



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers & Council Conference Room, City Hall
288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, September 17, 2020
Meeting Time: 7:00 pm

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF AUGUST 20, 2020

3. HEARINGS

- A. Z20-07 Owners Denise Kline & George Germain, 7 Allan Street (Tax Map A, Lot 9-K), located in the Medium Density Residential (R-12) Zoning District, request a variance from **Section 170-12.B** of the Zoning Ordinance to permit the addition of a carport with a side setback of 9.1 feet, where a minimum of 15 is required.

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 & Conference Room, City Hall – 288 Central Ave., Dover, NH 03820
Meeting Date: Thursday, August 20, 2020
Meeting Time: 7:00 pm

1. ATTENDANCE

Members Present: Chris Prior (Chair), George Reagan, Nick Couturier, Rich Onufry (Alternate), Anthony Sillitta (Alternate)

Members Absent (Excused): Otis Perry (Vice Chair), Frank Landford, James Burdin (Alternate)

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 JUNE 18, 2020

Motion: Nick Couturier moved to approve the minutes of June 18, 2020 as submitted. Seconded by Anthony Sillitta. Vote: 3-0-2 with George Reagan and Rich Onufry abstaining.

3. HEARINGS

- A. Z20-05 Owners Theron Alex and Mandy Pemberton, 120 County Farm Cross Road (Tax Map B, Lot 14-C), request a variance from **Sections 170-24.C and 170-24.F** of the Zoning Ordinance to permit an Accessory Dwelling Unit (ADU) of 1,350 square feet in living area, where a maximum of 800 square feet is permitted, and which is served by a separate electric meter, where shared utilities between the principal dwelling and ADU are required.

Chair Prior explained the hearing process.

Nick Couturier noted he is a direct abutter to the applicant, recused himself from the case and left the meeting.

Chair Prior explained four members are still a quorum, but three votes in favor will be necessary for the variance to be granted. The applicant has the option to wait to present the request at another meeting when five voting members are available. The applicant elected to move forward with presenting the request tonight.

Atty Josh Lanzetta, Burton & Berube represented the applicant and presented the case. He thanked the Planning Department for its ongoing assistance. Slides of aerial photos of the property were shown. The cape-style home is in the rear of the property and there is a gambrel-style unfinished barn at the front of the property. The applicants would like to renovate the barn into an ADU so they can live in what's now an unfinished attic space. Large windows on either end of the second story will act as emergency egress.

Current regulations do not allow an ADU over 800 square feet. The current barn structure is 1,350 square feet on the second story which is why they are requesting a variance to finish the second story. Dover requires the utility meter be the same for the primary structure and the ADU. There are already two separate meters and two separate services for the structures which are very far apart on the property. The



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home was built in the 1970s and the barn was built in the early 2000s. Both of these reasons for requesting variance are already in existence. The applicant is looking to use what is already in place.

Mr. Lanzetta noted he has addressed all of the zoning criteria within the paperwork submitted to the City, but he specifically wanted to address the 5th criteria: hardship. He looks at hardship for variance as when the zoning ordinance creates hardship on the specific property. The ordinance cannot uniformly fit all properties because some properties are unique. Here, the 800-square-foot regulation is creating a hardship for this property because no new structure is being built. The applicant only wants to finish a portion of the structure which already exists and is somewhat new. Also, it is an unreasonable ask to have these applicants to combine these two structures back to one utility service. It would require trenching and possibly a utility pole. It would be a very expensive process, and the current configuration is safer anyway. Granting this variance will allow the applicants to use their property to the maximum effect.

Chair Prior asked if the property is on City water/sewer or well and septic? Steve Haight, Civilworks created septic design plan with a separate septic for the ADU which has been submitted, but not yet stamped. The applicant explained their living situation and intentions for use of the structures to the board. The design for the ADU will be two bedrooms, two baths. There are three bedrooms in the primary home.

Public hearing was opened.

