



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 19, 2019
Meeting Time: 7:00 pm

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF NOVEMBER 21, 2019

3. HEARINGS

- A. Z19-20 Applicant DRVP Developers, LLC and Owner Gregory S. McCrone, Trustee of the Lois L. McCrone Irrevocable Trust, 239 Knox Marsh Road (Tax Map H, Lot 37-A), located in the Hotel/Retail (B-4) Zoning District, request a variance from **Section 170-12.A** of the Zoning Ordinance to permit residential uses (single-family dwellings and multi-family dwellings over non-residential) as part of a mixed-use development, where residential uses are not permitted in the B-4 District.

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: Regular Meeting
Meeting Location: Council Chambers, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, November 21, 2019
Meeting Time: 7:00 pm

1. ATTENDANCE

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

Members Absent (Excused): George Reagan (Vice Chair)

Members Absent (Unexcused):

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

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

2. APPROVAL OF MEETING MINUTES OF OCTOBER 17, 2019

Motion: Otis Perry moved to approve the minutes of October 17, 2019 as amended. Seconded by Rich Onufry.
Vote: U/A with Nick Couturier abstaining.

3. HEARINGS

The Chair explained the ZBA meeting process.

A. Z19-16 Applicant Dover Housing Authority and Owner Estate of Thomas Carroll, 7A Avon Avenue (Tax Map 33, Lot 64), located in the Medium Density Residential (R-12) Zoning District, request a variance from Section 170-12.A of the Zoning Ordinance to permit a single-family dwelling to be converted to a two-family dwelling where two-family dwellings are not permitted by right.

Allan Krans, Executive Director of the Dover Housing Authority presented the case. They are requesting to convert a single-family home to an over/under duplex on Avon St. There will be a studio apartment on the second floor and a two-bedroom apartment on the first floor. The exterior will still look like a single-family home. He gave history on the Housing Authority. Avon St is adjacent to a neighborhood with many Housing Authority units. He described how they calculate the rent structure for the residents. The zoning is split right down Avon St. If this property was on the other side, the request would not have to come before the board. This request is consistent with the rest of the neighborhood.

Public hearing opened. No Public Spoke.

STAFF RECOMMENDATION:

Elena Piekut stated the Planning Department supports granting the variance. Every other house on that street either already is or could be converted to a multi-family dwelling. This one needs permission because it is newer.

The Chair noted Anthony Sillitta will vote on this case and Rich Onufry will vote on the next case.

Public hearing closed.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

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Meeting Date: **Thursday, November 21, 2019**
Meeting Time: **7:00 pm**

Motion: Otis Perry moved to approve the variance to permit converting the existing single-family home into a two-family dwelling. Frank Landford seconded. Vote U/A

B. Z19-17 Applicant/Owner Varney Brook Lands, LLC, Pointe Place (Tax Map K, Lot 19-4), located in the Executive Technology Park (ETP) Zoning District and Residential-Commercial Mixed Use (RCM) Overlay District, requests a variance from Section 170-12.B of the Zoning Ordinance to permit three of four lots to be subdivided from Lot 19-4 to fall under the minimum lot size. The ETP requires a minimum lot size of 3 acres, and the proposed lots range in size from approximately 1.6 to 1.8 acres.

Chad Kageleiry, owner and developer of the Point Place project presented the case. The subject lot is about 20 ac and is permitted for the three structures and improvements. The request is for a reduced lot size so each home can have their own lot and the conservation land will be separate. He read his responses to the variance criteria questions into the record.

Public hearing opened. No Public Spoke.

STAFF RECOMMENDATION:

Elena Piekut stated the Planning Department supports granting the variance. This will help clarify ownership of the properties with homes and will allow the conservation easement to be all one lot.

Public hearing closed.

Motion: Otis Perry moved to grant variance of lot sizes as shown on the plan. Rich Onufry seconded. Vote U/A

4. OTHER BUSINESS

Elena Piekut noted:

- There is a 2020 meeting schedule for the board to review
- Annual board meet and greet is January 14th at 5:30.

