

CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, August 20, 2026**
Meeting Time: **7:00 pm**

1. ATTENDANCE

2. APPROVAL OF THE PRIOR MINUTES

- July 8, 2026 Special Meeting Minutes
- May 21, 2026 Regular Meeting Minutes

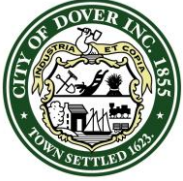
3. HEARINGS

- A. **ZONE-2026-0020** Applicant: VMD Equities DVR, LLC, Sterling Way, Tax Map 11, Lot 2, located in the Commercial District (C), requests two Variances from **Section 170-12(B), Commercial District**, to construct a mixed-use building with 79% overall square footage of residential use where 66.67% is allowed and allowing 55 feet in building height where 40 feet maximum height is allowed.
- B. **ZONE-2026-0023** Applicant: Fergus Cullen, Owners: Bondcliff Holdings, LLC, 53 Cataract Avenue, Tax Map 14, Lot 6, located in the Residential- Medium Density District (R-12), requests two (2) Variances from **Section 170-12. R-12 Table of Uses**, to subdivide the parcel yielding two new lots, one with nonconforming frontage of $\pm$ seventy-one (71) feet where one-hundred (100) feet is required and lot size of 7,264 sf where 12,000 sf is required.
- C. **ZONE-2026-0024** Applicant: Margaret M. Gabriel Revocable Trust, Margaret M. Gabriel Trustee, 262 Dover Point Road, Tax Map L, Lot 98, located in Residential- Low Density District (R-20), requests a Variance from **Section 170-12. R-12 Table of Uses**, to construct a single family dwelling on the parcel and changing the current single family dwelling into a Accessory Dwelling Unit.

4. OTHER BUSINESS

5. ADJOURN

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening. Note that some hearings will be continued from one meeting to another and some may be postponed. Since this is only a partial description of the proposal and may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm or email Dover-Planning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>. The public is encouraged to leave comments in advance by emailing Dover-Planning@dover.nh.gov, or mailing written comments to the Zoning Board of Adjustment, Dover City Hall, 288 Central Ave., Dover, NH 03820. Messages must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Special Meeting
Meeting Location: Room 305, McConnell Center, 61 Locust St, Dover NH 03820
Meeting Date: **Wednesday, July 8, 2025**
Meeting Time: **6:00 pm**

1. ATTENDANCE

Members Present: Chris Prior (Chair), Anthony Sillitta (Vice Chair), Jackson Brown, Nicole Morin (Alternate), Ethan Ash (Alternate)

Members Not Present: Nicholas Couturier, Rich Onufry, Hilary Hamer (Alternate)

Staff Present: Paul R. Crouser (Zoning Administrator)

Chair Prior called the meeting to order at 6:00 PM and explained the request for a rehearing which does not include a public hearing.

The board needs to determine whether they made an error with regards to the regulations, or whether new information has been provided such that a rehearing should be granted.

2. HEARINGS

A. ZONE-2026-0014R Request for Rehearing of ZONE-2026-0014, Applicant: Fergus Cullen, Owners: Morgan & Eileen Allen Irrevocable Trust, 53 Cataract Avenue, requests a rehearing of the four (4) Variances that were denied on May 21, 2026, Tax Map 147, Lot 6, located in the Medium Density Residential District (R-12). The four Variances from **Section 170-12, R-12 Table of Uses**, were to subdivide the parcel yielding two new lots, each with nonconforming frontages of +/- ninety-four (94) feet where one-hundred (100) feet is required and nonconforming areas of +/- nine-thousand five-hundred (9,500) s.f. where twelve-thousand (12,000) s.f. is required.

Chair Prior described the information and documentation that was available at the time of the Zoning Board meeting and decision and additional information that came in from the applicant after that meeting including a survey which hadn't been completed by the initial meeting date and an inspection report with photos.

He noted that without the survey at the time of the meeting, he stands by the decision the board made at the time. Board members had expressed at the time the lack of all necessary information and not all criteria having been met. He noted the board could motion to grant a rehearing based on the survey which has now been provided, and the variances may be granted or denied at a future meeting. He felt the board made the correct decision at the initial meeting based on the house layout/ information proposed and he would support denying a rehearing.

He clarified for Mr. Sillitta, who was not at the initial meeting, the differences between the drawing submitted for the first meeting and the McEneaney Survey provided for this hearing.

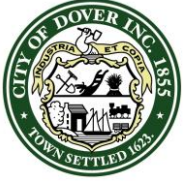
Mr. Crouser summarized some concerns the board had at the initial meeting in relation to the existing structure remaining in place following the subdivision.

Ms. Morin expressed the opinion that the board did not make an error in decision, and the new information presented does not provide information that would justify a rehearing.

Motion: Morin moved to deny the rehearing request as the board did not make a procedural error and the additional information provided is not sufficient in warranting a rehearing. Seconded by Sillitta.

It was clarified by staff that if the rehearing is denied, the applicant can either appeal the decision and/or reapply with a revised application that reflects the survey/ lot layout presented tonight.

Vote: U/A



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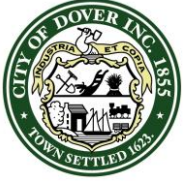
3. OTHER BUSINESS

None

4. ADJOURN

Motion: Sillitta moved to adjourn at 6:20pm. Morin seconded. Vote: U/A

DRAFT



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, May 21, 2026**
Meeting Time: **7:00 pm**

1. ATTENDANCE

Members Present: Chris Prior (Chair), Nicholas Couturier (Vice Chair), Jackson Brown, Rich Onufry, Ethan Ash (Alternate)

Members Not Present: Anthony Sillitta, Hilary Hamer (Alternate), Nicole Morin (Alternate)

Staff Present: Paul R. Crouser (Zoning Administrator)

Chair Prior called the meeting to order at 7PM.

2. APPROVAL OF MEETING MINUTES OF FEBRUARY 19, 2026

Motion: Onufry moved to approve the minutes of February 19, 2026. Seconded by Brown. Vote: 3-0 with 2 abstentions

Chair Prior explained the hearing process.

3. HEARINGS

A. ZONE-2026-0011 Applicant: Daniel G. Gabriel Trust, 260 Dover Point Road, Tax Map L, Lot 98-A, located in the Low-Density Residential District (R-20), requests three Variances from **Section 170-12(B), R-20 Table of Uses**, to subdivide the parcel for the construction of a single-family dwelling, with both proposed lots having frontage of one-hundred (100) feet where one hundred and twenty-five (125) feet is required, in addition to seeking relief for the maximum build-to line where thirty-five (35) feet is the maximum permitted, but one-hundred (100) feet is proposed.

Background

The subject parcel for this variance request is located at 260 Dover Point Rd. within the Low-Density Residential (R-20) Zoning District.

The owner of 260 Dover Point Rd. is seeking three (3) variances necessary to subdivide the property in half, with the intent of constructing a single-family home on the newly created lot. The variances are as follows:

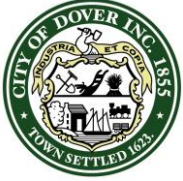
1. Post-subdivision, the parent parcel will have 100' of frontage, where 125' is required;
2. Post-subdivision, the new lot will also have 100' of frontage, where 125' is required; and
3. Construction on the new lot would require relief from the build-to line maximum of 35', where 100' is proposed.

FX Bruton, Bruton and Berube represented the item and explained the proposal to subdivide the lot in half, the waivers for frontage, the existing driveway which they intend to keep, the waiver for the build-to line, the unique aspects of the site having slopes and an existing driveway which is a safe access they'd prefer to use for both homes which is the reason for the proposed home to be set back.

He addressed the variance criteria.

Kevin MacEneaney, Surveyor explained the existing slopes and driveway locations.

Mr. Bruton clarified information for the board members about the intended easement for the proposed lot and the applicant's acceptance of the proposed conditions.



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Public Hearing opened

No one spoke

One letter was received from Richard Morin which noted his support of the project.

Staff Recommendation:

Staff supports these variance requests as the relief sought yields two lots comparable to the surrounding neighborhood and because this Board has approved similar such variances in order to permit a minor subdivision where the two resulting lots would be dimensionally nonconforming by a small degree.

Staff recommends that if the Board approves these variance requests, it do so with the following conditions:

1. The applicant receives minor subdivision approval from the Dover Planning Board;
2. No future variance for dimensional relief will be granted for either parcel;
3. No additional curb cuts shall be approved for either parcel;
4. Additions to the future single-family home shall retain a minimum 100' front setback; and
5. Outbuilding/Accessory Use front setbacks shall be 65'.
6. Residential structures for both properties, post-subdivision, shall be restricted to single-family home use only and shall not be converted to hold more than one (1) dwelling unit (save for ADUs pursuant to the rules set forth under §170-24).

This condition shall be memorialized by separate deed restrictions for each property, to be recorded at the Strafford County Registry of Deeds

Public Hearing closed

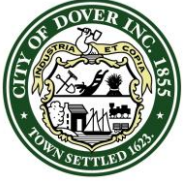
Motion: Onufry moved to grant the three variances requested with the conditions itemized by staff having met the criteria. Seconded by Couturier. Vote: U/A

B. ZONE-2026-0012 Applicant: Laine Major, 15-17 New York Street, Tax Map 4, Lot 68, located in the Urban Density Multi-Residential District (RM-U), requests two Variances from **Section 170-12(B), RM-U Table of Uses**, to reconstruct a two-family dwelling on the previous building's footprint with a side setback of 1.92', where 6' is required and 47.2% lot coverage where 40% is required.

Background

The applicant seeks two dimensional variances to rebuild a two-family structure at 15–17 New York Street upon the same footprint where an existing duplex stood it was damaged beyond repair by a fire in 2024.

In 2025, due to safety concerns, the building was demolished. The subject lot is nonconforming in terms of both frontage (33.5') and area (2,790 s.f.). The relief requested is to re-establish the long-standing 1.92' east side setback where 6' is required, and to allow for a lot coverage percentage of 47.2% where 40% is permitted.



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Staff would highlight the fact that per §170-53 of the Zoning Ordinance, had building permits been sought within 12 months of the fire event, the structure would be permitted to be re-constructed as it was by-right and without any zoning relief. However, delays due to the insurance claims process and re-development plan revisions, coupled with the safety issues necessitating the structure's demolition, meant that the 12-month reconstruction window expired, requiring than any new structure meet current zoning standards.