No public was present to make any comments in person and no comments were received to the office.

STAFF RECOMMENDATION:

Elena Piekut stated the Planning Department is neutral regarding this variance, and more supportive now that design elements have been discussed. The construction and layout of the proposed finish will be discussed with staff through the permitting process. She has no issue with the electric metering being left as-is. An ADU is a reasonable use and this larger unit wouldn't have negative effects on the neighborhood.

George Reagan began discussion about how to maintain subordination by the ADU on the property.

The public hearing was closed.

George Reagan noted the separate meter is reasonable. The proposal is a great use of the space and meets the criteria and the spirit of what an ADU is for – to create additional residential opportunities without using up a lot of space.

Motion: George Reagan moved to grant the variance to permit an ADU exceeding the maximum square feet of 800 square feet, up to 1,350 square feet, and to allow separate electric metering. Anthony Sillitta seconded. Vote: U/A

4. OTHER BUSINESS

None.

5. ADJOURN

Motion: Rich Onufry moved to adjourn at 7:35pm. Anthony Sillitta seconded. Vote: U/A



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT – ABUTTER NOTICE

Meeting Type:	Regular Meeting
Meeting Location:	Council Chambers, City Hall – 288 Central Ave. Dover, NH 03820
Meeting Date:	Thursday, September 17, 2020
Meeting Time:	7:00 pm

INTENT: The Applicant requests a variance to permit a side setback of approx. 9 ft. instead of the minimum required 15 ft.

UNITS PROPOSED: None

AGENDA ITEM #: 3-A

ZONING DISTRICT: Medium
Density Residential (R-12)

FILE: Z20-07

APPLICANT/OWNER: Denise
Kline & George Germain

LOCATION: 7 Allan Street (Tax Map
A, Lot 9-K)

ACREAGE: 0.34 acre (14,810 sq. ft.)

EXISTING LAND USE: Single-
family dwelling

PROPOSED LAND USE: Single-
family dwelling

SURROUNDING LAND USE:
Single-family dwellings

PREVIOUS ZBA ACTION: None

**PLANNING BOARD APPROVAL
REQUIRED:** No

Dear Property Owner: As an owner of abutting property, which means your property either adjoins or is located within 200 ft. of the subject parcel, you are hereby notified of the public hearing on the item in **bold** below. The full Zoning Board of Adjustment agenda is as follows:

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF AUGUST 20, 2020

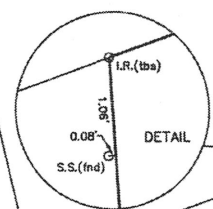
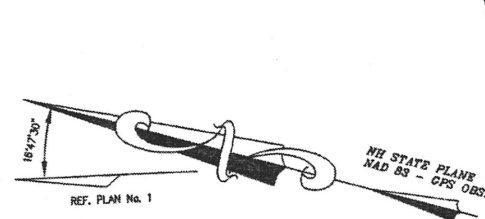
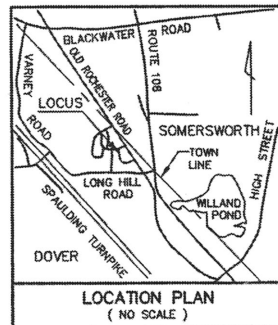
3. HEARINGS

- A. **Z20-07 Owners Denise Kline & George Germain, 7 Allan Street (Tax Map A, Lot 9-K), located in the Medium Density Residential (R-12) Zoning District, request a variance from Section 170-12.B of the Zoning Ordinance to permit the addition of a carport with a side setback of 9.1 feet, where a minimum of 15 is required.**

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A / 13D
SARA ANTONINO
78 OLD ROCHESTER ROAD
DOVER, NH 03820
4082 / 442