5. ADJOURN

Motion: Otis Perry moved to adjourn at 7:28 PM. Seconded by Nick Couturier. Vote U/A



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – STAFF MEMO

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers – City Hall 288 Central Avenue, Dover, NH
Meeting Date:	Thursday, December 19, 2019
Meeting Time:	7:00 pm

INTENT: The Applicant requests a variance to permit residential uses (single-family dwellings and multi-family over non-residential).

UNITS PROPOSED: Max. 12 single-family and 53 apartments

AGENDA ITEM #: 3-A

ZONING DISTRICT: B-4

FILE: Z19-20

APPLICANT/OWNER: DRVP
Developers, LLC / Lois L. McCrone
Irrevocable Trust

LOCATION: 239 Knox Marsh Road
(Tax Map H, Lot 37-A)

ACREAGE: 9 acres (392, 040 sq. ft.)

EXISTING LAND USE: Single-family dwelling and Christmas tree farm

PROPOSED LAND USE: Single-family dwellings, mixed-use multi-family over non-residential, and office

SURROUNDING LAND USE: Multi-family dwellings, commercial, self-service storage, railroad

PREVIOUS ZBA ACTION: None

**PLANNING BOARD APPROVAL
REQUIRED:** Yes

ATTACHMENTS: Application, plan

STAFF RECOMMENDATION:
Staff supports the variance request.

SUMMARY OF APPEAL AND BACKGROUND

The property is located on the north side of Knox Marsh Road, and shares a 600-foot rear property line with the railroad. The property is currently home to the McCrone Christmas Tree Farm. The lot contains a single-family dwelling constructed in 1953.

The Applicant requests a variance to allow residential uses on the property. It is zoned Hotel/Retail (B-4), where residential uses are not allowed. However following consultation with staff, the Applicant proposes a combination of commercial uses at the Knox Marsh frontage, with some configuration of up to 53 residential units on the second story or above, and 12 single-family dwellings laid out at the rear of the property.

REASON FOR STAFF RECOMMENDATION

Although zoned B-4, the property is currently used as a single-family residence and farm. It directly abuts (and wraps around) a condominium development of 16 units. Across Knox Marsh Road, the Olde Madbury Lane apartments development contains 112 units. To the east is a self-storage facility and also across Knox Marsh Road is the FW Webb warehouse and showroom.

Wide-ranging amendments to the City's commercial and industrial zones have been considered and recommended by a rezoning committee. The current recommendation includes combining all of the "B" zones into a single commercial zone that would permit multi-family dwellings with special exception approval from the Zoning Board of Adjustment.

The conceptual mixed use development combines the intent of the existing district with both the larger vision for future land use and the existing residential uses in the immediate vicinity. The shape and configuration of the rear portion of the lot lends itself less to commercial uses due to its distance from Knox Marsh Road and residential abutters. The development is not likely to have a negative impact on property values.

RECOMMENDATION

Staff recommends that the Zoning Board hold a public hearing and vote on the variance request. With the following proposed conditions, staff supports the variance request:

1. Single-family dwellings shall be limited to no more than 12 dwellings. A notice of restriction shall be recorded for each single-family dwelling unit/lot indicating that the total living space is limited to 1,400 sq. ft. per dwelling.

2. Multi-family dwelling units shall be limited to no more than 53 units total, whether located in the “L-shaped” building or other office buildings.
3. As part of the site plan approval, the Applicant and Assistant City Manager shall prepare a site development phasing plan, ensuring an appropriate balance of commercial construction prior to the completion of single-family dwellings, for the Planning Board’s review and approval.

239 Knox Marsh Road

**Property Information**

Property ID H0037-A00000
Location 239 KNOX MARSH RD
Owner MCCRONE IRREVOCABLE TRUST
Land Use 101



**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 10/18/2019
Data updated Daily

FRANCIS X. BRUTON, III
CATHERINE A. BERUBE
JOSHUA P. LANZETTA

OF COUNSEL
JAMES H. SCHULTE

Bruton & Berube, PLLC

ATTORNEYS AT LAW

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(603) 743-6300
FAX (603) 343-2986

www.brutonlaw.com

November 27, 2019

VIA HAND DELIVERED

Christopher G. Parker,
Director of Planning and Community Development
City of Dover
288 Central Avenue
Dover, New Hampshire 03820

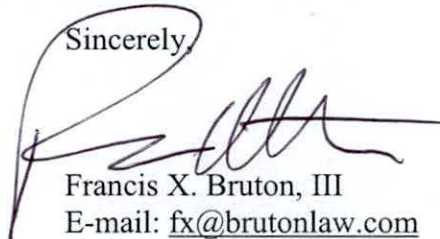
**RE: DRVP Developers, LLC
239 Knox Marsh Road, Dover, NH
Map H, Lot 37-A**

Dear Mr. Parker:

Enclosed please find an original and nine (9) copies of an Application for Variance together with a check in the amount of \$212.00 for the application fee, legal notice fee and a portion of abutter fees.

