



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, August 16, 2018**
Meeting Time: **7:00 pm**

1. ATTENDANCE

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

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

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

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

2. APPROVAL OF MEETING MINUTES OF JULY 19, 2018

Motion: Otis Perry moved to approve the meeting minutes of July 19, 2018 as written. Bob Hall seconded.

Vote: 4 in favor with Frank Landford abstaining.

3. HEARINGS

- A. Z18-13 Applicant Charles Robbins and Owner Fred E. & Ruth K. Riley Trust 1991, 64 Littleworth Road (Tax Map G, Lot 2), located in the Rural Restricted Industrial (I-2) Zoning District, request a special exception per Section 170-12.A of the Zoning Ordinance to permit a vehicle refueling and recharging station with an accessory retail store.

Chris Prior stated the applicant sent an email wishing to postpone the case. Otis Perry remarked that the next meeting (September 20) already has the postponed cell tower case on the agenda and suggested it would be too much to hear both of these cases on the same night.

Motion: Otis Perry moved to postpone case Z18-13 to the October 18, 2018 ZBA meeting. Frank Landford seconded. Vote: U/A

- B. Z18-14 Applicant Laura Utley, 7 Federal Street, (Tax Map 20, Lot 94), located in the Urban Density Multit-Residential (RM-U) Zoning District, requests a variance from **Section 170-15.B** of the Zoning Ordinance to permit a new garage to be five feet from the single-family dwelling, where accessory structures are required to be at least as far away from the principal building as the height of the accessory structure's rear wall.

Laura Utley, homeowner, represented herself to present the case. She provided an overview of the project.

Otis Perry asked if she considered connecting the garage to the house. Laura Utley responded that she did but after hearing the estimate of construction work and cost she deemed that option not economically feasible.

Bob Hall asked what the length of the overlap will be, and Laura Utley responded that it will be five feet.

Public hearing opened.

2018.08.16_ZoningBoardofAdjustment.Minutes.doc

Document Created by: Planning Department
Document Posted on: July 24, 2018

x
Page 1 of 2



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, August 16, 2018**
Meeting Time: **7:00 pm**

STAFF RECOMMENDATION:

Assistant City Planner Elena Piekut stated that the Planning Department does not oppose granting the variance. Adding a garage to a single-family home is a reasonable use. The board has granted a similar variance to allow a closer distance with a fire-rated wall. She has spoken to the building official about this matter and he was supportive of a similar condition.

Public hearing closed.

Motion: Otis Perry moved to grant the variance for a five-foot separation between the house and proposed garage with the condition that the wall or walls nearest the principal building shall be fire rated as determined by the building official. Frank Landford seconded. Vote: U/A

4. OTHER BUSINESS

Bob Hall stated the September meeting will be an important one for all board members to attend. The cell tower case on the agenda has already been postponed from lack of a full board. It was also pointed out that the timeframe for the granted extensions is getting tight so it's best to get the case heard.

5. ADJOURN

Motion: Otis Perry moved to adjourn. Bob Hall seconded. Vote: U/A. Adjourned: 7:13 p.m.