



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: **Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820**
Meeting Date: **Thursday, May 16, 2019**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Present: Chris Prior (Chair), George Reagan, Otis Perry, Nick Couturier (Alternate), Rich Onufry (Alternate)

Absent (Excused): Vice Chair Bob Hall, Anthony Sillitta (Alternate)

Absent (Unexcused): Frank Landford

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

The Chair called the meeting to order at 7:00 PM.

2. APPROVAL OF MEETING MINUTES OF APRIL 18, 2019

Motion: George Reagan moved to approve the minutes of April 18, 2019 as submitted. Seconded by Otis Perry.

Vote: U/A

3. HEARINGS

- A. Z19-04 Applicant/Owner Quantum Real Estate Group, LLC, Littleworth Road (Tax Map H, Lot 29-A-3), located in the Low-Density Residential (R-20) Zoning District, requests a variance from **Section 170-12.A** of the Zoning Ordinance to permit a self-service storage facility, where self-service storage facilities are not permitted in the R-20 Zoning District.

The applicant requested via email that the item be continued.

Otis Perry moved to continue the item to the June 20, 2019 meeting. Rich Onufry seconded. Vote: U/A

- B. Z19-05 Applicant Queen City Holdings, LLC and Owner Hot Corner Productions, LLC, Littleworth Road (Tax Map G, Lot 29), located in the Rural Restricted Industrial (I-2) Zoning District, request a variance from **Section 170-12.B** of the Zoning Ordinance to permit a building height of 75 feet for an air-supported sports training facility, where building heights in excess of 50 feet are permitted in the I-2 Zoning District only when several conditions are met. Specifically, the proposal does not meet the condition that additional building feet above 50 feet is necessary to meet an industrial function.

The applicant requested via email that the item be continued.

Otis Perry moved to continue the item to the June 20, 2019 meeting. George Reagan seconded. Vote: U/A

- C. Z19-06 Applicant/Owner STF Development Corp., New Rochester Road (Tax Map 40, Lot 43-1), located in the Thoroughfare Business (B-3) Zoning District, requests a variance from **Section 170-12.A** of the Zoning Ordinance. The applicant requests the variance to allow a single type-B dwelling unit (a unit adaptable for accessibility in accordance with the state-adopted building code) to be located on the first floor of a mixed-use structure, where multi-family dwelling units are permitted only by special exception, when located in the second story or higher of a new structure.



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The applicant requested via email that the item be continued.

George Reagan moved to continue the item to the June 20, 2019 meeting. Nick Couturier seconded. Vote: U/A

4. OTHER BUSINESS

Assistant City Planner Elena Piekut informed the Board that the City Council has asked that members' absences be recorded as excused or unexcused. Members are asked to inform staff of a planned absence.

5. ADJOURN

Motion: Otis Perry moved and Rich Onufry seconded to adjourn at 7:04pm. Vote: U/A

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>.