We understand that this matter will be placed on the agenda of the Zoning Board of Adjustment for its meeting of December 19, 2019. As such, should there be any questions regarding the enclosed application, please do not hesitate to contact me.

Sincerely,



Francis X. Bruton, III
E-mail: fx@brutonlaw.com

FXB/mas
Enclosure

cc: DRVP Developers, LLC
Lois L. McCrone Irrevocable Trust

APPLICATION CHECKLIST (Please check off)

- A. **Application signed** by Applicant and Property Owner (if different from Applicant) X
Note: In order for the application to be accepted by Planning Department staff and placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE 1 as well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING.
- B. **10 Copies of Completed Zoning Board of Adjustment Application** X
Note: Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 10 copies (include only as part of original signed application (Part A above)).
- C. **10 copies of a plot plan** drawn in accordance with a boundary line to scale not less than 1" = 40'. They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. X
- D. Submit at least one (1) copy of the plot plan at a size of **8 1/2 x 11** (this is in addition to the 10 copies required in 'C' above). X
- E. **10 copies of photos** (suggested but optional) and any **other materials** applicant would like to submit in support of the application. X
- F. **Abutter Notification/Mailing Labels** - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to provide to this office the engineer, architect, land surveyor or soil scientist whose professional seal appears on the plan with names and addresses for notices. You will be notified with the amount due, once this has been completed.
1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
 Certified letters fee # 4 of x \$8.00 = \$ 32.00
 2. Certified letters fee: # of abutters TBD X \$8.00 = \$ TBD
 3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters TBD X \$1.00 = \$ TBD
 4. Creating/Printing Abutter Labels in triplicate per sheet TBD x \$10.00 = \$ TBD
- G. **TOTAL FEE** paid by cash or check made payable to "City of Dover"
1. Application fee of:

\$100.00 VARIANCE (per Section requested)	\$ <u> 100.00 </u>
\$100.00 SPECIAL EXCEPTION	\$ <u> </u>
\$100.00 APPEAL FROM ADMINISTRATIVE DECISION	\$ <u> </u>
\$100.00 EQUITABLE WAIVER	\$ <u> </u>
 2. Foster's newspaper public notice \$ 80.00
- TOTAL FEE** \$ 212.00



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised April 7, 2017]

Office Use Only	Case #: <u>219-20</u>	Date Received: <u>11/27/19</u>
	Amount Paid: \$ <u>218</u>	Time Received: <u>11 am</u>

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: DRVP Developers, LLC Phone # (603) 742-2121

Address of Applicant: 242 Central Avenue, Dover, NH 03820

E-Mail Address: c/o Francis X. Bruton, Esq. fx@brutonlaw.com

PROPERTY OWNER (if different from applicant): Gregory S. McCrone Trustee of the
Lois L. McCrone Irrevocable Trust

Address: PO Box 14, Dover, NH 03820 Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 239 Knox Marsh Road, Dover, NH

Brief Directions: The subject parcels sits on the right side of Route 155, across
from the F.W. Webb Building and the Olde Madbury Lane Apartments.

Zoning District: B-4 Assessor's Map # H Lot(s) # 37-A

TYPE OF APPEAL: (Please check one)

- ☒ Variance
☐ Physical Disability Variance (RSA 674:33-V)
☐ Special Exception
☐ Appeal of Administrative Decision
☐ Equitable Waiver

Section 170-11 (Use Regulations)
& 12 (Table of Use Regulations)
from Section _____ of the Zoning Ordinance
from Section _____ of the Zoning Ordinance
per Section _____ of the Zoning Ordinance
regarding Section _____ of the Zoning Ordinance
per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

The Applicant intends to construct a mixed-use development with a mix of residential and
commercial uses.