Laine Major, owner presented the item and explained the proposal to reconstruct on the same footprint of a building which was destroyed by fire. She explained the two variance requests for setback and lot coverage.

She addressed the criteria for variance.

She confirmed for Mr. Brown that once complete, she will retain ownership and the units will be rented as apartments.

Public Hearing opened

No one spoke

Staff Recommendation:

Staff supports these variance requests as the subject parcel is dimensionally non-conforming to a large degree in both area and frontage, making compliance with underlying zoning highly impractical regardless of the use proposed at the site. Considering the present dimensional nonconformities, this site's similarity to the majority of neighboring lots, and the unfortunate missing of the 12-month re-construction period, staff feels as though the applicant has sufficiently demonstrated hardship and has submitted a proposal compliant within the context of the surrounding neighborhood. Based on the evidence presented, Staff recommends that this Board approve these two variance requests with the following condition:

1. No future variance shall be given for dimensional relief at this property.

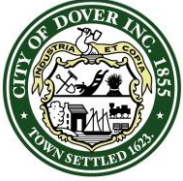
Public Hearing closed

Motion: Couturier moved to grant the two variances requested with the condition itemized by staff having met the criteria. Seconded by Ash. Vote: U/A

- C. ZONE-2026-0013** Applicant: Ryan A. Hardin and Melissa L. Wheeler, Long Hill Road, Tax Map A, Lot 18-B-4, located in the Medium Density Residential District (R-12), requests a Variance from **Section 170-12(B), R-12 Table of Uses**, to construct a single-family home +/- seventy (70) feet beyond the maximum build-to-line where thirty-five (35) feet is the maximum permitted.

Background

The applicant seeks a variance from the R-12's build-to-line requirement of 15' – 25', instead proposing a front setback of approximately 72.3'. The need for this variance relief stems from the site's topography, which gains elevation as you move from the front to the rear of the lot. Should the applicant comply with underlying zoning requirements, the leach field would be located, by default, in the rear of the property, and



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given the elevation change, that system would likely be required to be a pumped system, which is less reliable and more expensive than a gravity-fed system. Thus, the applicant proposes installing the leach field in front of the house, allowing the installation of the more affordable and reliable gravity-fed system.

Eric Salovitch, Northam Survey presented the item along with owner Ryan Hardin.

Mr. Salovitch explained the owner is in the process of working out the proposed layout for the new home on the vacant lot and discovered the topography would cause the septic issues described above. The intention of the owner will be to move into the new home once built and as he currently has the same septic issue, he would prefer not to repeat that option in the new home.

Mr. Salovitch addressed the criteria for variance.

Public Hearing opened
No one spoke

Staff Recommendation:

Staff supports this variance request without conditions. Staff does not see the public benefit in the denial of this variance, whereas if granted, the proposed home would closer match the existing front setbacks of neighboring properties and the applicants would be spared the extra expense of an inferior septic system.

Public Hearing closed

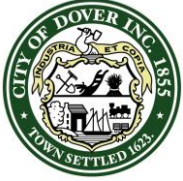
Motion: Couturier moved to grant the variance request with no conditions having met the criteria.
Seconded by Onufry. Vote: U/A

D. ZONE-2026-0014 Applicant: Fergus Cullen, Owners: Morgan & Eileen Allen Irrevocable Trust, 53 Cataract Avenue, Tax Map 14, Lot 6, located in the Medium Density Residential District (R-12), requests four Variances from **Section 170-12, R-12 Table of Uses**, to subdivide the parcel yielding two new lots, each with nonconforming frontages of +/- ninety-four (94) feet where one-hundred (100) feet is required and nonconforming areas of +/- nine-thousand five-hundred (9,500) s.f. where twelve-thousand (12,000) s.f. is required.

Background

The applicant, through authorization of the current owner, is seeking four (4) variances necessary to subdivide the property in half, with the intent of constructing a single-family home on the newly created lot. The variances are as follows:

1. Post-subdivision, the parent parcel will have $\pm 94'$ of frontage, where 100' is required;
2. Post-subdivision, the new lot will also have $\pm 94'$ of frontage, where 100' is required;
3. Post-subdivision, the parent parcel will have $\pm 9,500$ s.f. of lot area, where 12,000 s.f. is required; and
4. Post-subdivision, the new lot will also have $\pm 9,500$ s.f. of lot area, where 12,000 s.f. is required.



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Fergus Cullen, owner presented the item, explained the existing conditions and the intent to demolish the older unit and renovate the newer unit into a single family home with possible garage addition and/or ADU. He noted a survey has been done, but has not yet been provided. He described the potential layout of the renovated home and an example of a proposed new home layout on the subdivided portion of the lot.

He addressed the variances requested and addressed the criteria.

He addressed questions from the board relating to the foundation condition for the older unit and other options for the parcel.

Chair Prior addressed his concern about the proposal putting the property line directly at the existing building which causes hardship for both future property owners.

R. Onufry agreed and suggested one duplex might be a better option for the site.

Public Hearing opened

No one spoke

Staff Recommendation:

Staff supports these variance requests with proposed conditions below as the relief sought yields two lots comparable to the surrounding neighborhood and because this Board has approved similar such variances in order to permit a minor subdivision where the two resulting lots would be dimensionally non-conforming by a small degree. Staff would consider the deviations from underlying zoning ($\pm 12'$ short of compliant frontage and $\pm 4,000$ s.f. short of compliant lot area) to be fairly minor deviations consistent with previously-approved variances.

Staff recommends that this Board approve these variance requests with the following conditions to ensure future compliance with the narrative presented to the Board:

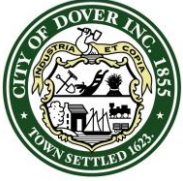
1. The applicant receives minor subdivision approval from the Dover Planning Board;
2. Residential structures for both properties, post-subdivision, shall be restricted to single-family home use only and shall not be converted to hold more than one (1) dwelling unit (save for ADUs pursuant to the rules set forth under §170-24).

This condition shall be memorialized by separate deed restrictions for each property, to be recorded at the Strafford County Registry of Deeds.

The board discussed adding a condition that all structures must comply with current setback regulations for the zone.

A letter was received from Alexander Temple in opposition to the project and summarized by the Chair.

Public Hearing closed



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Motion: Onufry moved to deny the requests based on hardship not being proven, public good not being proven, not having enough information to process what could happen in the future. Seconded by Couturier.

Mr. Couturier noted there's not enough information to approve the variances at this time.

Vote: 3-2 with Ash and Brown opposed. The variance requests are denied.

4. OTHER BUSINESS

ZBA Rules of Procedure

Motion: Brown moved to remove the item from the table. Seconded by Onufry. Vote: U/A

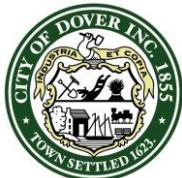
Discussion regarding change in ZBA Rules of Procedure. Discussed amending public hearing section of rules to include discretionary 5 minute cutoff for testimony, per person, at the discretion of the Board.

Motion: Couturier moved to adopt the amendment to the rules as proposed. Seconded by Ash.

Vote: U/A

5. ADJOURN

Motion: Couturier moved to adjourn at 8:39pm. Brown 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, August 20, 2026**
Meeting Time: **7:00 pm**

Dear Property Owner: You are an abutter to the project listed in **bold** on the agenda.

INTENT: The applicant requests two Variances from **Section 170-12(B), Commercial District**, to construct a mixed-use building with 79% overall square footage of residential use where 66.67% is allowed and allowing 55 feet in building height where 40 feet maximum height is allowed.

UNITS PROPOSED: Up to 133 residential units permitted. Proposed unit count not provided

AGENDA ITEM: 3-A

ZONING DISTRICT: Commercial (C) District

FILE: ZONE-2026-0020

APPLICANT: Attorney FX Bruton

OWNERS: VMD Equities Dover, LLC, C/O: VMD Companies, LLC

LOCATION: Sterling Way (Tax Map 11, Lot 2)

ACREAGE: Existing: ±19.46 acres (±847,723 s.f.)

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Mixed Use

SURROUNDING LAND USE: Commercial, Residential, Woodman Park School

PREVIOUS ZBA ACTION: Two (2) variances granted 5/21/2015 to allow for building height of 55' where 40' was required, and to permit Assisted Living Facility use.

PLANNING BOARD APPROVAL REQ.:
Yes – Site Review and Planning Board approval required.

The ZBA Agenda:

1. **ATTENDANCE**
2. **APPROVAL OF MEETING MINUTES OF** May 21, 2026 and July 8, 2026 Special Meeting Minutes.
3. **HEARINGS**
 - A. **ZONE-2026-0020** Applicant: VMD Equities DVR, LLC, Sterling Way, Tax Map 11, Lot 2, located in the Commercial District (C), requests two Variances from **Section 170-12(B), Commercial District**, to construct a mixed-use building with 79% overall square footage of residential use where 66.67% is allowed and allowing 55 feet in building height where 40 feet maximum height is allowed.
- ...
4. **OTHER BUSINESS**
5. **ADJOURN**

