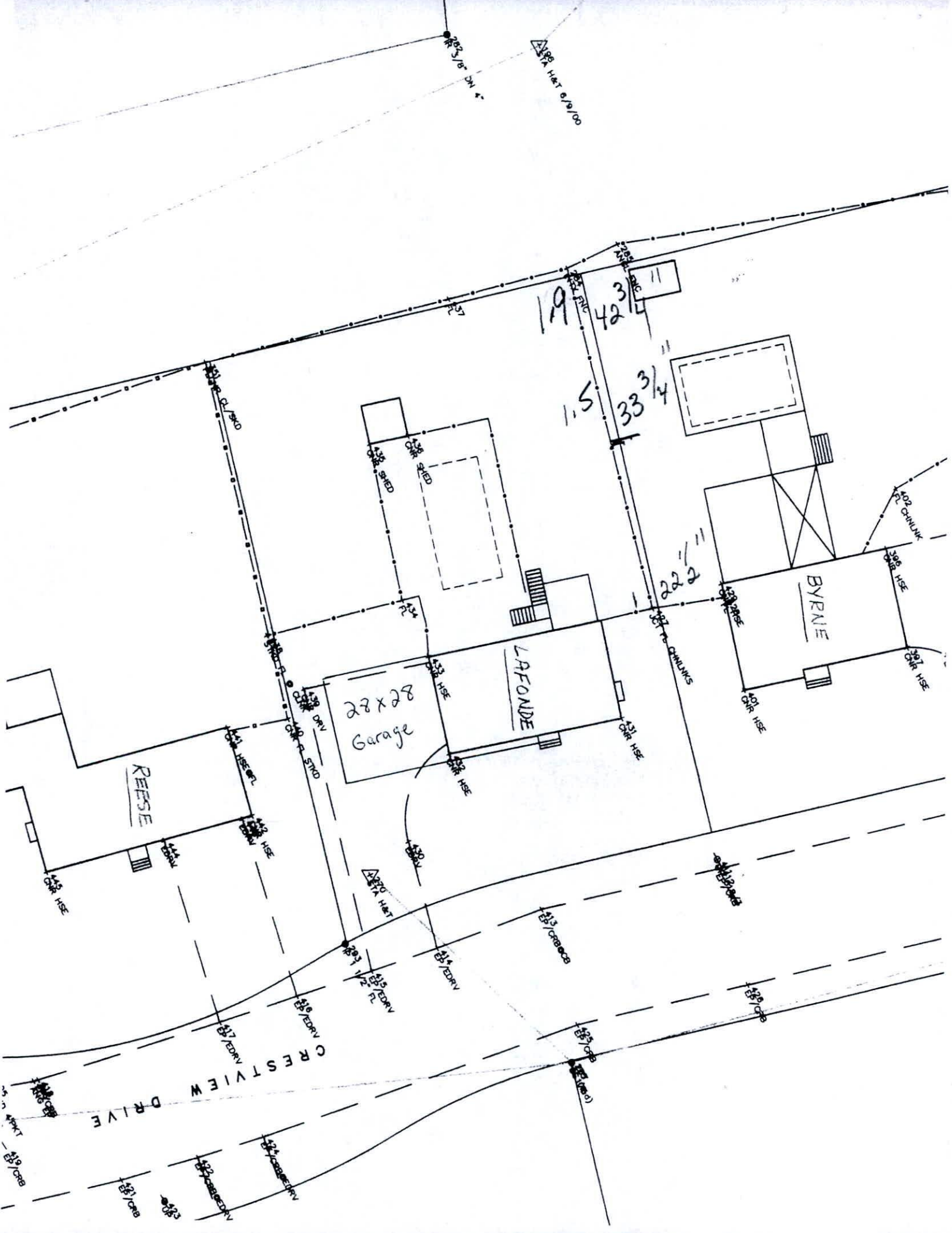
Property ID D0022-002000
Location 4 CRESTVIEW DR
Owner LAFOND TODD W



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

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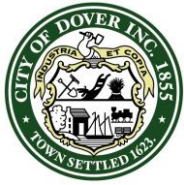
Geometry updated 11/16/2018
Data updated 11/18/2018



Z18-19

4 CRESTVIEW DRIVE

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
D0020-000000	71 GLENWOOD AV	MULCAHY LAWRENCE E &	MULCAHY CHERYL J	71 GLENWOOD AVENUE	DOVER NH		03820
D0021-000000	69 GLENWOOD AV	BIXBY PETER W & BOLKER JESSICA CO-TRUSTE	BIXBY BOLKER FAMILY REVOCABLE TRUST OF 2	69 GLENWOOD AVENUE	DOVER NH		03820
D0022-003000	6 CRESTVIEW DR	SULLIVAN BRENDAN S &	SULLIVAN DAWN M	6 CRESTVIEW DR	DOVER NH		03820
D0022-004000	8 CRESTVIEW DR	ROSENAU LESLIE J KATHLEEN G TRUSTEES	ROSENAU FAMILY TRUST	8 CRESTVIEW DRIVE	DOVER NH		03820
D0022-005000	10 CRESTVIEW DR	ROUSSEAU RYAN J		10 CRESTVIEW DRIVE	DOVER NH		03820
D0022-009000	11 CRESTVIEW CT	RUONALA FREDERICK A & CHERYL C CO-TRUSTE	RUONALA FAMILY REVOCABLE TRUST	11 CRESTVIEW CT	DOVER NH		03820
D0022-012000	5 CRESTVIEW DR	SY ANNE LO	NG WAI HUNG	5 CRESTVIEW DRIVE	DOVER NH		03820
D0022-013000	3 CRESTVIEW DR	PAQUETTE ELEANOR M	PAQUETTE EUGENE F	3 CRESTVIEW DRIVE	DOVER NH		03820
D0022-014000	1 CRESTVIEW DR	MCDONNELL KATHLEEN		1 CRESTVIEW DR	DOVER NH		03820
D0022-015000	65 A GLENWOOD AV	SAUNDERS ARTHUR & RUTH TRUSTEES	SAUNDERS ARTHUR & RUTH REVOCABLE INTERV	65 A GLENWOOD AV	DOVER NH		03820
D0022-A00000	67 GLENWOOD AV	HESS BRIAN &	BEVINS JENNIFER	67 GLENWOOD AV	DOVER NH		03820
D0022-C00000	67 A GLENWOOD AV	OLIVIER MAURICE E & LEONA M TRUSTEES	OLIVIER FAMILY 1999 TRUST	67A GLENWOOD AV	DOVER NH		03820
D0022-I00000	2 CRESTVIEW DR	NYBY JESSICA		2 CRESTVIEW DR	DOVER NH		03820
		TODD LAFOND		4 CRESTVIEW DRIVE	DOVER NH		03820



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, December 20, 2018
Meeting Time:	7:00 pm

INTENT: The Applicant requests a variance to permit an assisted living facility

UNITS PROPOSED: 24 beds, 2 accessory apartments

AGENDA ITEM #: 3-B

ZONING DISTRICT: Hotel/Retail (B-4)

FILE: Z18-20

APPLICANT/OWNER: Real McKoy Properties, LLC

LOCATION: 301 Durham Road (Tax Map H, Lot 1)

ACREAGE: 2.95 acres (128,502 sq. ft.)