A / 13C
KARIN L. HAMILTON REVOCABLE TRUST
KARIN L. HAMILTON, TRUSTEE
76 OLD ROCHESTER ROAD
DOVER, NH 03820
4710 / 79

A / 9L
BRIAN K. LYTLE
4 ALLAN STREET
DOVER, NH 03820
3429 / 716

A / 9J
STACY D. BUGGY
P.O. BOX 307
DOVER, NH 03821
4441 / 787

A / 13V
KELSEY L. ADAMS
MATTHEW T. ADAMS
14 ALLAN STREET
DOVER, NH 03820
4711 / 772

A / 9B
DELMORE R. LIBERTY
NANCY L. LIBERTY
12 ALLAN STREET
DOVER, NH 03820
2382 / 416

A / 9C
RICHARD T. CLARK
10 ALLAN STREET
DOVER, NH 03820
4387 / 37

LEGEND

S.S.(fnd) ○ - STEEL STAKE FOUND
I.R.(lbs) ○ - IRON ROD (TO BE SET)
S.F. - SQUARE FEET
AC. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
Ø - DIAMETER
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
UP 410/5 - UTILITY POLE W/ I.D. Nos.

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
20-2297	BOUNDARY	20-09	11-18	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

REFERENCE PLANS:

- 1.) PLAN OF LOTS - PINE ACRES - DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'. DATED: NOVEMBER 1955; BY: GRANT L. DAVIS. RECORDED S.C.R.D. POCKET 6, FOLDER 2, PLAN 39.
- 2.) WHITE ENTERPRISES INC. - FINAL PLAN - COLONIAL PARK, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'. DATED: APRIL 1962; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. POCKET 7, FOLDER 2, PLAN 11A.

NOTES:

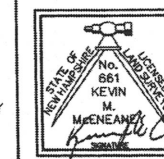
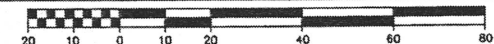
- 1.) OWNER OF RECORD:
A / 9K DENISE KLINE
GEORGE GERMAIN
7 ALLAN STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4218, PAGE 996
- 2.) **A / 9K** - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED ADDITION OF A CARPORT ON THE SOUTHERLY SIDE OF THE EXISTING HOUSE TO SUPPORT A SIDE SETBACK VARIANCE APPLICATION.
- 4.) ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (R-12)

DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 12,000 S.F.
MINIMUM LOT COVERAGE = 30 PERCENT
MINIMUM FRONTAGE = 100 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT BUILD TO LINE = 15 FEET MIN. / 25 FEET MAX. *
SIDE SETBACK = 15 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET MAXIMUM

* EXPANSIONS TO, OR RENOVATIONS OF STRUCTURES ON EXISTING LOTS HAVE A FIVE (5) FOOT SETBACK.
- 5.) THE SUBJECT PARCELS ARE LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015
- 6.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JANUARY 7, 2020.
VERTICAL DATUM IS NH STATE PLANE (NAVD88) BASED ON GPS OBSERVATION DATED JANUARY 7, 2020.
- 7.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY OF NEW ENGLAND ON AUGUST 13-19, 2020 WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000.

VARIANCE APPLICATION PLAN
PREPARED FOR
DENISE KLINE & GEORGE GERMAIN
TAX MAP A, LOT No. 9K
7 ALLAN STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: KJP FILE: MSA\2297\DWG\20-2297
SCALE: 1" = 20' DATE: AUGUST 25, 2020



McNeaney
Survey
Associates
of NEW ENGLAND
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised April 7, 2017]

RECEIVED
Planning Office

Office Use Only

Case #:

220-07

Date Received:

AUG 27 2020

Amount Paid:

\$

Time Received:

Dover, New Hampshire

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Denise Kline & George Germain Phone # (603) 397-2614

Address of Applicant: 7 Allan Street, Dover, NH 03820

E-Mail Address: ggerman@myfairpoint.net

PROPERTY OWNER (if different from applicant): Same

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 7 Allan Street, Dover, NH

Brief Directions: Allan Street is off Old Rochester Road on the left, just past Long Hill Road. The subject parcel is on the right.