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:

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.

DRVP Developers, LLC

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* **By: David Paolini, Manager**
Lois L. McCrone Irrevocable Trust

Signature of Owner* **By: Gregory S. McCrone, Trustee**

*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.

Lois L. McCrone Irrevocable Trust

Signature of Property Owner:

By: Gregory S. McCrone, Trustee

Date: 11/27/19

DRVP Developers, LLC
239 Knox Marsh Road, Dover, New Hampshire
Tax Map H, Lot 37-A

BOARD OF ADJUSTMENT APPLICATION

INTRODUCTION

DRVP Developers, LLC, the Applicant, is under agreement to purchase a parcel of property located at 239 Knox Marsh Road, depicted on the city of Dover Tax Map H, Lot 37-A. The property is to be purchased from the Lois L. McCrone Irrevocable Trust, the current Owner. The property is comprised of approximately 9 acres and is located in the B-4 zone. Currently, there exists a single-family residential home and commercial tree farm. The parcel is a very odd shaped lot with a configuration that cannot be described by conventional geometry, with a portion of the property wrapping around an adjacent lot containing residential uses (See Conceptual Plan and copy of MapGeo lot depiction attached hereto).

The Applicant intends to construct a mixed-use development with a mix of residential and commercial uses. Where the property abuts residential uses (a condominium complex), single-family houses that are 1,400 sq. ft. or less, will be constructed, and where the parcel abuts or is near commercial and retail uses (F.W. Webb, a car wash and a mini-storage facility), the development will contain two proposed office buildings, with possible residential units on the top floor, within the proposed approximate footprints shown on the attached Conceptual Plan. Between the single-family homes and the two commercial office buildings, the development will contain an L-shaped mixed-use building with retail uses and multi-unit residential uses. The development will contain up to 12 single family 1,400 sq. ft. or less homes and up to 53 residential multi-units with units in the L-shaped building, including possible first floor handicapped residential units. It is also the Applicant's intent for half of the 53 units to be one-bedroom units, with the remaining half containing two-bedroom units to be more suitable to the needs of the general public. In looking at the multi-unit component of the potential development, the Applicant considered the density requirement of 5,000 sq. ft. of land per unit, which is a typical density allowance in other zones. In that context, the typical density requirements would permit 78 units given the parcel size of approximately 9 acres. $[43,560 \text{ sq. ft. per acre} \times 9 \text{ acres} = 392,040 \text{ sq. ft.} / 5,000.00 = 78.4]$. Based upon the intended mix of 1,400 sq. ft. homes and the availability of one and two-bedroom units, with rents starting at approximately at \$1,000.00 for a one-bedroom unit and \$1,300.00 for a two-bedroom unit (with heat and hot water included), the project represents reasonably priced housing compared to similar units located downtown.

As the property is located in the B-4 zone, the residential units contemplated are not permitted. Thus, The Applicant seeks a use variance from Section 170-11 (Use Regulations) & 12 (Table of Use Regulations) to permit residential units on the parcel. The Applicant has discussed the project with the Dover Planning staff and understands that contemplated zoning changes in the future may well provide that the uses as proposed by the Applicant could be permitted as a result of future changes. It is respectfully submitted that the Conceptual Plan set forth herein would serve as a model for what the City may desire for the entire Knox Marsh area.

The premise of the development is to provide significant buffering to the surrounding neighborhood, utilizing the odd-shape of the property as a use buffer, while providing multiple options as to style of residences, offices and retail space to be a benefit not only to the residential uses on site, but also to those existing residential and commercial uses located in the direct vicinity.

As referenced above, the property is unique as to its shape and location where it abuts large residential uses (Olde Madbury Lane Apartments and Knox Marsh Condominiums) and commercial and retail uses (F.W. Webb, a car wash and a mini-storage facility). The proposed project reasonably blends the two uses by maintaining similar uses to abutting uses at the perimeter of the parcel and mixed-use residential and retail uses within the middle of the parcel. As such, and considering that the existing uses of the parcel are residential and retail, the Applicant believes that its request for the variance is reasonable.

