



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), James Burdin (Alternate)

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.



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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