EXISTING LAND USE: Unfinished 12-bed Elderly Assisted Care Home

PROPOSED LAND USE: Assisted Living Facility

SURROUNDING LAND USE: Single family dwellings, combined light manufacturing, retail, warehousing, and office uses

PREVIOUS ZBA ACTION:

Z06-13: variance granted to permit beauty salon
Z13-18: variance granted to permit and elderly assisted care home for 8-10 residents/2 staff apartments

Z13-18A: variance granted to permit an increase to 12 beds and 2 staff apartments

Z18-12: variance granted to permit an assisted living facility

PLANNING BOARD APPROVAL REQUIRED: Yes

ATTACHMENTS: Application, plans

STAFF RECOMMENDATION: Staff supports granting the variance request.

BACKGROUND INFORMATION AND SUMMARY OF REQUEST

The property subject to this variance request is a 2.95-acre lot on the Madbury town line on Durham Road. It was once a single-family home, containing a beauty salon (by variance), and subsequently was granted variances in 2013 to convert an expanded structure to an elderly assisted care home, first with 8-10 beds (and two staff apartments), then with 12 beds (and two staff apartments). Site plan approval for the 12-bed facility was obtained in October 2015 and the project is partially constructed.

The applicant was then granted a variance in June 2018 to permit an assisted living facility with 24 beds (and two staff apartments). The same request is being made at this meeting as it was discovered that the June public hearing was improperly noticed, with abutters in Madbury not receiving certified letters. The building footprint will not be altered, and the increased number of beds will fit within the existing layout. Because of the increase in the number of residents served, the use is now classified as an “assisted living facility” rather than an “elderly assisted care facility,” both of which are defined by Section 170-6 of the Zoning Ordinance.

The previous site plan approval was amended and conditionally approved by the Planning Board on December 11. One of the Planning Board’s conditions of approval is that the necessary relief is obtained from the Zoning Board.

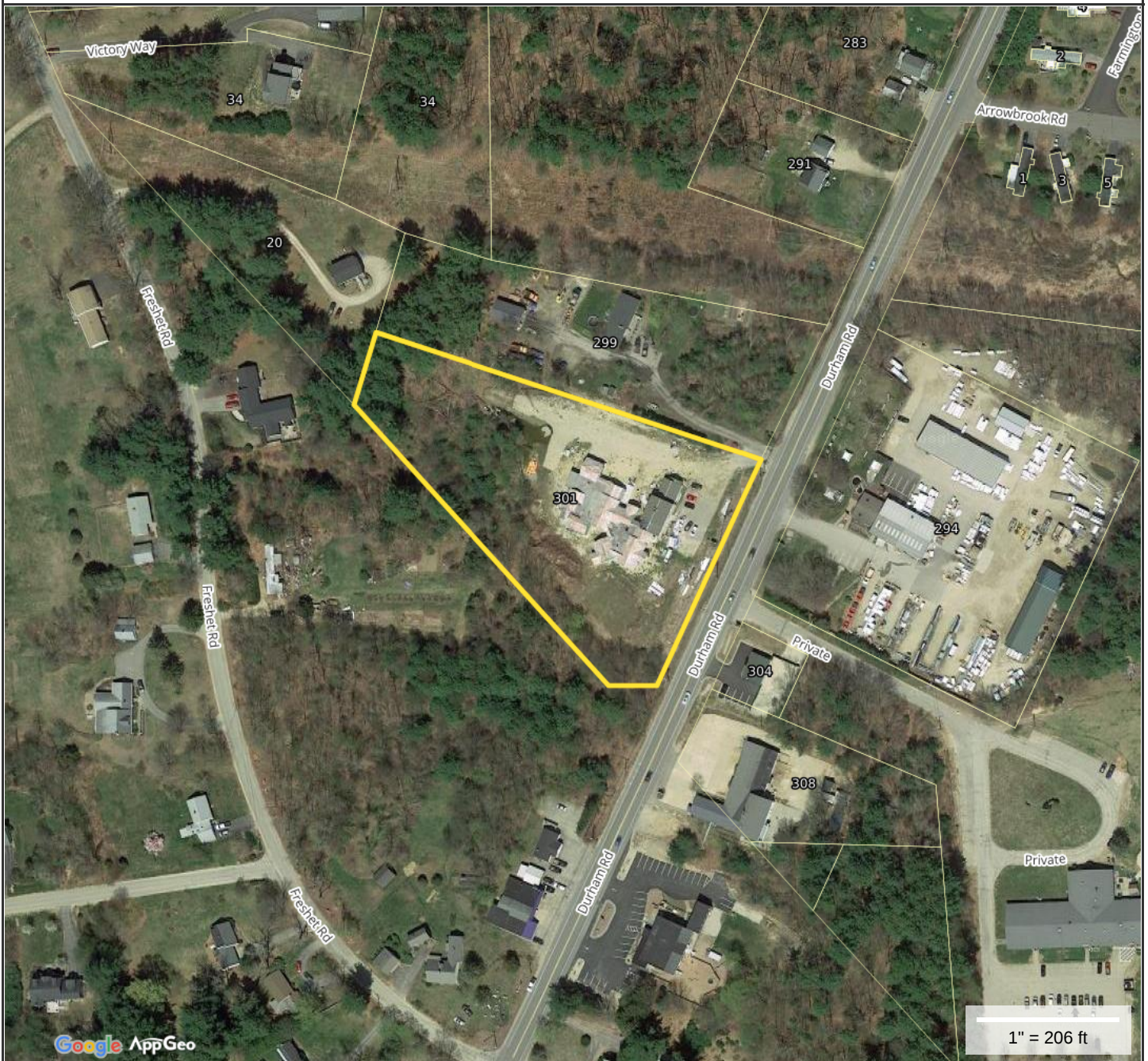
REASON FOR STAFF RECOMMENDATION

The Zoning Board has thrice previously considered and granted variances for a similar or the same use on this property. Staff is of the opinion that the use is not incompatible with others nearby, as the Zoning District permits retail and hospitality uses as well as other commercial uses. Where changes from the previous variance for a 12 bed facility will be limited to a small increase in the number of parking spaces as well as small adjustments to landscaping, lighting, and stormwater management, the proposal is unlikely to have an effect on property values or be more inconsistent with the ordinance than the previous approval.