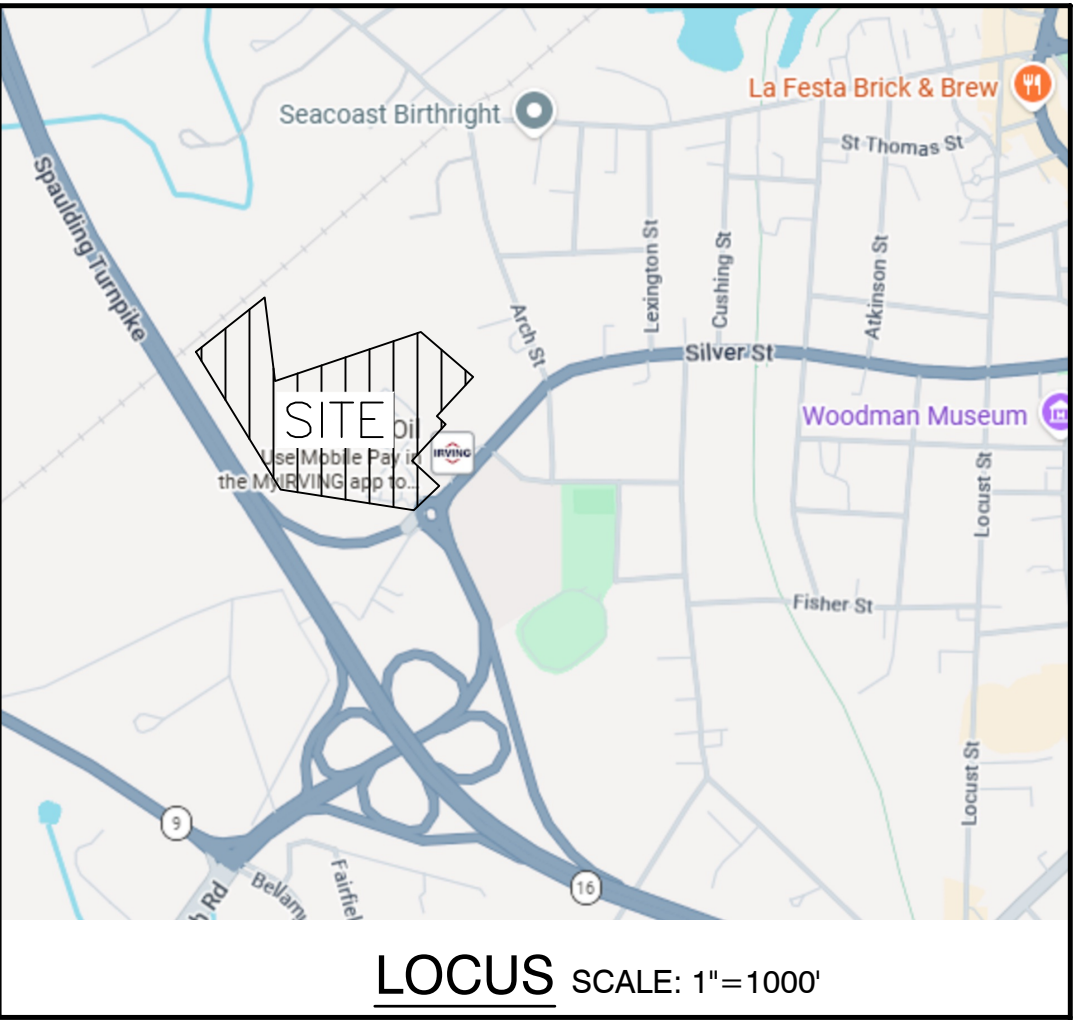
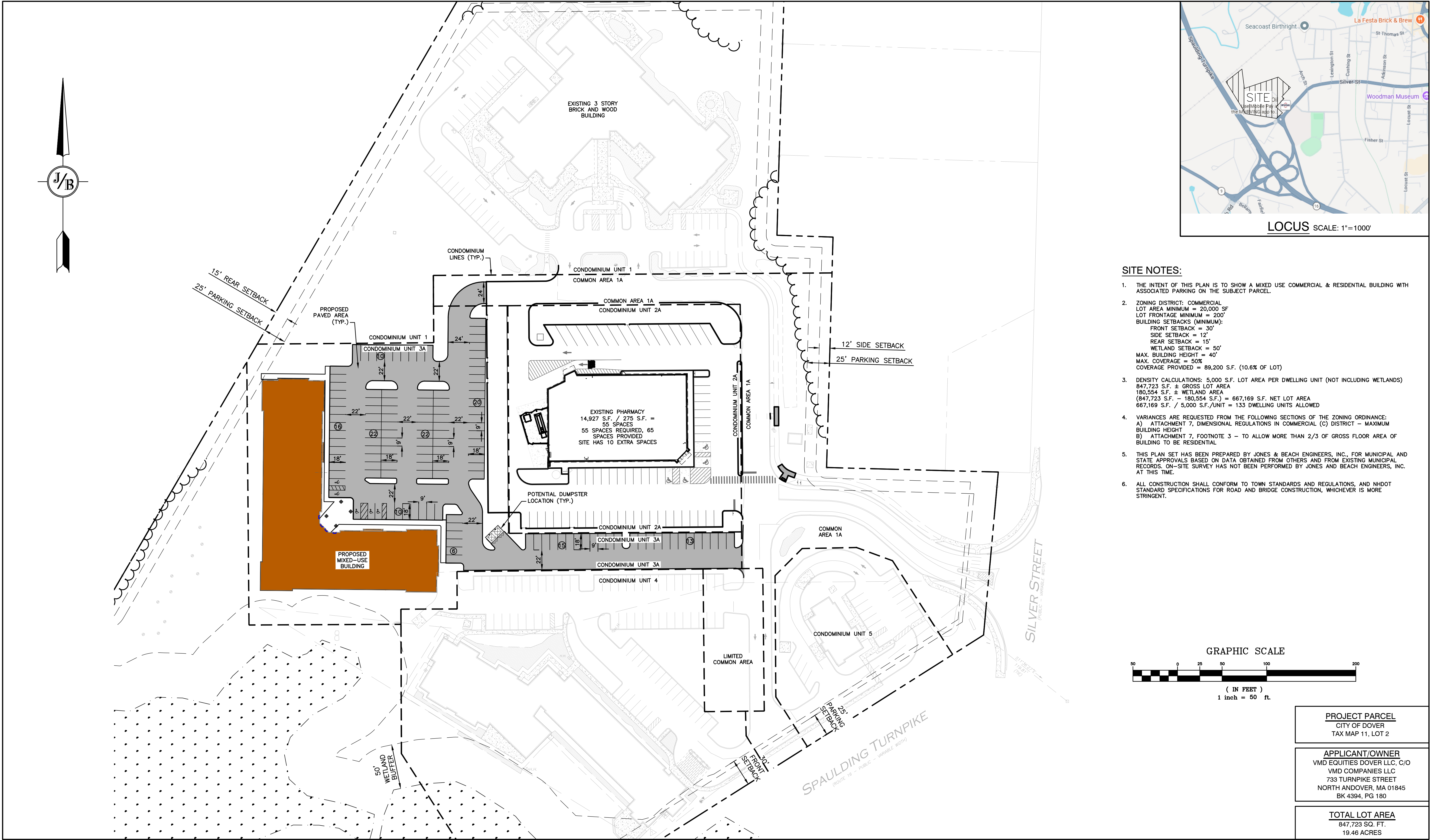
MORE INFORMATION AVAILABLE TO YOU:

Since this is only a partial description of the proposal and it may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm. You may view the rest of the agenda and materials at www.dover.nh.gov or contact the Planning and Community Development Department at City Hall or 603-516-6008.

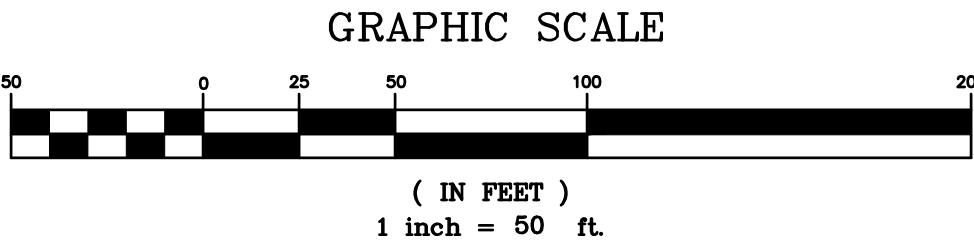
Learn more Dover's Zoning at <https://ecode360.com/32591412>
We invite you to review and comment on the proposal:

- In person at the hearing,
- Phone: 516-MEET (6338) | 516-6008
- Email: Dover-Planning@dover.nh.gov
- Mail: Zoning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820.

Messages regarding applications must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.



- SITE NOTES:**
1. THE INTENT OF THIS PLAN IS TO SHOW A MIXED USE COMMERCIAL & RESIDENTIAL BUILDING WITH ASSOCIATED PARKING ON THE SUBJECT PARCEL.
 2. ZONING DISTRICT: COMMERCIAL
LOT AREA MINIMUM = 20,000 SF
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 30'
SIDE SETBACK = 12'
REAR SETBACK = 15'
WETLAND SETBACK = 50'
MAX. BUILDING HEIGHT = 40'
MAX. COVERAGE = 50%
COVERAGE PROVIDED = 89,200 S.F. (10.6% OF LOT)
 3. DENSITY CALCULATIONS: 5,000 S.F. LOT AREA PER DWELLING UNIT (NOT INCLUDING WETLANDS)
847,723 S.F. ± GROSS LOT AREA
180,554 S.F. ± WETLAND AREA
(847,723 S.F. - 180,554 S.F.) = 667,169 S.F. NET LOT AREA
667,169 S.F. / 5,000 S.F./UNIT = 133 DWELLING UNITS ALLOWED
 4. VARIANCES ARE REQUESTED FROM THE FOLLOWING SECTIONS OF THE ZONING ORDINANCE:
A) ATTACHMENT 7, DIMENSIONAL REGULATIONS IN COMMERCIAL (C) DISTRICT - MAXIMUM BUILDING HEIGHT
B) ATTACHMENT 7, FOOTNOTE 3 - TO ALLOW MORE THAN 2/3 OF GROSS FLOOR AREA OF BUILDING TO BE RESIDENTIAL
 5. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS BASED ON DATA OBTAINED FROM OTHERS AND FROM EXISTING MUNICIPAL RECORDS. ON-SITE SURVEY HAS NOT BEEN PERFORMED BY JONES AND BEACH ENGINEERS, INC. AT THIS TIME.
 6. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.



PROJECT PARCEL
CITY OF DOVER
TAX MAP 11, LOT 2

APPLICANT/OWNER
VMD EQUITIES DOVER LLC, C/O
VMD COMPANIES LLC
733 TURNPIKE STREET
NORTH ANDOVER, MA 01845
BK 4394, PG 180

TOTAL LOT AREA
847,723 SQ. FT.
19.46 ACRES

Design: N/A	Draft: DJM	Date: 06/22/2026
Checked: PSL	Scale: AS NOTED	Project No.: 26062
Drawing Name: 26062-PLAN-ZBA.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

0	6/22/26	ISSUED FOR REVIEW	DJM
REV.	DATE	REVISION	BY

J/B

Jones & Beach Engineers, Inc.

Designed and Produced in NH

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Civil Engineering Services

603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	ZBA SITE PLAN
Project:	MIXED-USE DEVELOPMENT 181 SILVER STREET, DOVER, NH 03820
Owner of Record:	VMD EQUITIES DOVER LLC, C/O VMD COMPANIES LLC 733 TURNPIKE STREET, NORTH ANDOVER, MA 01845 BK 4394 PG 180

DRAWING No.

