



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, June 20, 2019**
Meeting Time: **7:00 pm**

1. ATTENDANCE

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

Members Absent: None

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

The Chair called the meeting to order at 7:00 PM and explained the process used to hear cases.

2. APPROVAL OF MEETING MINUTES OF MAY 16, 2019

Motion: Otis Perry moved to approve the minutes of May 16, 2019 as submitted. Seconded by George Reagan. Vote: U/A with Bob Hall and Frank Landford abstaining.

3. HEARINGS

- A. Z19-07 Applicant Derick Schrempf and Owners Kurt Driscoll and Beth Driscoll, 24 Gerrish Road (Tax Map M, Lot 38A), 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 10 foot side setback for an attached garage, where the minimum side setback for a principal building in the R-12 District is 15 feet.

Kurt and Beth Driscoll, owners presented the request. There is an existing garage on the property with a setback of 10'. They wish to tear down the existing garage and build a new garage in the same location, not going any closer to the property line but maintaining the 10' setback. The garage will be larger, but the increase in size will be towards the house to attach to the house.

Chair Prior mentioned the lot is a unique size for that area and the location for a garage is limited.

Public hearing opened.

Otis Perry wondered why this case had to come before the board since the 10' setback is already in existence.

E. Piekut explained that once a structure is torn down, new construction should conform. Since they are attaching the garage to the house, the setback regulation is 15'.

STAFF RECOMMENDATION:

Assistant City Planner Elena Piekut stated the proposal is not much different than the existing layout and is not likely to have any adverse impacts, so the planning department supports the request.

Public hearing closed.

Motion: Otis Perry moved to approve the variance. Seconded by Bob Hall. Vote: U/A

4. OTHER BUSINESS

Bob Hall announced he will be stepping down from the Zoning Board and this will be his last meeting.

Chair Prior noted the City received a letter from FX Bruton stating Quantum Real Estate has withdrawn their application.

5. ADJOURN

Motion: Otis Perry moved to adjourn at 7:10 PM. Seconded by Frank Landford. Vote U/A