STAFF RECOMMENDATION

Staff recommends the Board hold a public hearing, evaluate and make findings on the five variance criteria, and grant the variance request.

301 Durham Road

**Property Information**

Property ID H0001-000000
Location 301 DURHAM RD
Owner REAL MCKOY PROPERTIES LLC

**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.

Geometry updated 11/16/2018
Data updated 11/18/2018



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised April 7, 2017]

Office Use Only Case #: _____ Date Received: _____
Amount Paid: \$ _____ Time Received: _____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Real McKoy Properties, LLC Phone # (603) 591-1256

Address of Applicant: 301 Durham Road, Dover, NH 03820

E-Mail Address: amblack99@gmail.com

PROPERTY OWNER (if different from applicant): Same

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 301 Durham Road, Dover, NH

Brief Directions: South on Route 108 just before the Madbury Town line and across from the
Elks

Zoning District: B-4 Assessor's Map # H Lot(s) # 1

TYPE OF APPEAL: (Please check one)

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

The applicant intends to expand the number of residents from 12, as previously approved, to
24 residents within an Assisted Living Facility with two accessory apartments.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

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

a 24 unit Assisted Living Facility , with 2 accessory apartments.

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:

See attached.

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

See attached.

3. Granting the variance would do substantial justice because:

See attached.

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

See attached.

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:

See attached.

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:

See attached.

and

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

See attached.

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:

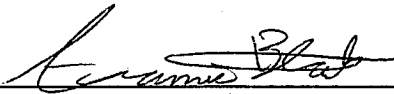
SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

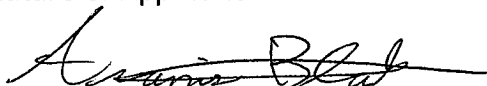
I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

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*

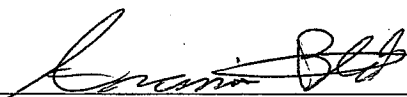


Signature of Owner*

*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: 11-29-18

**Real McKoy Properties, LLC
301 Durham Road
Dover, New Hampshire**

Tax Map H, Lot 1

INTRODUCTION

The property subject to the request for variance is 2.95 acres in size and of triangular shape. The property is improved with a structure previously occupied by a salon, permitted by a variance granted in 2006.

The Applicant originally received a variance in 2013 to construct a second building on the property, located at the rear of the lot, to be used as an elderly assisted care home for 8-10 residents, with 2 accessory apartments. In 2015, the Applicant requested a variance to increase the elderly assisted care use to 12 residents, with 2 accessory apartments, which variance was granted.

In June of 2018, the Applicant submitted a variance request from Section 170-12.A to use the property as a 24 unit Assisted Living Facility, as defined by Section 170-6 of the Dover Zoning Ordinance, with 2 accessory apartments. At its June 21, 2018 meeting, the ZBA granted such relief. Recently, questions were raised as to the notice to abutters provided by the City. As such, and in order to provide additional notice, the Applicant seeks reapproval of the variance relief from Section 170-12.A originally granted in June of this year.

Within this application, we have provided copies of plans depicting the existing conditions and a copy of the site plan, depicting the proposed project, that is currently being reviewed by the Dover Planning Board.

The Applicant respectfully submits that the grant of a variance from Section 170-12.A to permit a 24 unit Assisted Living Facility, with 2 accessory apartments would result in a use of the property that is consistent with the surrounding uses of the area, including the existing approved uses for the property by previous granted variances, and represents a reasonable use of the property. As such, the Applicant submits that its request for a variance is reasonable, and can be supported by the following evidence:

Facts Supporting, This Request:

1. Waiving the terms of the Ordinance will not be contrary to the public interest because:

The proposed use as an Assisted Living Facility is a similar commercial use to those allowed in the B4 zone and the Residential-Commercial Mixed Use (RCM) Overlay District, and fits in well with the surrounding properties in the area. There is elderly housing located adjacent to the Hannaford Grocery store, there are existing residences nearby in the B4 district and on adjacent properties in Dover's R40 district and Madbury's Residential/Agricultural zone.

The lot is an existing 2.95 acre lot, which is smaller than the 5 acre minimum lot size for the B4 zone. An Assisted Living Facility on this lot would complement the mixed uses permitted on larger lots, and help buffer the adjacent residential uses while using this smaller lot effectively.

The existing structure will be maintained, with no change to the footprint to the existing structure that was to be used when the Applicant first received a variance 2013 for the use of the property as an elderly assisted care home. The only change to the exterior of the property is the location of 11 additional parking spaces, most of which are to be buffered from surrounding properties.

In order to be contrary to the public interest or injurious to public rights of others, the variance must unduly, and in a marked degree, conflict with the ordinance such that it violates the ordinance's basic zoning objectives. When considering whether a variance would violate the basic zoning objectives, a board is to consider whether the granting of the variance would alter the essential character of the locality or threaten the public health, safety or welfare. As essentially no structural changes will occur from the structure approved years ago. The only change that will occur related to the internal function of the structure, which will result on the care of elderly not otherwise able to car for themselves, reducing the external impact of the project to that which is lower than the use already approved. Bade upon the foregoing, it is respectfully submitted that the essential character of the locality will not be changed or altered by the granting of the variance in this instance, and will not be contrary to the public interest.

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

The stated purpose of the B4 zone is to "encourage efficient and attractive commercial development on a larger scale." The relatively small size of the existing lot and the configuration of the lot limits the size of what can be built on the lot. The proposed use effectively uses the odd shaped lot with a commercial/residential use similar to other permitted uses in the zone. The rear of the lot has limited visibility and is a more difficult location for a successful commercial use, so this proposed use helps meet the goal for an attractive commercial development. This use on this lot has no negative impact and will not alter the character of the other properties in the zone. Finally, an Assisted Living Facility offers the benefit of also being a compatible use to the adjacent residential uses in the Dover R40 zone and Madbury Residential/Agricultural zone.