C2

SHEET 1 OF 1
JBE PROJECT NO. 26062



PERMIT SNAPSHOT REPORT ZONE-2026-0020 FOR CITY OF DOVER, N.H.

Permit Type	Zoning	Project:		App Date:	06/25/2026
Work Class:	Variance	District:	None	Exp Date:	NOT AVAILABLE
Status:	Fees Due	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:	Blonigen, Rachel	Approval Expire Date:	

Description: The Applicant seeks variances as to the building height and the Mixed-Use Ratio for the construction of construct a mixed-use building on site with residential units on floors two through four, with commercial units on the first floor.

Parcel:	11002-000000	Main	Address:	Sterling Wy Dover, NH	Main	Zone:	C(Non-Residential - Commercial) HR(Residential - Heritage) R-12(Residential - Medium Density)
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Owner	Owner	Applicant
Joe Byrne	Stephen Gallagher	Francis X Bruton
Business: (781) 534-1388	Business: (401) 569-4416	601 Central Ave Dover, NH 03820 Business: (603) 749-4529

Permit Custom Fields

ZoneVariAppealPhDisa No bility	Number of Variances 2 Requested:	ZoneVariPlanDirections Off Northerly side of Silver St traffic circle
ZoneVariPlanSummary The Applicant proposes to construct a mixed-use building on site with residential units on floors two through four, with commercial units on the first floor.	ZoneVariAppealSect Section 170-12(B)	ZoneVariAppealSectDe 1) Variance from tail Section 170-12(B), Commercial (C) District, Table of Uses that limits residential uses to 66.67% of the overall square footage of the building, where 79% is proposed, as depicted; and 2) Variance from Section 170-12(B), Commercial (C) District, Table of Uses that restricts building height to 40 feet, where 55 feet is proposed.
What is the parcel C zoned?	ZoneVariAppeal1Public See attached. Interest	ZoneVariAppeal2Ordin See attached. anceSpirit
ZoneVariAppeal3Subst See attached. antialJustice	ZoneVariAppeal4Prope See attached. rtyValue	ZoneVariAppeal5A1Un See attached. NecHardship
ZoneVariAppeal5A2No See attached. FairRelate	ZoneVariAppeal5A3Re See attached. asonableUse	ZoneVariAppeal5BNoR easonableUse

Attachment File Name	Added On	Added By	Attachment Group	Notes
2026-06-24 26062-PLAN-ZBA.pdf	06/25/2026 11:04	Bruton, Francis		Uploaded via Dover, NH - Permits Plans Licensing
VMD Silver Sq Concept_062426 Rev.pdf	06/25/2026 11:04	Bruton, Francis		Uploaded via Dover, NH - Permits Plans Licensing
VMD Variance Narrative 06.25.2026 Final.pdf	06/25/2026 11:04	Bruton, Francis		Uploaded via Dover, NH - Permits Plans Licensing
Signature_Francis_Bruton_6/25/2026.jp g	06/25/2026 11:04	Bruton, Francis		Uploaded via CSS
Permit Snapshot Report.pdf	06/25/2026 11:05	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

PERMIT SNAPSHOT REPORT (ZONE-2026-0020)

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026002425	Planning Zoning Variance Application Fee	\$400.00	\$0.00
Total for Invoice INV-2026002425		\$400.00	\$0.00
Grand Total for Permit		\$400.00	\$0.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	Approved	06/26/2026	06/30/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	Approved	06/26/2026	06/30/2026	06/30/2026

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		06/26/2026 0:00	06/30/2026 10:26
Confirm application complete v.1	Generic Action		06/26/2026 10:00
Planning Permit Application Review v.1	Receive Submittal	06/26/2026 10:00	06/30/2026 10:26
Zoning Board v.1		06/30/2026 10:27	
Zoning Board Agenda v.1	Task	06/30/2026 10:27	06/30/2026 10:27
Invoice for Notices v.1	Task	06/30/2026 10:27	
Send Notices v.1	Task		
Zoning Administrator Creates Staff Recommendations v.1	Task		
Distribute Zoning Board Materials v.1	Task		
Zoning Board Hearing v.1	Hold Hearing		
Zoning Board Decision v.1	Permit Activity		
NOD Sent to Applicant v.1	Create Report		
Final Plan v.1			
Document Archival v.1	Generic Action		
Internal Notification of Permit Completion v.1	Generic Action		
Create/Link to Records v.1			
Create / Link to Permit - Building Major v.1	Create Sub Permit		

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip					
11010-000000	8 ARCH ST	BERCH JOSHUA H &	BERCH DINAH	8 ARCH ST	DOVER	NH	03820					
13005-000000	178 SILVER ST	SMITH PETER K & BARBARA F TRUSTEES	SMITH BARBARA F LIVING TRUST	34 SANDOWN RD	CHESTER	NH	03036					
13007-000000	192 SILVER ST	PICARD TERESA E TRUSTEE	WAYNE A & TERESA E PICARD LIVING TRUST	192 SILVER ST	DOVER	NH	03820					
11014-000000	ARCH ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820					
11006-000000	157 SILVER ST	DILEO WILLIAM A JR		157 SILVER STREET	DOVER	NH	03820					
11011-000000	10 ARCH ST	JALBERT PROPERTIES LLC		15 DAWSON RD	GREENVILLE	SC	29609					
11002-000002	50 STERLING WY	STERLING WAY LLC		1 CVS DR	WOONSOCKET	RI	02895					
11002-000003	STERLING WY	VMD EQUITIES DVR LLC	C/O VMD COMPANIES LLC	733 TURNPIKE ST RTE 114	NORTH ANDOVER	MA	01845					
11002-000005	250 STERLING WY	VMD EQUITIES DVR LLC	JFS MANAGEMENT C/O JOSE SALEMA	780 PORTSMOUTH AVE	GREENLAND	NH	03840-2121					
11002-000001	100 STERLING WY	BLUESTONE DOVER LLC		3 EMBAARCADERO CTR, STE 1120	SAN FRANCISCO	CA	94111					
11002-000004	200 STERLING WY	GURU KIRPA LLC		12 BATES RD	LEXINGTON	MA	02421					
11004-000000	169 SILVER ST	GTY MA/NH LEASING INC		326 CLARK ST	WORCESTER	MA	01606					
11003-A00000	171 SILVER ST	M4 SERVICES INC		171 SILVER ST	DOVER	NH	03820					
11009-000000	2 ARCH ST	ARMSTRONG RYAN	ST LAURENT MARISSA	2 ARCH ST	DOVER	NH	03820					
G0007-001000	WASHINGTON ST	WASHINGTON HIGHLANDS	HOMEOWNR'S ASSOCIATION	PO BOX 2253	DOVER	NH	03821					
11013-000000	20 ARCH ST	WILTON JAMES P	WILTON ROXANNE RAESIDE	20 ARCH ST	DOVER	NH	03820					
11005-000000	161 SILVER ST	DUFFY DENNIS P	DUFFY DAWN E	161-163 SILVER ST	DOVER	NH	03820					
13004-000000	WOODMAN PARK DR	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820					
11017-000000	ARCH ST	BOSTON & MAINE RR	IRON HORSE PARK	HIGH STREET	NORTH BILLERICA	MA	01862					
13004-A00000	11 TOWLE AV	CITY OF DOVER		288 CENTRAL AV	DOVER	NH	03820					
11007-000000	155 SILVER ST	155 SILVER ST CONDOMINIUMS	C/O SPAGNOLIA RICHARD N	73 PINE KNOLL VLG	LEE	NH	03861-6652					
		FRANCIS BRUTON	BRUTON & BERUBE PLLC	601 CENTRAL AVENUE	DOVER	NH	03820					
11002-000000	STERLING WY	VMD EQUITIES DVR LLC	C/O VMD COMPANIES LLC	733 TURNPIKE ST RTE 114	NORTH ANDOVER	MA	01845	4624100	4624100	0	2030-01-0	4394/180 911V

VMD Equities DVR, LLC

**Sterling Way
Dover, NH 03820
Map 11, Lot 2**

DOVER BOARD OF ADJUSTMENT APPLICATION

APPLICATION FOR VARIANCES

INTRODUCTION

VMD Equities DVR, LLC (the “Applicant”) is the owner of the property located at Sterling Way. The Development is also known as “Silver Square.” The lot is depicted on the Dover tax maps as Map 11, Lot 2 (the “Lot”) and is in the Commercial (“C”) District. The property includes five (5) condominium parcels which contain a hotel known as The Garrison Hotel and Suites at 200 Sterling Way, CVS drugstore at 50 Sterling Way, and Dunkin restaurant at 250 Sterling Way and an assisted living facility known as The Residence at Silver Square at 100 Sterling Way. The entire lot contains 19.46 acres. The Applicant proposes to construct a mixed-use building on site with residential units on floors two through four, with commercial units on the first floor. As the building will contain four floors, the height will be 55 feet. Within the Commercial District, the Dover Zoning Ordinance (the “Ordinance”) limits the height of structure to 40 feet. In addition, the Ordinance permits a mixed-use building to contain a mix of residential use with 66.67% residential and 33.33% commercial (the “Mixed Use Ratio”). As four floors are proposed, the mix will result in 79% residential and 21% commercial. As such, variances are requested as to the height of the proposed building and the Mixed-Use Ratio, as described above.

The site is unique, not only in its size and location along the Spaulding Turnpike and the Silver Square roundabout but also given that the site has already received unanimous approval of a variance from this Board on May 21, 2015 as to the height of a structure up to 55 feet, where 40 feet was allowed for what was intended to be a four-story hotel. The existing hotel was at one time a hotel, then a dorm for the former culinary school, then rehabbed back to a two-story hotel as part of the Silver Square project.¹

The development plan for the mixed-use building proposed is depicted on the enclosed ZBA Sketch attached hereto as Exhibit A. Conceptual elevations are also depicted on the attached Exhibit B

The proposed project comes in time for Dover to address, in a substantial and considerable way, the housing needs of Dover. Recently, the Dover Ad-Hoc Committee to Address Housing Needs (the “Housing Committee”) published its detailed report, presenting its initial findings to the Dover City Council on July 23, 2025. The Housing Committee determined that Dover itself needs 1,734 housing units by 2035 to address and accommodate Dover’s growing population and housing needs. Approving the reasonable requested variances by this Board will serve to pave the way for this much needed housing, with a developer eager and experienced in the art of developing a project that delivers as to the needs expressed by the Housing Committee and regularly espoused

¹ The Applicant also received a variance on May 21, 2015, to permit an assisted living facility within the development.

by the citizenry of Dover.