Zoning District: R-12 Assessor's Map # A Lot(s) # 9K

TYPE OF APPEAL: (Please check one)

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

170-12.B of the Zoning Ordinance and the R-12 Zoning District of Table of Uses and Dimensional 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 expand the existing house by constructing a carport with 4 x 4 posts over the existing pavement.

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

A. Variance Requested 170-12.B and the R-12 Zoning District
of Table of Uses and Dimensional

A variance is requested from Section(s) _____ of the Zoning Ordinance to permit:

The construction of a carport with 4 x 4 posts having a side yard setback of 9.1 feet.

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:

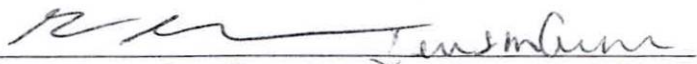
SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

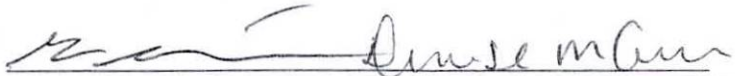
I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

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* George Germaine & Denise Kline



Signature of Owner* George Germaine & Denise Kline

*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.

Signature of Property Owner:



George Germaine & Denise Kline

Date:

8/27/2020

Denise Kline & George Germain
7 Allan Street
Dover, NH 03820
Map A, Lot 9K

APPLICATION FOR VARIANCE

Introduction

The property subject to this application is located at 7 Allan Street and is depicted on the City's Tax Maps at Map A, Lot 9K. The property is located in the Residence 12 ("R-12") Zone. The house on the lot is situated toward the front of the lot, however not centered within the lot, and, as such, is located closer to the southern side yard lot line. The Applicants wish to expand the existing house structure by constructing a carport with 4x4 wooden posts placed only along the existing pavement. Thus, although the exiting pavement will be covered with a roof, there will be no walls surrounding the structure. Given the irregular configuration of the house on the lot, the Applicants have been advised that the planned structure would violate the 15-foot side yard setback, as set forth in the Medium Density Residential (R-12) District Table, resulting in an encroachment of 5.9 feet, leaving a setback of 9.1 feet. The proposed structure is depicted on the attached Variance Application Plan. Currently the Applicants park within the paved area, where the structure would be located, and wish to add the structure in order to improve the safety on site, by blocking snow, as much as possible, from the parking area.

For the reasons set forth herein, the Applicants respectfully submit that the grant of the variance is reasonable and can be supported by the following evidence:

Variance Requirements:

1. The variance will not be contrary to the public interest.

Within the Allan Street community, most houses were either constructed with two-car garages, or have constructed carports, similar to the one proposed by the Applicants, as the houses on those lots have been configured to provide for enough side yard to accommodate the garages or carport. The Applicants respectfully submit that the proposed use represents a reasonable use of the property in question. By permitting the use, the public interest is served by permitting a reasonable use of the property in a structure similar to that which exists within the entire local community, while doing so with just a roof that, given the size of the property and existing house, continues to protect the health, welfare and general safety of the surrounding neighborhood. As such, the proposed use will not be contrary to the public interest, as the use will not "alter the essential character of the locality."

2. The spirit of the Ordinance will be observed.

The Applicants respectfully submit that if the variance is granted, the spirit of the ordinance would be observed as the use in question is suitable, considering configuration of the lot, the size and location of the existing single-family structure and the surrounding properties, and therefore results in an encouragement of the most appropriate use of the land. In addition, by allowing the carport, as depicted on the Plan, the purposes of the zone, to provide for conventional single-family neighborhoods, per section 170-7(B)(1)(c) of the Dover Zoning Ordinance, will be observed. To be contrary to the public interest or injurious to the 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. It is respectfully submitted, that given the reasons set forth above, the granting of the variances will protect the ordinance's basic zoning objectives.