3. Granting the variance would do substantial justice because:

The granting of the variance would result in substantial justice as it would allow the Applicant's property to be utilized in a mixed commercial/residential use, which would be consistent with other similar uses in the direct locale. This test requires a balancing of the benefit to the Applicant versus the burden to public. In this instance, there would be no burden to the public whatsoever in terms of allowing the Applicant to construct an Assisted Living Facility, particularly in light of the existing relief already granted to the Applicant and the lack of any

significant change to the façade or external use of the property. Conversely, the burden to the Applicant would be significant, the scope of the project requires a scale of use that would only exist with the Assisted Living Facility, permitting 24 occupants, which is consistent with New Hampshire state guidelines for such use.

Further, by granting the variance, a small existing lot can be developed with a commercial/residential use that is similar to uses allowed on larger properties in the B4 zone/RCM Overlay district. Additionally, there is no public benefit in preventing this development. Allowing other permitted uses on the lot, such as a kennel, or more intense commercial enterprise, would be a detriment to the surrounding residential uses. An Assisted Living Facility will bring an attractive commercial development to this lot that is compatible with other uses in the zone.

Also, an Assisted Living Facility, particularly one that supports residents requiring assisted care for memory loss and dementia with limited traffic, will provide a more effective buffer to adjacent residential properties with less traffic impact than most of the other uses permitted in the zone.

Accordingly, the benefit to the Applicant would exceed the burden to the public, as there is no burden to the public, thus, resulting in substantial justice being done.

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

It is respectfully submitted that all of the surrounding property values have a value associated with them which is premised upon the existence of the existing buildings located on the Applicant's property. The surrounding properties are a mix of commercial and residential uses. An Assisted Living Facility is a commercial use that enhances the value of the district, and complements other existing uses in the area. The proposed use is also a lower impact residential use that helps buffer the adjacent residential uses. Allowing other permitted uses on the lot, such as a kennel, or more intense commercial enterprise, would be a detriment to the surrounding residential uses. Both of these attributes will enhance surrounding property values.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

(1) The following special conditions of the property distinguish it from other properties in the area:

The lot is an existing lot that has several conditions that create a hardship in utilizing the property. The first condition is that it is smaller than the 5-acre minimum lot size intended for the zoned uses; many of the uses would not fit on the property. The second condition is the triangular shape of the property, which when combined with a 75' side and rear setback, reduces the land available for building by 26.8% compared to a square lot. The shape further limits the property compared to other properties in the area. The third condition is the location of the lot

adjacent to commercial uses and residential zones with residences on the side and rear of this property. The proposed use helps balance these unusual conditions.

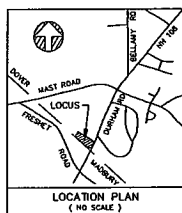
(ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

The general purpose of the ordinance is to "encourage efficient and attractive commercial development," including "larger commercial development." The proposed Assisted Living Facility effectively utilizes the lot in a way that would not be possible with most if not all of the permitted uses, particularly for uses that require a constant vehicular flow. The rear of any lot is difficult to develop, and this proposal develops a very difficult shaped rear of the lot. The combination of this Assisted Living Facility with the accessory apartments at the front of the property is a good mixed-use combination that provides a transition between zones.

For the reasons set forth above, the Applicant respectfully submits that the restriction on the use is not necessary in this unique instance to enforce in order to protect the purpose of the ordinance. Thus, if unnecessary, there is no conflict between the general public purpose of the ordinance, and enforcing the restrictions for which the Applicant seeks the variances, and denial of the variances would result in an unnecessary hardship.

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

An Assisted Living Facility is a reasonable use for all the numerous reasons outlined above. The facility essentially complements and supports commercial development, it effectively uses the rear of a very difficult shaped lot, it follows the intent of mixed residential/commercial development, it proves an effective transition/buffer to the adjacent residential zones to the side and rear of the property, and it will further the goals of this zone. In addition to the foregoing, the grant of the variance will result in a aesthetically pleasing structure and a facility that will offer critical care for those elderly that require assisted living services within this community.



REFERENCE PLANS:

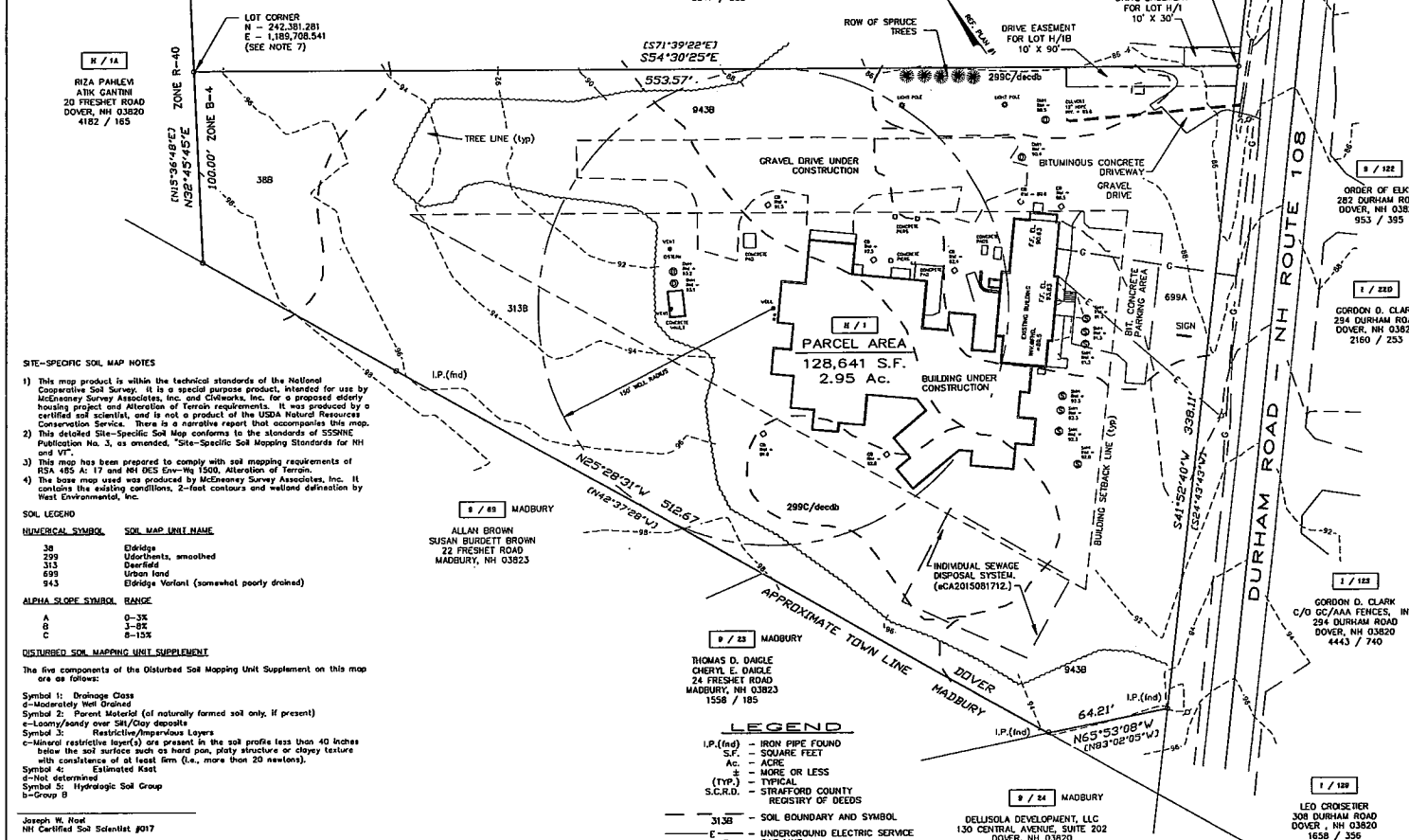
- 1) "MINOR SUBDIVISION, GEORGE DEMOSTHENES, DOVER, NH", SCALE: 1"=60'; DATED: NOVEMBER, 1994; APPROVED BY CITY OF DOVER PLANNING BOARD JAN. 13, 1995; SCRD PLAN FILE #41A-51; PREPARED BY: RANDY R. ORVIS
- 2) "SEPTIC SYSTEM DESIGN, MAP H, LOT 1, DOVER, NH", PREPARED FOR WILLIAM H. SHANEN, 73 PIERMANS ROAD, MADBURY, NH; PREPARED BY GROOVER SEPTIC DESIGN; DATED SEPTEMBER, 2002
- 3) "AS-BUILT PLAN, TAX MAP H, LOT 1, DOVER, NH", PREPARED FOR COASTLINE MODULAR HOMES, INC.; PREPARED BY LITTLE RIVER SURVEY COMPANY; DATED: MAY, 2003; SCALE: 1"=30'
- 4) SITE IMPROVEMENT AND SUBSURFACE DISPOSAL SYSTEM PLAN, LOT NO., LOT 1, TAX MAP H, STREET ADDRESS: 301 DURHAM ROAD, CITY / TOWN: DOVER, NEW HAMPSHIRE, OWNER OF RECORD/APPLICANT: JANNETH A. BLACK, 272 PIANO STREET, HONOLULU, HAWAII; SCALE: 1" = 20'; DATED: 10-01-06, REVISED THROUGH 1/2/07; BY: CIVILWORKS, INC.

H / 10
DAVID S. CENQUOUS
289 DURHAM ROAD
DOVER, NH 03820
3347 / 385

L.R.(Ind)
N = 242,207.064
E = 1,190,233.976
(SEE NOTE 7)

NOTES:

- 1) OWNER OF RECORD: REAL MCKOY PROPERTIES LLC
P.O. BOX 1727
DOVER, NH 03820
S.C.R.D. VOLUME 3563, PAGE 238
- 2) **H / 1** - DENOTES TAX MAP AND PARCEL NUMBER.
- 3) THE INTENT OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR THE SUBJECT PARCEL AT THE TIME OF THIS SURVEY. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM REFERENCE PLAN #1, BOUNDARY SURVEY WAS NOT PERFORMED BY THIS OFFICE.
- 4) TOTAL PARCEL AREA IS 128,641 S.F., 2.95 AC.
- 4) ZONING DISTRICT: B-4
ZONING REQUIREMENTS AND PROVISIONS:
MINIMUM LOT SIZE = 5 ACRES
MINIMUM FRONTAGE = 400 FEET
MAXIMUM LOT COVERAGE = 33 PERCENT
MAXIMUM BUILDING HEIGHT = 35 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT = 50 FEET
SIDE (ABOUT A STREET) = 75 FEET
SIDE (ABOUT A LOT) = 75 FEET
REAR = 75 FEET
- 5) THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330445; PANEL 0305; SUFFIX E; MAP NUMBER 33017C0320E; EFFECTIVE DATE SEPT. 30, 2015.
- 6) SITE-SPECIFIC SOIL MAP BY JOSEPH NOEL, NH CERTIFIED SOIL SCIENTIST #011
- 7) HORIZONTAL DATUM SHOWN IN BASED UPON REFERENCE PLAN #1
COORDINATES SHOWN ARE BASED ON NAD83 FROM GPS OBSERVATIONS MADE DURING JANUARY 2016.
VERTICAL DATUM IS BASED UPON REFERENCE PLAN #2. ADJUSTMENT TO NAVD83 IS (-) 1.18' AS MADE FROM GPS OBSERVATIONS MADE DURING JANUARY 2016.
- 8) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT AT THE TIME THE TOPOGRAPHIC SURVEY WAS PERFORMED. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- 9) NO WETLANDS WERE FOUND ON THIS SITE.
- 10) TOPOGRAPHIC SURVEY PERFORMED BY McENEANEY SURVEY ASSOCIATES, INC. DURING SEPTEMBER 2006.
AREAS CURRENTLY UNDER CONSTRUCTION HAVE NOT BEEN UPDATED AT THIS TIME.
- 11) THE SUBJECT PARCEL IS SERVED BY ON-SITE WELL AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM. REFERENCE IS MADE TO OPERATIONAL APPROVAL BY NHDES DATED 10/06/2016; #C62051081712.