The project needs the following two variances:

- 1) Variance from Section 170-12(B), Commercial (C) District, Table of Uses that limits residential uses to 66.67% of the overall square footage of the building, where 79% is proposed, as depicted; and
- 2) Variance from Section 170-12(B), Commercial (C) District, Table of Uses that restricts building height to 40 feet, where 55 feet is proposed.

Given that the variances, height and Mixed-Use Ratio, go together with each other, as an increase in height increases the Mixed-Use Ratio algebraically, they will be analyzed together.

FACTS SUPPORTING THIS REQUEST

1. The variances will not be contrary to the public interest because:

In Chester Rod & Gun Club, Inc. v. Town of Chester, 152 N.H. 577, 581 (2005), the Supreme Court held that 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. The Court went on to note that to determine whether a variance would violate the basic zoning objectives, it was 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. It is respectfully submitted that the essential character of the locality will not be changed or altered by the granting of the variances and will not be contrary to the public interest. While the building will be taller than the existing buildings on site, the height proposed is the same as what has already been approved for the site for the hotel. In addition, the building height is mitigated by grade changes and the overall depth of the site. The mix of uses, and the variance as to the Mixed-Use ratio will not be visible to the public and will have no adverse effect upon the essential character of the locality, particularly in light of the existing development on-site.

2. By granting the variances, the spirit of the ordinance would be observed because:

The Applicant respectfully submits that if the variances are granted, the spirit of the ordinance would be observed as the use in question is suitable, considering the existing configuration of the property and give the extensive buffering to all other residential uses not contained within the site. Granting the variances would result in an encouragement of the most appropriate use of the land. The Commercial district provides economic development opportunities for a mix of land uses, including retail sales, personal services, restaurants, hotels and mixed-use residential uses. Given the size of the lot and its proximity to the Spaulding Highway, the Applicant respectfully submits that the general purposes and intent of the Zoning Ordinance will be maintained and achieved, to the extent that the variances requested herein are granted.

3. Granting the variances would do substantial justice because:

In Malachy Glen Associates v. Town of Chester, 155 N.H. 102, 109 (2002), the New Hampshire Supreme Court held that "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." The Court also noted that it would look at whether a proposed development was consistent with the area's present use. The grant of the variances would result in substantial justice as it would allow the properties to be utilized in a similar fashion as it is currently used, with enhanced opportunities for a mixed use residential/commercial use. There is no negative aspect associated with the request for an increase in height, which, by its nature, will alter the Mixed-Use ratio. Given the foregoing, denial of the variances would result in a loss to the Applicant that is not outweighed by any gain to the general public. Thus, granting the requested relief would result in substantial justice.

4. Granting of the variances would not diminish the value of surrounding properties because:

It is respectfully submitted that all the surrounding properties have a value associated with them which is premised upon the existence of the existing buildings and uses located upon the properties. In this instance, it is believed, and therefore averred, that the addition of a mixed use residential/commercial use will not result in a diminution of surrounding property values.

5. Literal enforcement of the provisions of the zoning ordinance would result in an "unnecessary hardship" meaning that, owing to special conditions of the property that distinguish it from other properties in the area, because:

(a) No fair or substantial relationship exists between the general purposes of the ordinance provisions and the specific application of that provision to the property because:

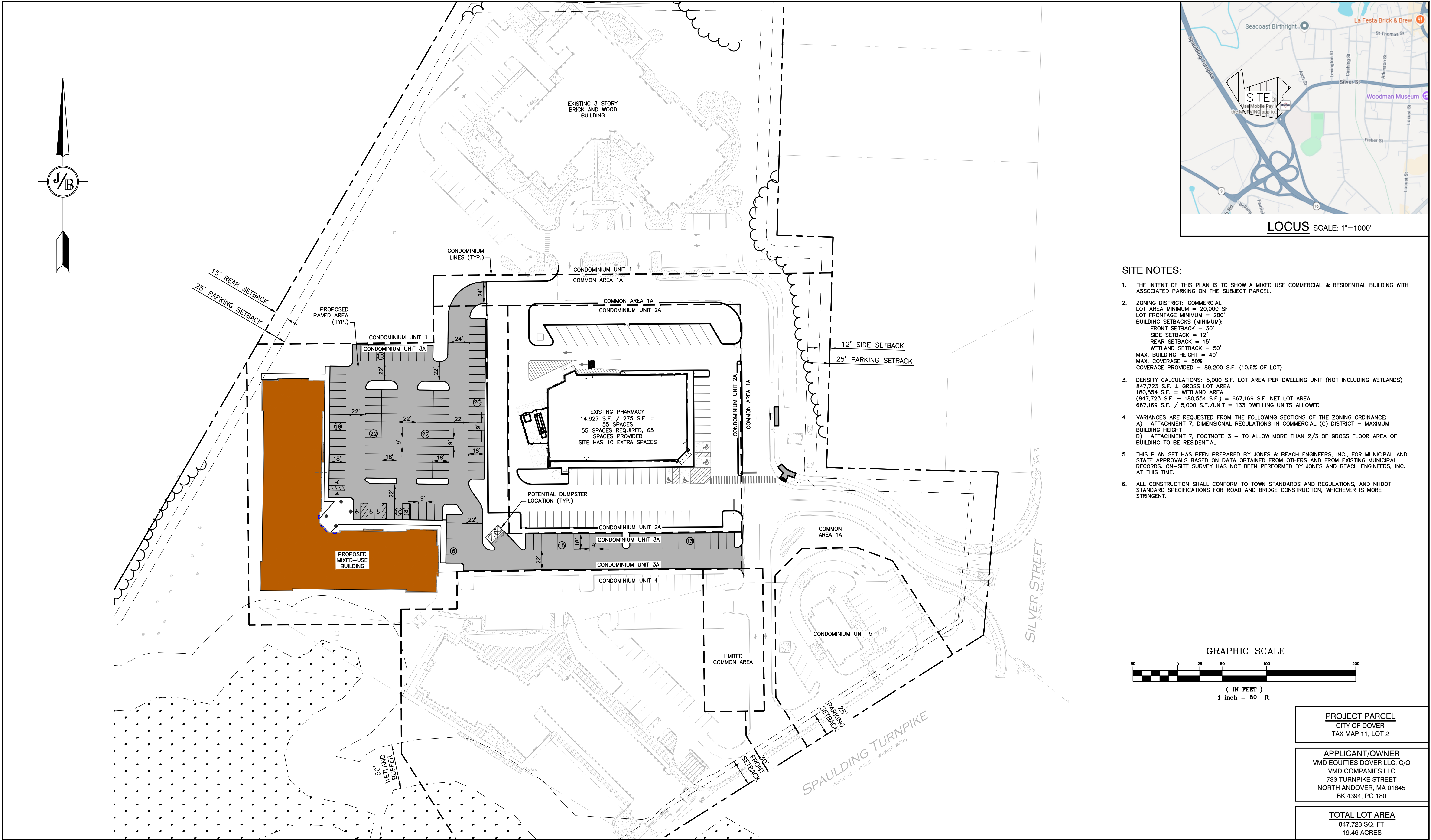
The general purposes of the ordinance are to promote the development of an attractive resort community, while protecting health, safety, convenience, and general welfare and to thus encourage the most appropriate land uses in various parts of the City. For the reasons set forth above, the Applicant respectfully submits that the restrictions that cannot be met are not necessary to be met to protect the purpose of the ordinance. Thus, there is no conflict between the general public purpose of the ordinance and enforcing the restrictions for which the Applicant seeks the variances.

The lot was previously developed as a mix of commercial and residential uses, creating a diverse level of activity upon the site, representing a unique story of revitalization of a previously underutilized area. The development offers an enhanced aesthetic layout for those passing along the Spaulding Turnpike and reflects positively on Dover as a thriving community. The relief requested by the Applicant relates to the special conditions of the property itself, given its size and location adjacent to the Spaulding Turnpike and given the sloping topography that will diminish the effect of the height of the proposed structure. The site is also unique in that a height variance has already been approved for the site. Given the proposed use of the property, in light of the previous current other uses on the property, it is respectfully submitted that the granting of these

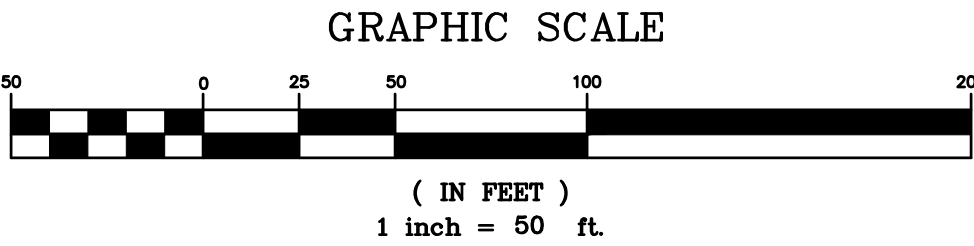
variances would not result in a conflict with the general purpose set forth within the Dover Zoning Ordinance but would rather promote the general purpose of the ordinance, by permitting the final redevelopment of this site while providing additional residential and commercial opportunities to the Dover citizenry and recreational visitors.

(i) Explain how the proposed use is a reasonable one:

The Applicant proposes to use the property in the same manner that it had been used for decades, while adding a residential component. Given the existing mixed uses and the commercial nature of the site, the addition of this proposed mixed-use building and level of residential uses proposed is reasonable particularly in light of the previous grant of the same variance for height.