3. Granting the variances will result in substantial justice.

The granting of the variances would do substantial justice as it would allow the Applicants' property to be utilized in a reasonable fashion given the similar surrounding uses and the modest encroachment, all within existing pavement. This test considers whether the benefit to the Applicants outweighs the burden to the public. In this instance, given the size and location of the proposed structure, there will be no burden to the public whatsoever. Accordingly, the benefit to the Applicants would exceed the burden to the public, thus resulting in substantial justice being done.

4. Granting the variances will not diminish the values of the surrounding properties.

It is respectfully submitted that all of the surrounding properties have a value associated with them that is premised upon the existence of the same type of structure and use to be located upon the Applicants' property. In this instance, the current use of the paved area will only be enhanced, and safer, with the construction of a roof over this limited existing parking area. The use of the structure by the Applicants will have no negative affect upon any abutter with respect to its property, and consistent with the intent of the existing zoning.

5. A. Owing to special conditions of the property that distinguish it from other properties in the area,

- (1) No fair and substantial relationship exists between the general public purposes of the Ordinance provision and the specific application of that provision to the property.**

The existing house structure is slightly offset to the south, leaving the parking area, adjacent to the curb cut, too small to add the carport within the setbacks, unlike other similarly situated properties in the community, where structures on most properties are located on each lot to accommodate either a two-car garage or carport adjacent to a single car garage. In New Hampshire, when considering a variance, the ZBA is permitted to consider the size of an existing structure on a parcel (See *Harborside v. Parade*, 162 NH 508 (2011)). In this instance, the Applicants seek to utilize a portion of the property that already has parking, and based upon the

location of the house when originally constructed, not enough area was left to allow for a two-car garage. The proposal is modest and the request is to add a carport, not a fully enclosed garage. Given the foregoing, and as the general purpose of the ordinance is to promote orderly development and to protect the health, safety and general welfare of the public, the purpose of the ordinance and the purposes of the specific restrictions as to the size of the accessory use will be preserved. Thus, the Applicants respectfully submit that there is no relationship between the general public purpose of the ordinance, and the specific application of the lot area and frontage restrictions, given the proposed use submitted by the Applicants.

AND

(2) The proposed use is a reasonable one.

The proposed use is reasonable as it provides for the location of a carport to cover an existing parking area, which, in turn, creates a safer environment by reducing the chance of snow buildup that would otherwise occur during the winter months.

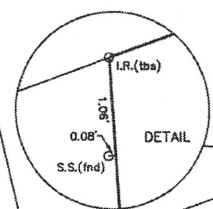
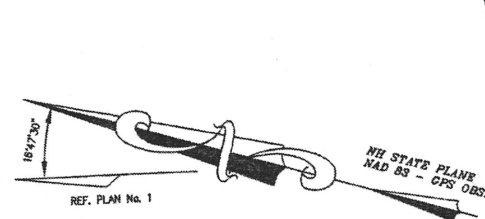
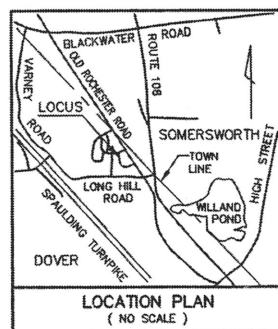
**Property Information**

Property ID A0009-K00000
Location 7 ALLAN ST
Owner KLINE DENISE M &
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 5/20/2020
Data updated Daily



A / 13D
SARA ANTONINO
78 OLD ROCHESTER ROAD
DOVER, NH 03820
4082 / 442

A / 13C
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A / 9C
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10 ALLAN STREET
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4387 / 37

LEGEND

S.S.(fnd) ○ - STEEL STAKE FOUND
I.R.(tbs) ○ - IRON ROD (TO BE SET)
S.F. - SQUARE FEET
AC. - ACRE
(TYP.) - TYPICAL
± - MORE OR LESS
Ø - DIAMETER
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
UP 410/5 - UTILITY POLE W/ I.D. Nos.