**ABUTTERS LIST
FOR
REAL MCKOY PROPERTIES, llc
301 DURHAM ROAD, DOVER, NH
(MAP H, LOT 1)
November 29, 2018**

OWNER OF RECORD/ APPLICANT:

TAX MAP H/ LOT 1
REAL MCKOY PROPERTIES, LLC
301 DURHAM ROAD
DOVER, NH 02820

DOVER ABUTTERS:

TAX MAP H/ LOT 1A
RIZA PAHLEVI
ATIK GANTINI
20 FRESHET ROAD
DOVER, NH 03820

TAX MAP H/ LOT 1B
DAVID S. GEANOULIS
299 DURHAM ROAD
DOVER, NH 03820

TAX MAP H/ LOT 2
CITY OF DOVER
288 CENTRAL AVENUE
DOVER, NH 03820

TAX MAP H/ LOT 2A-2
DAVID LOPEZ
JESSICA FALLON
18B FRESHET ROAD
DOVER, NH 03820

TAX MAP H/ LOT 2A-PN
HOMEOWNERS OF 36 & 34 VICTORY WAY
34 & 36 VICTORY WAY
DOVER, NH 03820

TAX MAP I/ LOT 22D
GORDON D. CLARK
294 DURHAM ROAD
DOVER, NH 03820

TAX MAP I/ LOT 122
ORDER OF ELKS
282 DURHAM ROAD
DOVER, NH 03820

TAX MAP I/ LOT 123
GORDON D. CLARK
C/O GC/AAA FENCES, INC.
294 DURHAM ROAD
DOVER, NH 03820

TAX MAP I/ LOT 129
LEO CROISETIERE
308 DURHAM ROAD
DOVER, NH 03820

TAX MAP I/ LOT 132
COLDSTREAM PROPERTIES, LLC
316 ROUTE 108
MADBURY, NH 03823

MADBURY ABUTTERS:

TAX MAP 9/ LOT 21
PETER D. HARWOOD
ELIZABETH A HARWOOD
27 FRESHET ROAD
MADBURY, NH 03823

TAX MAP 9/ LOT 22
SHEAN M. GRAY
25 FRESHET ROAD
MADBURY, NH 03823

TAX MAP 9/ LOT 23
THOMAS D. DAIGLE
CHERYL E. DAIGLE
24 FRESHET ROAD
MADBURY, NH 03823

TAX MAP 9/ LOT 24
LILLIAN RINTA, TRUSTEE
RINTA FAMILY TRUST OF 1995
34 FRESHET ROAD
MADBURY, NH 03823

TAX MAP 9/ LOT 24A
DELLISOLA DEVELOPMENT, LLC
55 BUCKS HILL ROAD
DURHAM, NH, 03824

TAX MAP 9/ LOT 25
OUR MUSTARD SEED, LLC
317 ROUTE 108
MADBURY, NH 03823

TAX MAP 9/ LOT 26
ETHAN JENNINGS
AMY JENNINGS
29 FRESHET ROAD
MADBURY, NH 03823

TAX MAP 9/ LOT 27
TIMOTHY P. POMPLUN
KAITLIN STANTON
31 FRESHET ROAD
MADBURY, NH 03823

TAX MAP 9/ LOT 28
DAVID G. RAMOS
33 FRESHET ROAD
MADBURY, NH 03823

TAX MAP 9/LOT 68
ANDREW ENGBRETSON
KATHERINE YACUBIAN
35 FRESHET ROAD
MADBURY, NH 03823

TAX MAP 9/LOT 68J
KRANTHI KANTIPUDI
SRINIVASA KAMTIPUDI
3 HOYT POND ROAD
MADBURY, NH 03823

TAX MAP 9/ LOT 69
ALLAN BROWN
SUSAN BURDETT BROWN
22 FRESHET ROAD
MADBURY, NH 03823

TAX MAP 10/ LOT 7
COLDSTREAM PROPERTIES, LLC
316 ROUTE 108
MADBURY, NH 03823

TAX MAP 10/ LOT 8
LEO CROISETIERE
308 DURHAM ROAD
DOVER, NH 03820

PROFESSIONALS/INTERESTED PARTIES:

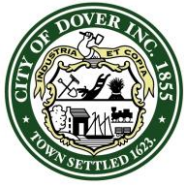
MCENEANY SURVEY ASSOCIATES, INC.
ATTN: KEVIN MCENEANEY
24 CHESTNUT STREET
DOVER, NH 03820

CIVILWORKS NEW ENGLAND/HAIGHT ENGINEERING, PLLC
STEVE HAIGHT, PE
181 WATSON ROAD
DOVER, NH 03820

FRANCIS X. BRUTON, III, ESQUIRE
BRUTON & BERUBE, PLLC
601 CENTRAL AVENUE
DOVER, NH 03820

JOHN DESTAFANO
DESTAFANO & ASSOCIATES, INC.
2456 LAFAYETTE ROAD
PORTSMOUTH, NH 03801

COCHECO VILLAGE, LLC
301 DURHAM ROAD
DOVER, NH 03820



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, December 20, 2018
Meeting Time:	7:00 pm

INTENT: The Applicant requests a variance to permit a customary home occupation of popping popcorn.

UNITS PROPOSED: N/A

AGENDA ITEM #: 3-C

ZONING DISTRICT: Rural
Residential (R-40)

FILE: Z18-21

APPLICANT/OWNER: Sarah
McClellan

LOCATION: 410 Middle Road (Tax
Map M, Lot 60)

ACREAGE: 0.74 ac (32,234 sq. ft.)

EXISTING LAND USE: Single-
family dwelling

PROPOSED LAND USE: Single-
family dwelling and customary home
occupation

SURROUNDING LAND USE:
Single-family dwellings, manufactured
housing park

PREVIOUS ZBA ACTION: Z01-12,
variance granted 6/21/01 for reduced
front setback for detached garage

**PLANNING BOARD APPROVAL
REQUIRED:** No

ATTACHMENTS: Application

STAFF RECOMMENDATION: Staff
supports granting the variance request.

BACKGROUND INFORMATION AND SUMMARY OF REQUEST

The property subject to this variance request is located on the east side of Middle Road between the Wastewater Treatment Plant and Tuttle Lane. The property owner would like to start a small business popping popcorn for sales offsite and online. Because “restaurants, caterers or bakeries...and other [uses] of a similar nature” are not considered Customary Home Occupations per Section 170-18.H of the Zoning Ordinance, the applicant was advised to seek a variance.