- SITE NOTES:**
1. THE INTENT OF THIS PLAN IS TO SHOW A MIXED USE COMMERCIAL & RESIDENTIAL BUILDING WITH ASSOCIATED PARKING ON THE SUBJECT PARCEL.
 2. ZONING DISTRICT: COMMERCIAL
LOT AREA MINIMUM = 20,000 SF
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 30'
SIDE SETBACK = 12'
REAR SETBACK = 15'
WETLAND SETBACK = 50'
MAX. BUILDING HEIGHT = 40'
MAX. COVERAGE = 50%
COVERAGE PROVIDED = 89,200 S.F. (10.6% OF LOT)
 3. DENSITY CALCULATIONS: 5,000 S.F. LOT AREA PER DWELLING UNIT (NOT INCLUDING WETLANDS)
847,723 S.F. ± GROSS LOT AREA
180,554 S.F. ± WETLAND AREA
(847,723 S.F. - 180,554 S.F.) = 667,169 S.F. NET LOT AREA
667,169 S.F. / 5,000 S.F./UNIT = 133 DWELLING UNITS ALLOWED
 4. VARIANCES ARE REQUESTED FROM THE FOLLOWING SECTIONS OF THE ZONING ORDINANCE:
A) ATTACHMENT 7, DIMENSIONAL REGULATIONS IN COMMERCIAL (C) DISTRICT - MAXIMUM BUILDING HEIGHT
B) ATTACHMENT 7, FOOTNOTE 3 - TO ALLOW MORE THAN 2/3 OF GROSS FLOOR AREA OF BUILDING TO BE RESIDENTIAL
 5. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS BASED ON DATA OBTAINED FROM OTHERS AND FROM EXISTING MUNICIPAL RECORDS. ON-SITE SURVEY HAS NOT BEEN PERFORMED BY JONES AND BEACH ENGINEERS, INC. AT THIS TIME.
 6. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.



PROJECT PARCEL
CITY OF DOVER
TAX MAP 11, LOT 2

APPLICANT/OWNER
VMD EQUITIES DOVER LLC, C/O
VMD COMPANIES LLC
733 TURNPIKE STREET
NORTH ANDOVER, MA 01845
BK 4394, PG 180

TOTAL LOT AREA
847,723 SQ. FT.
19.46 ACRES

Design: N/A	Draft: DJM	Date: 06/22/2026
Checked: PSL	Scale: AS NOTED	Project No.: 26062
Drawing Name: 26062-PLAN-ZBA.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

0	6/22/26	ISSUED FOR REVIEW	DJM
REV.	DATE	REVISION	BY



Jones & Beach Engineers, Inc.

Designed and Produced in NH

Civil Engineering Services

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

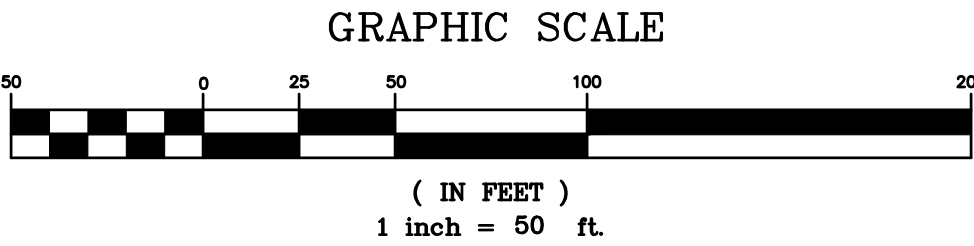
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	ZBA SITE PLAN
Project:	MIXED-USE DEVELOPMENT 181 SILVER STREET, DOVER, NH 03820
Owner of Record:	VMD EQUITIES DOVER LLC, C/O VMD COMPANIES LLC 733 TURNPIKE STREET, NORTH ANDOVER, MA 01845 BK 4394 PG 180

DRAWING No.

C2

SHEET 1 OF 1
JBE PROJECT NO. 26062



PROJECT PARCEL
CITY OF DOVER
TAX MAP 11, LOT 2

APPLICANT/OWNER
VMD EQUITIES DOVER LLC, C/O
VMD COMPANIES LLC
733 TURNPIKE STREET
NORTH ANDOVER, MA 01845
BK 4394, PG 180

TOTAL LOT AREA
847,723 SQ. FT.
19.46 ACRES

Design: N/A	Draft: DJM	Date: 06/22/2026
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0	6/22/26	ISSUED FOR REVIEW	DJM
REV.	DATE	REVISION	BY

J/B

Jones & Beach Engineers, Inc.

Designed and Produced in NH

Civil Engineering Services

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

603-772-4746

E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	AERIAL ZBA SITE PLAN
Project:	MIXED-USE DEVELOPMENT 181 SILVER STREET, DOVER, NH 03820
Owner of Record:	VMD EQUITIES DOVER LLC, C/O VMD COMPANIES LLC 733 TURNPIKE STREET, NORTH ANDOVER, MA 01845 BK 4394 PG 180

DRAWING No.

AE1

SHEET 1 OF 1
JBE PROJECT NO. 26062

CONCEPT - SITE PLAN

SCALE: 1"=30'-0"

ZONING:

ZONE : C

BUILDING HEIGHTS

HEIGHT DEFINITION: BUILDING HEIGHT DEFINITION SHOULD BE PER CITY ZONING ORDINANCE

MAX BUILDING HEIGHT: 40'-00" PROPOSED BUILDING HEIGHT: 55'*

PARKING PROVIDED: 134 SPOTS

105 RESIDENTIAL

29 COMMERCIAL

*VARIANCE REQUIRED TO ALLOW A BUILING HEIGHT OF 55'

PARKING

MINIMUM PARKING REQUIRED: 1.4/UNIT

PARKING PROVIDED: 134 SPOTS

105 RESIDENTIAL

29 COMMERCIAL

BUILDING ANALYSIS:

FIRST FLOOR BREAKDOWN									
	COMMERCIAL #1	COMMERCIAL #2	GYM	RENTAL OFFICE	CO-WORKING	COMMUNITY ROOM	MAIL/PACKAGE	LOBBY	BOH
RESIDENTIAL							609	980	1,777
NON-RESIDENTIAL	9,559 SF	6,950	1,436	653	783	1,218			

TOTAL BUILDING SQUARE FOOTAGE AND EFFICIENCY					
LEVEL	TOTAL SQUARE FOOTAGE	RESIDENTIAL	AMENITY	NON-RESIDENTIAL	BOH
1	23,965 SF	0 SF	1,589 SF	20,599 SF	1,777 SF
2	23,965 SF	21,108 SF	0 SF	0 SF	2,857 SF
3	23,965 SF	21,108 SF	0 SF	0 SF	2,857 SF
4	23,965 SF	21,108 SF	0 SF	0 SF	2,857 SF
TOTAL	95,860 SF	63,324 SF	1,589 SF	20,599 SF	10,348 SF

BUILDING EFFICIENCY CALCS:

WITH AMENITY & NON-RESIDENTIAL: 85,512 / 95,860 = 89%

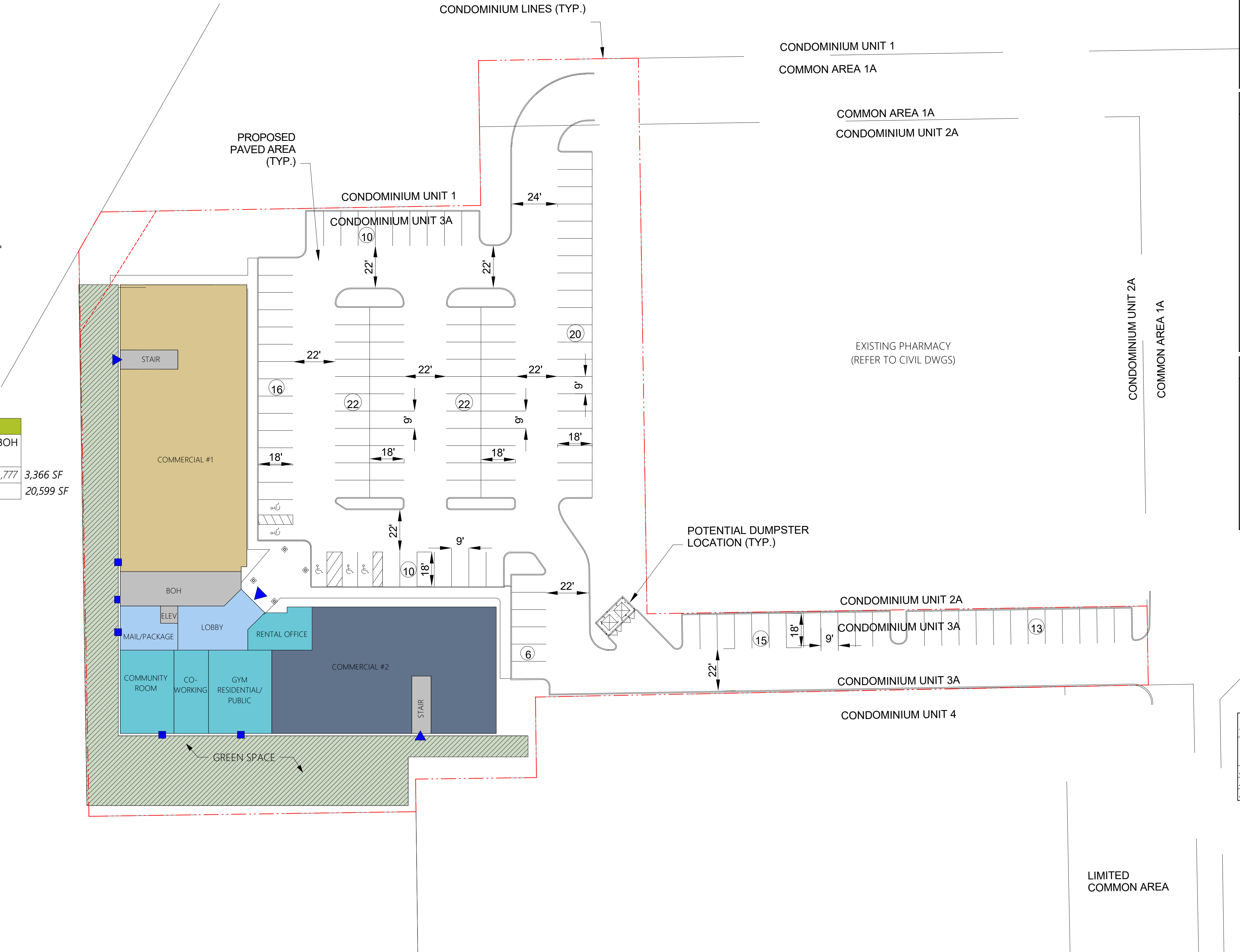
WITHOUT AMENITY: 83,923 / 95,860 = 87%

WITHOUT AMENITY & NON-RESIDENTIAL: 63,324 / 95,860 = 66%

COMMERCIAL TO RESIDENTIAL RATIO:

