



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, October 17, 2019**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Otis Perry, Rich Onufry (Alternate), George Reagan (Vice Chair), Anthony Sillitta (Alternate), James Burdin (Alternate) Frank Landford

Members Absent (Excused): Chris Prior (Chair)

Members Absent (Unexcused): Nick Couturier

Staff Present: Christopher Parker (Assistant City Manager)

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

2. APPROVAL OF MEETING MINUTES OF SEPTEMBER 19, 2019 & SEPTEMBER 25, 2019

Motion: Otis Perry moved to approve the minutes of September 19, 2019 as submitted. Seconded by Rich Onufry. Vote: U/A

Motion: Rich Onufry moved to approve the minutes of the September 25, 2019 special meeting as submitted. Seconded by Anthony Sillitta. Vote: All in favor with Otis Perry abstaining.

3. HEARINGS

The Vice Chair explained the ZBA meeting process and stated James Burdin will vote for Chris Prior and Anthony Sillitta will vote for Nick Couturier.

A Z19-15 Applicant Jim Davis and Owner Todd Baker/Scioto Riverpark LLC, 23 Cataract Avenue (Tax Map 13, Lot 23), located in the Medium Density Residential (R-12) Zoning District, requests a variance from Section 170-32.A of the Zoning Ordinance to permit a wall sign of up to 24 square feet in area, where wall signs are not permitted.

Jim Davis, Pastor, from Great Bay Cavalry Church represented the applicant and presented the case. He explained there are multiple businesses in the building. The sign by the road lists all of the businesses, but there are no signs on the building noting where each business is located inside the building. The applicant is requesting a sign so they can be located by both visitors and emergency services.

The building owner was not present but did sign the form to approve the sign.

The variance criteria was addressed thoroughly in the application.

Discussion revealed the building is almost to capacity with the current tenants and another one coming in. The church probably utilizes the largest square footage of the building- depending on how much the new tenant will take.

Public hearing opened. No Public Spoke.



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STAFF RECOMMENDATION:

Christopher Parker stated the Planning Department supports granting the variance. It is a location with poor visibility and while residents about the site, they will not be visually impacted by the additional signage.

Public hearing closed.

Motion: Frank Landford moved to approve the variance to permit the signage based on evidence presented and in the application. James Burdin seconded.

Otis Perry commented that a 16' sign is permitted, and he believes would accomplish the goals of the applicant. The applicant did not meet hardship criteria.

Vote 4-1 with Otis Perry opposed.

4. OTHER BUSINESS

None

5. ADJOURN

Motion: Otis Perry moved to adjourn at 7:19 PM. Seconded by Rich Onufry. Vote U/A