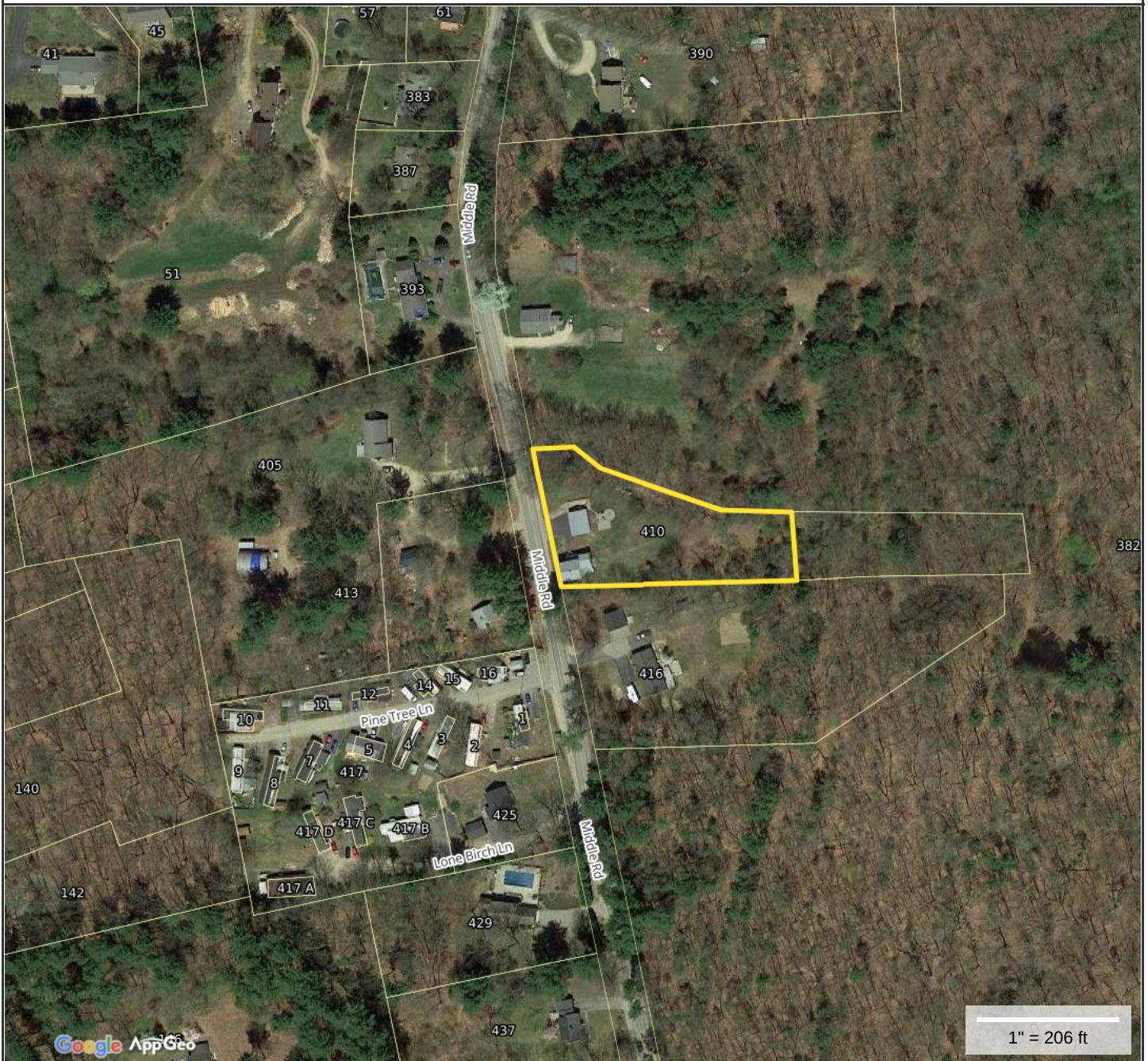
REASON FOR STAFF RECOMMENDATION

The applicant’s proposed business is unlikely to have a negative effect on property values or create an injustice. It is a reasonable use and consistent with the spirit and intent of the ordinance, which is to allow homeowners to operate small, unobtrusive businesses from the home as has customarily been done for many years. While a food related business is similar to a caterer, bakery, or restaurant, the production of popcorn for offsite sales is significantly less intense than those uses.

STAFF RECOMMENDATION

Staff recommends the Board hold a public hearing, evaluate and make findings on the five variance criteria, and grant the variance request.

410 Middle Road

**Property Information**

Property ID M0060-000000
Location 410 MIDDLE RD
Owner MCLELLAN JACOB M &

**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.

Geometry updated 11/16/2018
Data updated 11/18/2018



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised April 7, 2017]

RECEIVED
Planning Office

Office Use Only Case #:

218-21

Date Received:

NOV 29 2018

Amount Paid: \$ _____

Time Received:

Dover, New Hampshire

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Sarah McLellan Phone # 414-699-8969

Address of Applicant: 410 middle road Dover

E-Mail Address: Sales@Poppysgourmetpopcorn.com

PROPERTY OWNER (if different from applicant): _____

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 410 middle Road Dover

Brief Directions: off Dover Point Road - down the street from the water treatment plant.

Zoning District: R40 Assessor's Map # M Lot(s) # 60

TYPE OF APPEAL: (Please check one)

☒ Variance	from Section _____ 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:

I am not changing anything about the property. I will be popping popcorn in my home to take off site to sell at fairs, festivals, and online.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested

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

Gourmet popcorn made and bagged in home. There will be no personal sales being conducted out of the home, as a store front. Online sales only. Will take finished product off site to sell at local fairs, festivals and other vendor opportunities.

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:

This homestead business is out of my home, on my property. There are no changes to the property, there is no store front. No foot traffic, no parking, no customers on site.

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

We do not live in the center of town, or have real close neighbors. We are not changing anything about our personal property that will affect anyone living near us.

3. Granting the variance would do substantial justice because:

I could work at home and have my product ready to sell off site. Military family, my husband is gone most of the year. Having the homestead popping area would help for me to be home for ~~our~~ our son. Having an off site commercial store front is not ideal or feasible at this time.

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

I am not changing anything on the property. I will be working out of my personal kitchen in my home to make and bag popcorn. City of Dover Health Inspector passed my request.

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 from other properties in the area. It is a single family home, just like the rest near me. No changes will be made to any part of the house.

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:

There are no changes to the house being made, inside or outside. Kitchen will be used to pop and bag gourmet popcorn.

and

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

I will be popping popcorn in my home, to take off site and sell. Property will remain as is.

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.