NON-RESIDENTIAL SQUARE FOOTAGE: 20,599 / 95,860 = 21%

RESIDENTIAL SQUARE FOOTAGE: 75,261 / 95,860 = 79%



TYPICAL SITE PLAN COMPONENTS

- EXCLUSIVE USE BOUNDARY
- SITE SETBACK LINES
- OUTDOOR AMENITY SPACE

SPACE PLANNING - COMMERCIAL

- BACK OF HOUSE (BOH) /VERTICAL CIRC/ PARKING
- COMMERCIAL SPACE #1
- COMMERCIAL SPACE #2
- COMMERCIAL #3 GYM / CO-WORKING / COMMUNITY ROOM/RENTAL OFFICE

SPACE PLANNING - MULTI-FAMILY

- BACK OF HOUSE (BOH) /VERTICAL CIRC/ PARKING
- RESIDENTIAL UNITS
- AMENITY

KEY:

- PRIMARY ENTRANCE
- STAIR + ELEV ACCESS
- BOH ACCESS

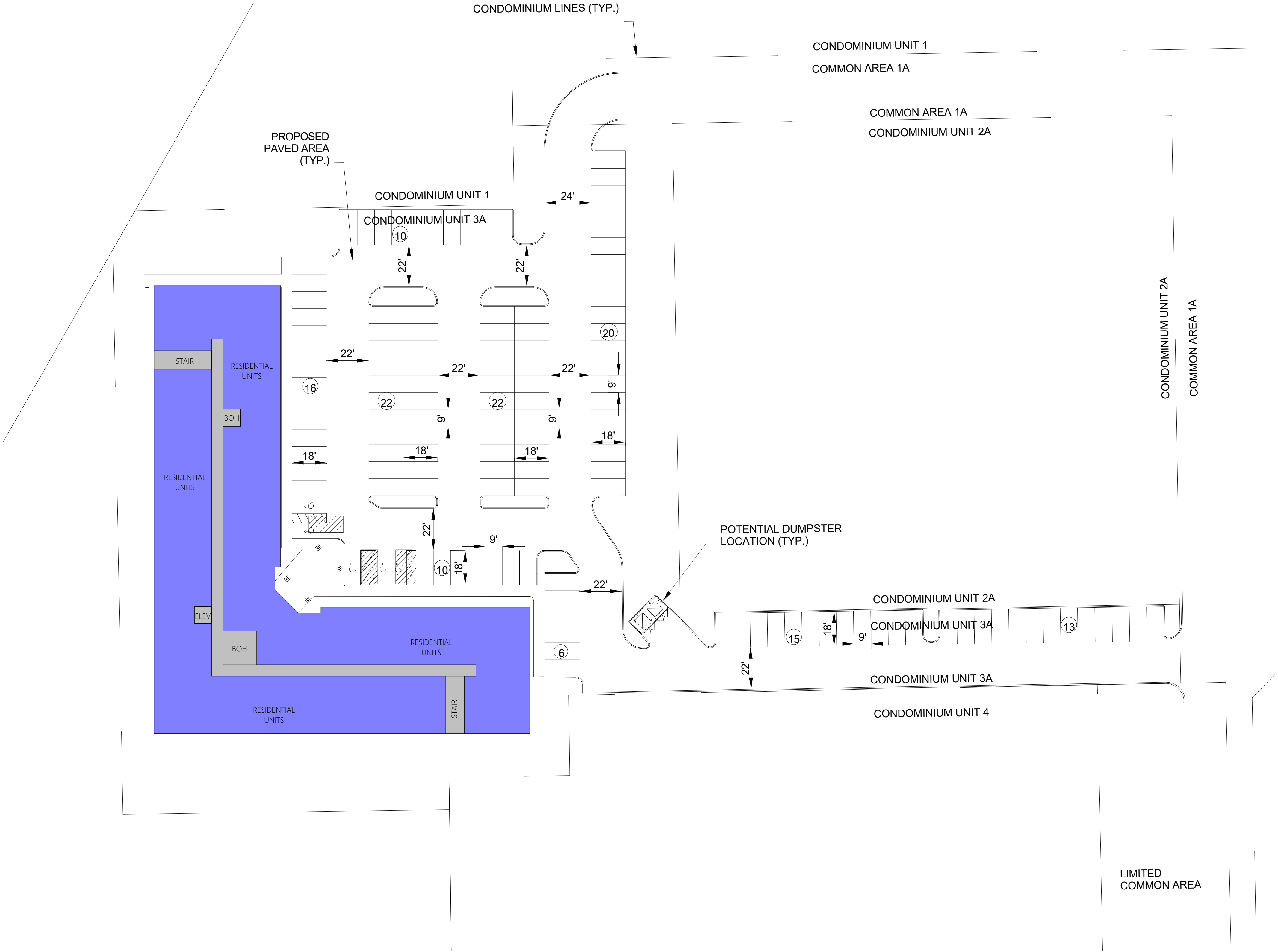
DRAWING LIST - CONCEPT	
SHEET NUMBER	SHEET NAME
A1	CONCEPT - SITE PLAN
A2	CONCEPT - FLOOR PLAN 2-4
A3	CONCEPT - RENDER

DISCLAIMER:

THIS SITE DENSITY STUDY IS INTENDED SOLELY AS A CONCEPTUAL ANALYSIS OF POTENTIAL SITE YIELD AND DEVELOPMENT CAPACITY. THE FINDINGS DO NOT CONSTITUTE A DETERMINATION OF ZONING COMPLIANCE, PERMITTING FEASIBILITY, OR SITE SUITABILITY, AND ACTUAL DEVELOPMENT POTENTIAL MAY BE LIMITED BY ZONING REQUIREMENTS, ENVIRONMENTAL CONSTRAINTS, UTILITY AVAILABILITY, TOPOGRAPHY, ACCESS, AND OTHER SITE-SPECIFIC CONDITIONS.

CONCEPT - FLOOR PLAN 2-4

SCALE: 1"=30'-0"



SPACE PLANNING - COMMERCIAL

BACK OF HOUSE (BOH)
/VERTICAL CIRC/ PARKING

COMMERCIAL SPACE #1

COMMERCIAL SPACE #2

COMMERCIAL # 3
GYM / CO-WORKING / COMMUNITY
ROOM/RENTAL OFFICE

SPACE PLANNING - MULTI-FAMILY

BACK OF HOUSE (BOH)
/VERTICAL CIRC/ PARKING

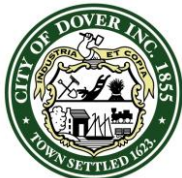
RESIDENTIAL UNITS

AMENITY

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CONCEPT - RENDER





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, August 20, 2026
Meeting Time:	7:00 pm

Dear Property Owner: You are an abutter to the project listed in **bold** on the agenda.

INTENT: The applicant requests two (2) Variances from **Section 170-12, R-12 Table of Uses**, to subdivide the parcel yielding two new lots, one with a nonconforming frontage of +/- seventy-one (71) feet where one-hundred (100) feet is required and a nonconforming area of +/- 7,264 s.f. where twelve-thousand (12,000) s.f. is required.

UNITS PROPOSED: Two (2). Existing duplex, with proposal for two (2) single-family homes, one per lot.

AGENDA ITEM: 3-B

ZONING DISTRICT: Medium Density Residential (R-12) District

FILE: ZONE-2026-0023

APPLICANT: Fergus Cullen

OWNERS: Bondcliff Holdings, LLC

LOCATION: 53 Cataract Ave. (Tax Map 14, Lot 6)

ACREAGE: Existing / Post Subdivision
Existing: ±0.44 acres (±19,166 s.f.)
Post (parent): ±0.275 acres (±12,000 s.f.)
Post (new): ±0.167 acres (±7,264 s.f.)

EXISTING LAND USE: Residential Duplex

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

PREVIOUS ZBA ACTION: No prior relief granted

PLANNING BOARD APPROVAL REQ.: Yes, Planning Board approval of minor subdivision plan is required

The ZBA Agenda:

- 1. ATTENDANCE**
- 2. APPROVAL OF MEETING MINUTES OF** May 21, 2026 Regular Meeting Minutes and July 8, 2026 Special Meeting Minutes.
- 3. HEARINGS**
 - A. ZONE-2026-0020 Applicant:** VMD Equities DVR, LLC, Sterling Way, Tax Map 11, Lot 2, located in the Commercial District (C), requests two Variances from Section 170-12(B), Commercial District, to construct a mixed-use building with 79% overall square footage of residential use where 66.67% is allowed and allowing 55 feet in building height where 40 feet maximum height is allowed.
 - B. ZONE-2026-0023 Applicant:** Fergus Cullen, Owners: Bondcliff Holdings, LLC, 53 Cataract Avenue, Tax Map 14, Lot 6, located in the Residential- Medium Density District (R-12), requests two (2) Variances from Section 170-12. **R-12 Table of Uses**, to subdivide the parcel yielding two new lots, one with nonconforming frontage of **± seventy-one (71) feet** where one-hundred (100) feet is required and lot size of **7,264 sf** where **12,000 sf** is required.

...

OTHER BUSINESS

4. ADJOURN

MORE INFORMATION AVAILABLE TO YOU:

Since this is only a partial description of the proposal and it may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm. You may view the rest of the agenda and materials at www.dover.nh.gov or contact the Planning and Community Development Department at City Hall or 603-516-6008.

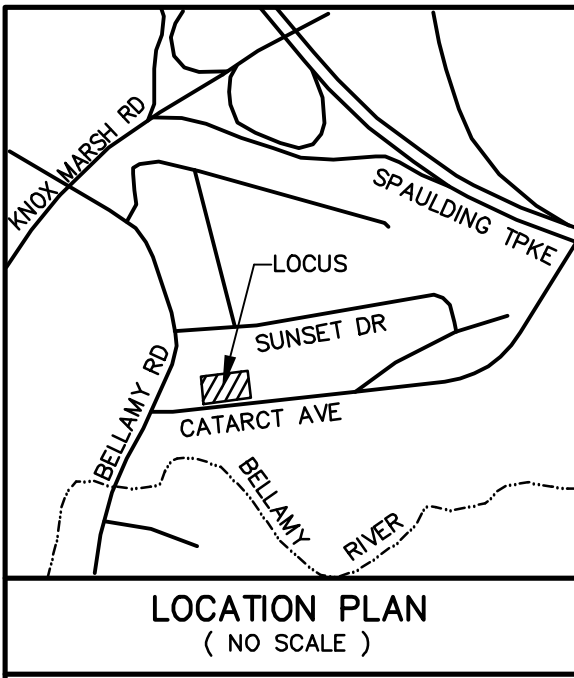
Learn more Dover's Zoning at <https://ecode360.com/32591412>

We invite you to review and comment on the proposal:

- In person at the hearing,
- Phone: 516-MEET (6338) | 516-6008
- Email: Dover-Planning@dover.nh.gov
- Mail: Zoning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820.