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
20-2297	BOUNDARY	20-09	11-18	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

REFERENCE PLANS:

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- 2.) WHITE ENTERPRISES INC. - FINAL PLAN - COLONIAL PARK, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'. DATED: APRIL 1962; BY: G.L. DAVIS & ASSOCIATES. RECORDED S.C.R.D. POCKET 7, FOLDER 2, PLAN 11A.

NOTES:

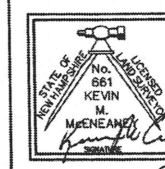
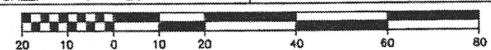
- 1.) OWNER OF RECORD:
A / 9K DENISE KLINE
GEORGE GERMAIN
7 ALLAN STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4218, PAGE 996
- 2.) **A / 9K** - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED ADDITION OF A CARPORT ON THE SOUTHERLY SIDE OF THE EXISTING HOUSE TO SUPPORT A SIDE SETBACK VARIANCE APPLICATION.
- 4.) ZONING DISTRICT: MEDIUM DENSITY RESIDENTIAL (R-12)

DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 12,000 S.F.
MINIMUM LOT COVERAGE = 30 PERCENT
MINIMUM FRONTAGE = 100 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT BUILD TO LINE = 15 FEET MIN. / 25 FEET MAX. *
SIDE SETBACK = 15 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET MAXIMUM

* EXPANSIONS TO, OR RENOVATIONS OF STRUCTURES ON EXISTING LOTS HAVE A FIVE (5) FOOT SETBACK.
- 5.) THE SUBJECT PARCELS ARE LOCATED OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0310E; EFFECTIVE DATE SEPTEMBER 30, 2015
- 6.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED JANUARY 7, 2020.
VERTICAL DATUM IS NH STATE PLANE (NAVD88) BASED ON GPS OBSERVATION DATED JANUARY 7, 2020.
- 7.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY OF NEW ENGLAND ON AUGUST 13-19, 2020 WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000.

VARIANCE APPLICATION PLAN
PREPARED FOR
DENISE KLINE & GEORGE GERMAIN
TAX MAP A, LOT No. 9K
7 ALLAN STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: KJP FILE: MSA\2297\DWG\20-2297
SCALE: 1" = 20' DATE: AUGUST 25, 2020



McNeaney
Survey
Associates
of NEW ENGLAND
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

SURVEYING - PLANNING - CONSULTING

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

OF COUNSEL
JAMES H. SCHULTE

Bruton & Berube, PLLC

ATTORNEYS AT LAW

601 Central Avenue
Dover, NH 03820

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

www.brutonlaw.com

September 9, 2020

VIA ELECTRONIC MAIL N.Usbelger@dover.nh.gov

Nancy Usbelger
Planning Department
City of Dover, NH
288 Central Avenue
Dover, NH 03820-4169

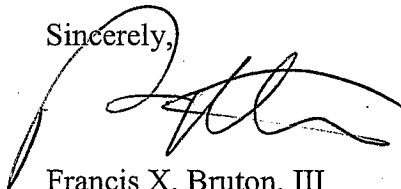
**RE: George Germain & Denise Kline
7 Allan Street, Dover, NH
Map HA Lot 9K**

Dear Ms. Usbelger:

As a follow up to our recent Application for Variance for the above referenced property, enclosed please find a copy of a letter of support from the abutting property owner, Stacy Bugg, who owns property located at 5 Allan Street, the original of which will be brought to the meeting on September 17, 2020.

Please bring the enclosed to the attention of the Board, and please do not hesitate to contact us with any questions.

Sincerely,



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

FXB/mas
Enclosure

cc: George Germain & Denise Kline
Kevin M. McEneaney, LLS, McEneaney Survey Associates

I Stacy Begg support the variance to build a carport over the existing driveway
@ 7 Allen Street, Dover NH 03820.


sign 8/30/20