Jarrah Amickellian

Signature of Applicant*

Jarrah Amickellian

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:

Jarrah Amickellian

Date:

Nov 12th 2018

Property Location:

410 Middle Rd

Residential Property Record Card - Dover, New Hampshire

Parcel ID: M0060-000000

Map Block No. M-60-0-0

Class: R

Use:

101

Card 1 of 1

Current Owner
McLellan Jacob M & McLellan Sarah A 410 Middle Rd Dover Nh 03820

Previous Owner History		
Name	Deed	Date
Parker Christopher W & Johnston Albert	3965/522 1490/220	11/01/2011

Miscellaneous
Deed Info: 4302/40-06/22/2015
Zoning: R-40
Neighborhood: 168
Living Units: 1
Estimates
MRA:
Weighted:
Market:

Assessment Information
Assessed Value: * Prio
Land: 79,500 85,3
Building: 167,400 157,9
Total: 246,900 243,2
Assessed Information:
Value: 246,9
Effective DOV: 4/1/2017
Value Flag: COST VALUE

Notes
Unmortared Patio= Nv Pds= Nv

Entrance Information					
Date	Time	ID	Actv	Entrance Code	Source
08/13/2007	A	TC		Entry Gained	Owner
12/08/2015	S	BL		Ext. Insp.	Owner
07/14/2014	P	BL		Ext. Insp.	

Sales History				
Book/Page	Date	Price	Type	Validity
4302/40	06/16/2015	294,500	2	08
3965/522	10/31/2011	213,500	2	08

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
03/01/2013	13-38	11,000	Ktchn Renos	100
06/25/2001	0267	12,300	Add Garage	100

Land Information				
Type	Size	Grade	Influence Factor 1, 2 and %	Value
Primary	A	0.74 0	0	79,470

Total Acres for this Parcel		0.74	Total Land Value		79,500
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Out Building Information								
Type	Qty	Year	Size1	Size2	Grade	Cond	%Good	Value
Garage-Wd/Cb	1	2001	24	32	C	A	77%	21,930
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
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Nothing is changing about the property.

Inspection witness by: _____

410 Middle Rd

Parcel ID: M0060-000000

Map Block No. M-60-0-0

Class: R **Use:**

101 Card 100

Dwelling Information

Style:	Garrison
Condo Style:	
Exterior Walls:	Alum/Vinyl
Story Height:	2.0
Attic:	None
Interior/Exterior:	Same
Basement:	Full
Bsmt Garage:	0
Rec Room size:	0 0
FBLA size:	0 0
Unfinished Area:	0
WB Fireplace:	Stacks 0 Openings 0
MTL Fireplace:	Stacks 0 Openings 0
Heating Type:	Basic
Fuel:	Oil
Heating System:	Forced Air
Year Built:	1938
Eff. Yr Built:	0
Ground Flr Area:	660
Tot Living Area:	1594
Basement Area:	0
Grade:	C
Condition:	Good
CDU:	GD

Building Notes:

Rooms:
Bedrooms:
Full Baths:
Half Baths:
Add'l Fixtures:

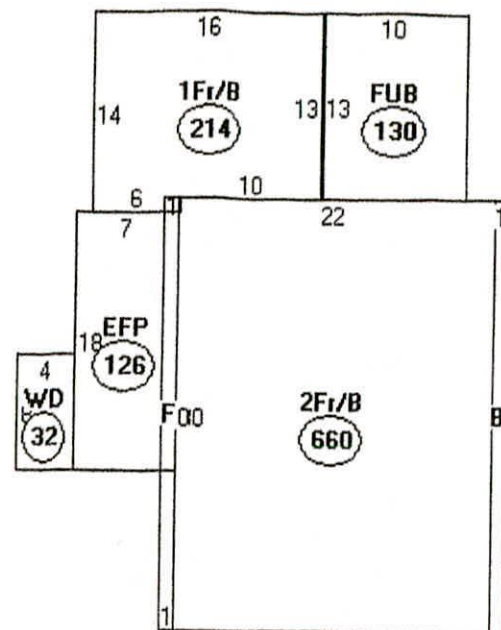
Low	1st	2nd	3rd	Tot
0	0	0	0	8
0	0	0	0	4
0	0	0	0	2
0	0	0	0	0
0	0	0	0	2

Replacement Costs

Base Price:	139,880
Additions:	34,700
Unfinished Area:	0
Basement:	0
Attic:	0
Plumbing:	7,320
Heating A/C Adj.:	0
FBLA:	0
Rec Room:	0
Fire Place:	0
Basement Garage:	0
Exterior Trim:	0
Subtotal:	181,900
Grade Factor:	1.00
C & D Factor:	0.00
Total RCN:	181,900
Percent Good:	0.80
Eco Depr:	0
Func Depr:	0
Under Constcn %:	0
Market Adj.:	0.00
Total RCNLD:	145,500

Addition Information

Low	1st	2nd	3rd	Area	Points
		16		30	1800
	12			126	8400
	31			32	700
50	10			214	19400
		16		30	1800
	14			130	2600



Descriptor/Area

A: 2Fr/B
660 sqft
B: FOH
30 sqft
C: EFF
126 sqft
D: WD
32 sqft
E: 1Fr/B
214 sqft
F: FOH
30 sqft
G: FUB
130 sqft

Z18-21

410 Middle Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
M0058-000000	382 MIDDLE RD	FLEMING GEMMA & JOHN CO-TRUSTEES	VIEL CLAIRE IRREVOCABLE TRUST	382 MIDDLE ROAD	DOVER NH		03820
M0058-001000	416 MIDDLE RD	TURNER BRENDA L &	TURNER FRANK C	416 MIDDLE RD	DOVER NH		03820-4932
M0059-000000	MIDDLE RD	FLEMING GEMMA & JOHN CO-TRUSTEES	VIEL CLAIRE IRREVOCABLE TRUST	382 MIDDLE RD	DOVER NH		03820
M0062-000001	417 MIDDLE RD	DESMET NANCY M		417 MIDDLE RD #1	DOVER NH		03820
M0062-000015	417 MIDDLE RD	BONOSKY CHARLES III		417 MIDDLE RD #15	DOVER NH		03820
M0062-000016	417 MIDDLE RD	SULLIVAN TINA		417 MIDDLE ROAD #16	DOVER NH		03820
M0062-A00000	417 MIDDLE RD	COCHECO RIVER CO-OP		417 MIDDLE ROAD	DOVER NH		03820
M0069-A00000	393 MIDDLE RD	TURCOTTE NORMAN A REV TRUST	TURCOTTE NORMAN A	393 MIDDLE ROAD	DOVER NH		03820
M0070-000000	405 MIDDLE RD	VIEL THOMAS J &	VIEL NANCY A	405 MIDDLE RD	DOVER NH		03820
M0072-000000	413 MIDDLE RD	BLOUGH PATRICK		413 MIDDLE ROAD	DOVER NH		03820
		SARAH MCLELLAN		410 MIDDLE ROAD	DOVER NH		03820