APPLICANT'S REQUEST FOR VARIANCE **FACTS SUPPORTING THIS REQUEST**

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

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. In order to determine whether a variance would violate the basic zoning objectives, it is appropriate to examine whether the granting of the variance would alter the essential character of the locality or threaten the public health, safety or welfare. In this case, with the location of the existing residential and retail use on the parcel and given the surrounding residential and commercial uses and the extensive buffer proposed, the grant of the variance to permit residential uses would not change or alter the essential character of the area, particularly in light of existing multi-unit uses that abut the property.

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

The Applicant respectfully submits that if the variance is granted, the spirit of the ordinance would be observed as the use in question is suitable, considering the existence of a residential and retail use already on the property, but also in light of the significant multi-use structures located on abutting parcels that create the character of the locality. While, at the same time, the development will be consistent with the purpose of the zone by offering retail and commercial office space. Within its general purpose and intent clause, the Dover Zoning Ordinance indicates that its intent is to promote the health, safety and general welfare of Dover. The Applicant respectfully submits that the general purposes and intent of the Dover Zoning Ordinance will be maintained, to the extent that the variance is granted.

3. Granting the variance would do substantial justice because:

In New Hampshire, the only guiding rule in determining whether the requirement for substantial justice is satisfied is that any loss to the individual that is not outweighed by a gain to the general public is an injustice. New Hampshire also looks at whether a proposed development was consistent with the area's present use. In this instance, the grant of the variance would result in substantial justice as that would allow the parcel to be utilized in a similar fashion as those within the surrounding neighborhood. In addition, the aesthetic nature of the property would be of superior quality. There is no negative aspect that the public will suffer. Rather, the public will be permitted to use the more expansive retail and office uses that the project will provide. Thus, denial of the variance would result in a loss to the Applicant that is not outweighed by any gain to the general public. As such, granting of the requested relief would result in justice.

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

It is respectfully submitted that all of the surrounding properties have a value associated with them which is premised upon the existence of the existing building and uses located upon the subject property and surrounding properties. In this instance, the Applicant is conscious of the need for an appropriate buffer and has proposed a project that is entirely consistent with residential surrounding uses. In this instance the property already abuts multi-unit residential units and will create a mixed-use property where permitted retail and office uses will also be integrated. Thus, granting the variance will not result in a diminution of surrounding property values.

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 this area

The lot is unique given its odd size and seems particularly suited for the intended residential units while maintaining a commercial component as well. The odd shape actually makes the parcel resemble two lots stuck together as one, with a shape that wraps around the adjacent lot with condominiums, providing an area where the best and most reasonable use of that portion of the property is residential, as opposed to commercial which would be hidden behind the existing condominiums. As such, the unique shape of the parcel lends itself to locate small and reasonably priced single-family homes on one specific portion of the odd lot, with more traditional office and retail uses on the portion of the parcel that has direct visual access to Knox Marsh Road.

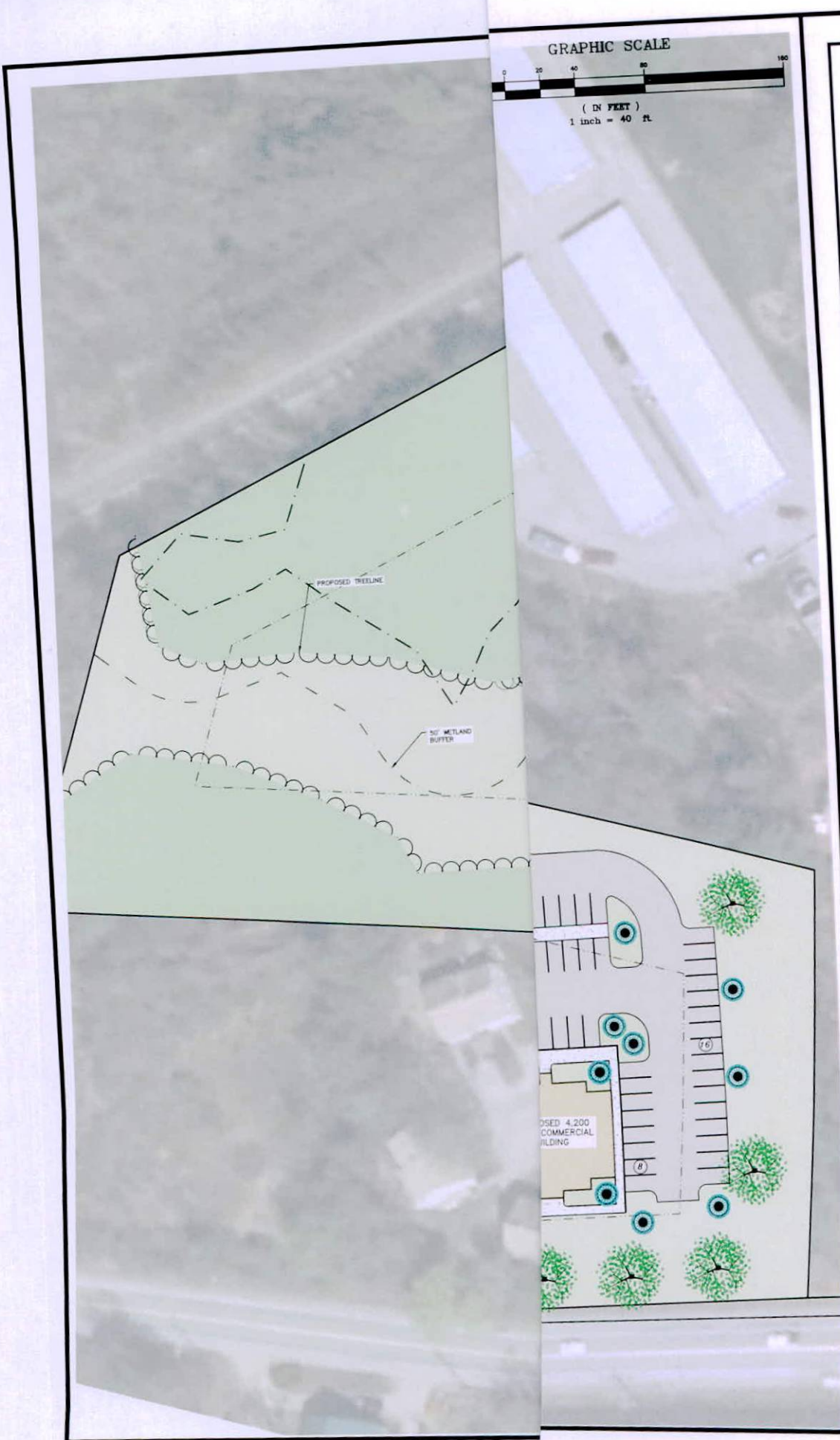
ii. No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

The general purposes of the ordinance are to promote the health, safety and general welfare; to encourage the most appropriate land uses in various parts of the City; and to prevent overcrowding. This proposal is designed to provide single-family houses where appropriate, a

mixed use building where appropriate and two commercial office buildings, which are permitted in the Zone, which may contain a small portion of residential units. For the reasons set forth above, the Applicant respectfully submits that the restrictions that cannot be met by the Applicant are 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 variance, and denial of the variance would result in an unnecessary hardship.

iii. The proposed use is a reasonable use:

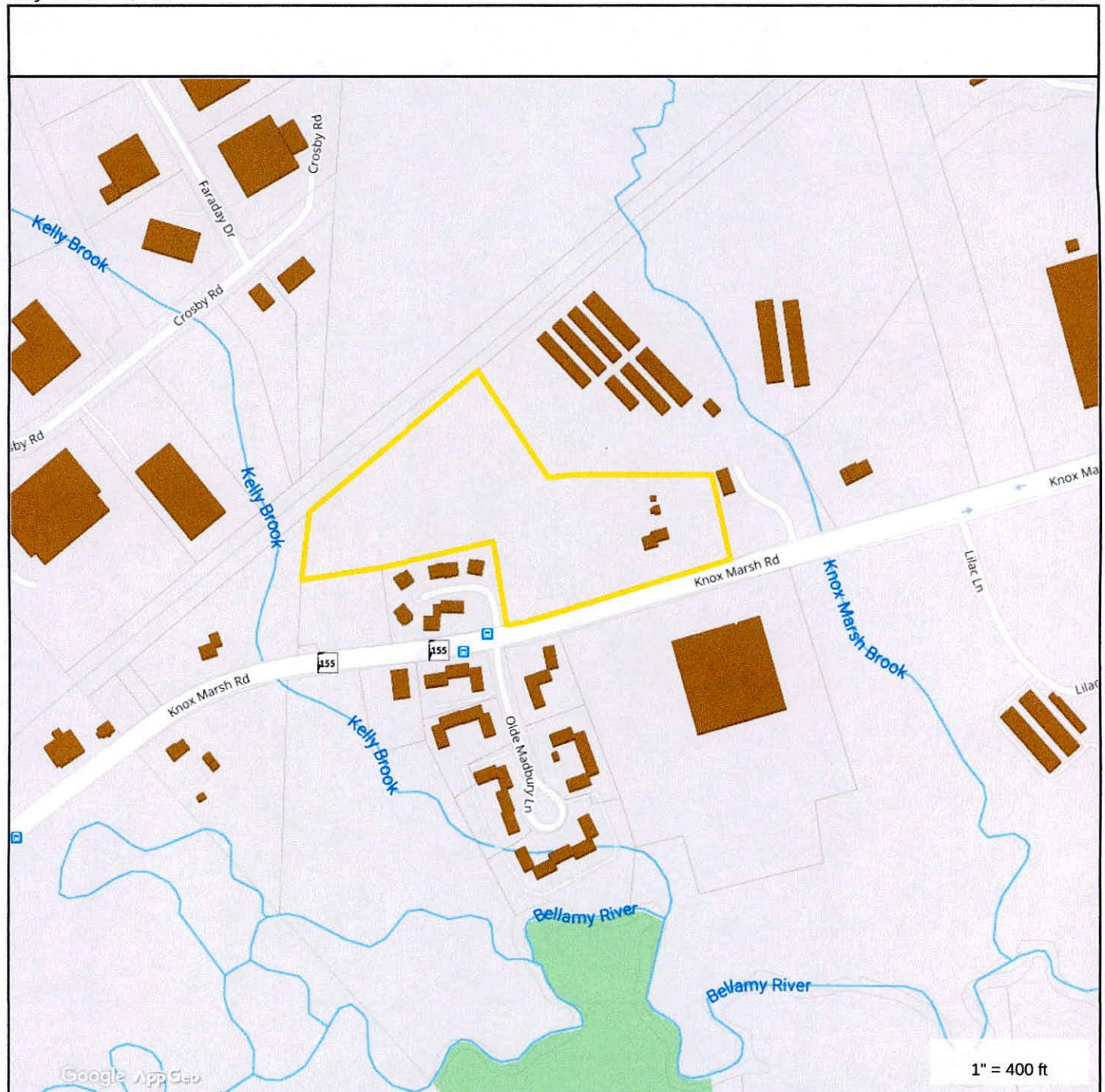
For the reasons set forth above, the Applicant respectfully suggests that the residential use as proposed is reasonable as the mix of residential and commercial uses provides a use buffer between the existing residential and commercial uses on abutting parcels, providing a model for future mixed uses within the Know Marsh corridor.



CONCEPTUAL SITE DESIGN
FOR
KNOX MARSH DEVELOPMENT
LAND OF
MCCRONE IRREVOCABLE TRUST
239 KNOX MARSH ROAD
DOVER, NH
TAX MAP H LOT 37-A

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : SEPTEMBER 25, 2019
FILE NO. : DB 2018 -

REVISION	DATE	DESCRIPTION

**Property Information**

Property ID H0037-A00000
Location 239 KNOX MARSH RD
Owner MCCRONE IRREVOCABLE TRUST
Land Use 101



**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 10/18/2019
Data updated Daily

Z19-20

239 Knox Marsh Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
09083-000000	208 CENTRAL AV	FIRST PARISH CHURCH		218 CENTRAL AVE	DOVER	NH	03820
09084-000000	218 CENTRAL AV	FIRST PARISH CHURCH CONGREGATIONAL		218 CENTRAL AVE	DOVER	NH	03820
09098-000000	222 CENTRAL AV	ST MARY'S SCHOOL		222 CENTRAL AVE	DOVER	NH	03820
20013-000000	1A CRICKET BROOK	GUARD HOUSE LLC		670 N COMMERCIAL ST SUITE 303	MANCHESTER	NH	03101
20037-000000	20 HANSON ST	STF DEVELOPMENT CORP		242 CENTRAL AVE	DOVER	NH	03820
20038-000000	8 HANSON ST	ECE PROPERTIES LLC		28 CHILDS DR	DOVER	NH	03820
20039-000000	233 CENTRAL AV	233 CENTRAL AVENUE, INC		26 PROSPECT ST	DOVER	NH	03820
20047-000000	17 19 HANSON ST	DUNN CHRISTOPHER M &	DUNN MICHAEL PAUL	18 B HOUGH ST	DOVER	NH	03820
20048-000000	15 HANSON ST	BERR PAR INC		26 PROSPECT ST	DOVER	NH	03820
20049-000000	5 HANSON ST	BERR PAR INC		26 PROSPECT ST	DOVER	NH	03820
20051-000000	10 COURT ST	KEEVAN MICHAEL		10 COURT ST # B	DOVER	NH	03820-4109
20052-000000	12 COURT ST	FENTON JOSEPH P JR &	FENTON SUZANNE J	590 PROVINCE RD	STRAFFORD	NH	03884
20053-000000	20 22 COURT ST	COURT ST CONDOMINIUM ASSOCIATION	C/O JAMES KATHY REVOCABLE TRUST	20 COURT ST	DOVER	NH	03820
20053-000001	20 COURT ST	TOLWOOD REALTY GROUP LLC		242 CENTRAL AVE	DOVER	NH	03820
20053-000002	22 COURT ST	GRIECO PETER FELICE		22 COURT ST UNIT 2	DOVER	NH	03820
20055-000000	10 BOYLE ST	BERR PAR INC		26 PROSPECT ST	DOVER	NH	03820
20055-B00000	BOYLE ST	BERR PAR INC		26 PROSPECT ST	DOVER	NH	03820
20056-000000	211 CENTRAL AV	KARKOS ROBERT A & JANIS TRUSTEES	KARKOS ROBERT AND JANICE REVOCABLE LIVIN	118 CLEMENT RD	ROLLINSFORD	NH	03869
20057-000000	205 CENTRAL AV	KARKOS ROBERT & JANICE L TRUSTEES	KARKOS ROBERT AND JANICE REVOCABLE LIVIN	118 CLEMENT ROAD	ROLLINSFORD	NH	03869
20074-000000	15 COURT ST	PROULX GREGORY S		28 FEATHER BED LN	DERRY	NH	03038-4186
20075-000000	13 COURT ST	CRAGIN PATRICK J TRUSTEE	CRAGIN PATRICK J LIVING REV TRUST	PO BOX 250	DOVER	NH	03820
20076-000000	11 COURT ST	FIRST-RATE REAL ESTATE GROUP LLC		290 HERITAGE AVE	PORTSMOUTH	NH	03801-5680
20077-000000	7 9 COURT ST	KARKOS ROBERT A		CLEMENT ROAD	ROLLINSFORD	NH	03869
20078-000000	3 COURT ST	KARKOS ROBERT A		CLEMENT ROAD	ROLLINSFORD	NH	03869
20079-000000	24 26 COURT ST	MOUNTAIN STEPHEN		11 ROGERS ST	DOVER	NH	03820-3504
20080-000000	3 7 BOYLE ST	CHICKNAVORIAN ELIZABETH D		PO BOX 397	DOVER	NH	03821
20080-A00000	BOYLE ST	222 PROPERTIES LLC		PO BOX 397	DOVER	NH	03821-0397
23026-000000	235 CENTRAL AV	MARTUSCELLO LORRAINE TRUSTEE	MARTUSCELLO LORRAINE REV TRUST	12 WEST CONCORD STREET	DOVER	NH	03820
		LOIS L MCCRONE IRREVOCABLE TRUST	DRVP DEVELOPERS, LLC	242 CENTRAL AVENUE	DOVER	NH	03820
		BRUTON & BERUBE, PLLC	GREGORY S MCCRONE & LISA M HERGOTT TRUSTEES	P.O. BOX 14	DOVER	NH	03820
			FRANCIS X BRUTON, III	601 CENTRAL AVENUE	DOVER	NH	03820