Messages regarding applications must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.

7/20/2026 09:49:22 File: P:\26055 - 53-55 Cataract Avenue Dover NH FergusSurvey\Drawings\26055 concept subdiv.dwg Layout: SUBD C-B



14 / 6A
BRIANNA MANCINI
SETH E. CRISP
1 SUNSET DRIVE
DOVER, NH 03820
4544 / 221

REFERENCE PLANS:

- 1.) PLAN OF NORMAN J. LAPRISE, DOVER, NEW HAMPSHIRE; SCALE: 1" = 40'; DATED: 3/12/58; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. PLAN 17C-68.
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14 / 6B

DALE GOSSELIN
3 SUNSET DRIVE
DOVER, NH 03820
1617 / 529

14 / 5X

ALEXANDER JOHN TEMPLE
5 SUNSET DRIVE
DOVER, NH 03820
4656 / 383

NOTES:

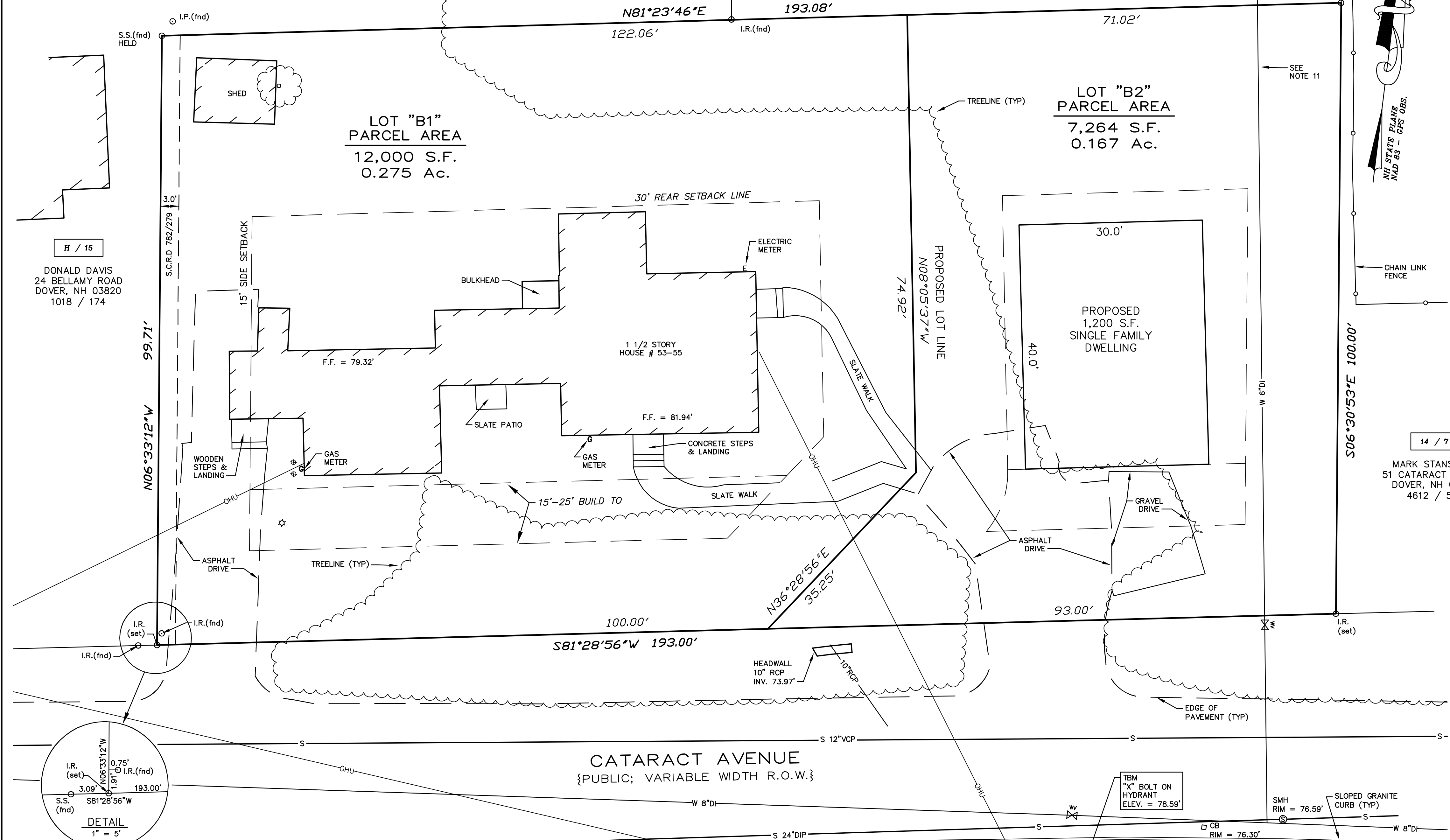
- 1.) OWNER OF RECORD:
ALLEN B. MORGAN & EILEEN L. MORGAN, TRUSTEES
ALLEN B. MORGAN & EILEEN L. MORGAN IRREVOCABLE TRUST
29 COLBURN ROAD
READING, MA 01867
S.C.R.D. VOLUME 3931, PAGE 823
S.C.R.D. VOLUME 782, PAGE 279
- 2.) 14 / 6 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) PARCEL AREA = 19,264 S.F. / 0.442 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED TWO (2) LOT SUBDIVISION OF THE SUBJECT PARCEL.
- 5.) ZONING DISTRICT IS R-12:
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 12,000 S.F.
MAXIMUM LOT COVERAGE = 30 PERCENT
MINIMUM FRONTAGE = 100 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT BUILD-TO = 15/25 FEET
SIDE SETBACK = 15 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
- 6.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0320E, EFFECTIVE DATE SEPTEMBER 30, 2015.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED APRIL 10, 2026.
- 8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- 10.) THE SOIL TYPES ON THE SITE ARE:
BzB BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
HaC HINKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- 11.) NO RECORDED EASEMENT FOR THE WATER LINE WAS FOUND.

LEGEND

- S.S.(fnd) - STEEL STAKE FOUND
I.R.(fnd) - IRON ROD FOUND
I.R.(set) - IRON ROD WITH ID CAP SET
I.P.(fnd) - IRON PIPE FOUND
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
xxx / xxx - BOOK No. / PAGE No.
S.F. - SQUARE FEET
Ac. - ACRES
F.F. - FINISHED FLOOR ELEVATION
⊕ - BOLLARD
UP-○ - UTILITY POLE
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W - WATER LINE
-190 - CONTOUR LINE (2' INTERVAL)
TBM - TEMPORARY BENCH MARK
□ CB - CATCH BASIN
SMH ⊗ - SEWER MANHOLE
⊕ - WATER SHUTOFF

14 / 7

MARK STANSFIELD
51 CATARACT AVENUE
DOVER, NH 03820
4612 / 529



NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
26055	CONCEPT SUBDIV	26-02	57-60	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

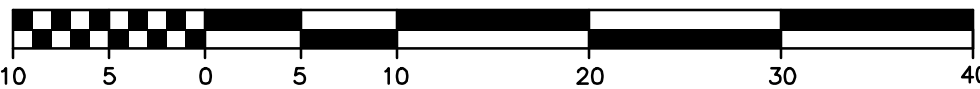
J.MCCURRY, D.THURBER & PROULX ET AL
MADELINE PROULX LIFE ESTATE
54 CATARACT AVENUE
DOVER, NH 03820
2668 / 596

RICHARD S. HENCK & KAREN L. HENCK, TRUSTEES
RICHARD S. HENCK & KAREN L. HENCK REVOCABLE LIVING TRUST
52 CATARACT AVENUE
DOVER, NH 03820
5146 / 510

HOLLY MARIE DENNARD
50 CATARACT AVENUE
DOVER, NH 03820
4731 / 894

CONCEPT SUBDIVISION - B
PREPARED FOR
FERGUS CULLEN
TAX MAP 14, LOT No. 6
53-55 CATARACT AVENUE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DRAWN BY: RJM FILE: P:\26055\SD\26055 EC
SCALE: 1" = 10' DATE: JULY 28, 2026

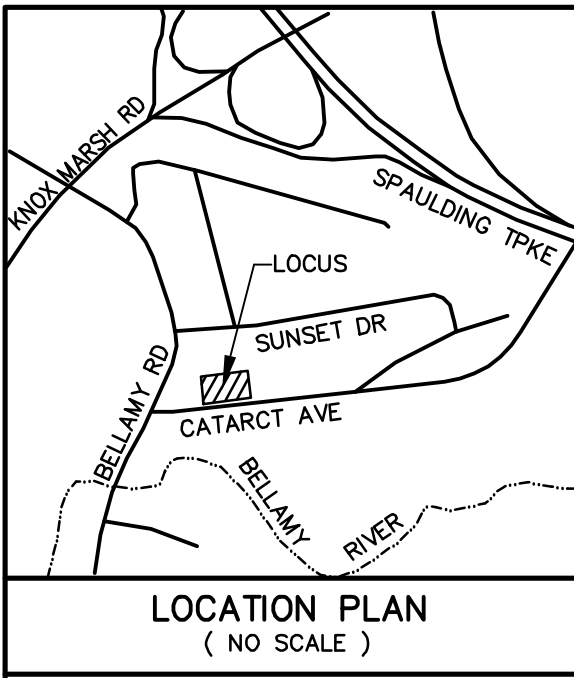


Mcneaney
Survey
Associates
of NEW ENGLAND

P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

7/20/2026 09:48:23 File: P:\26055 - 53-55 Cataract Avenue Dover NH FergusSurvey\Drawings\26055 concept subdiv.dwg Layout: SUBD C-A



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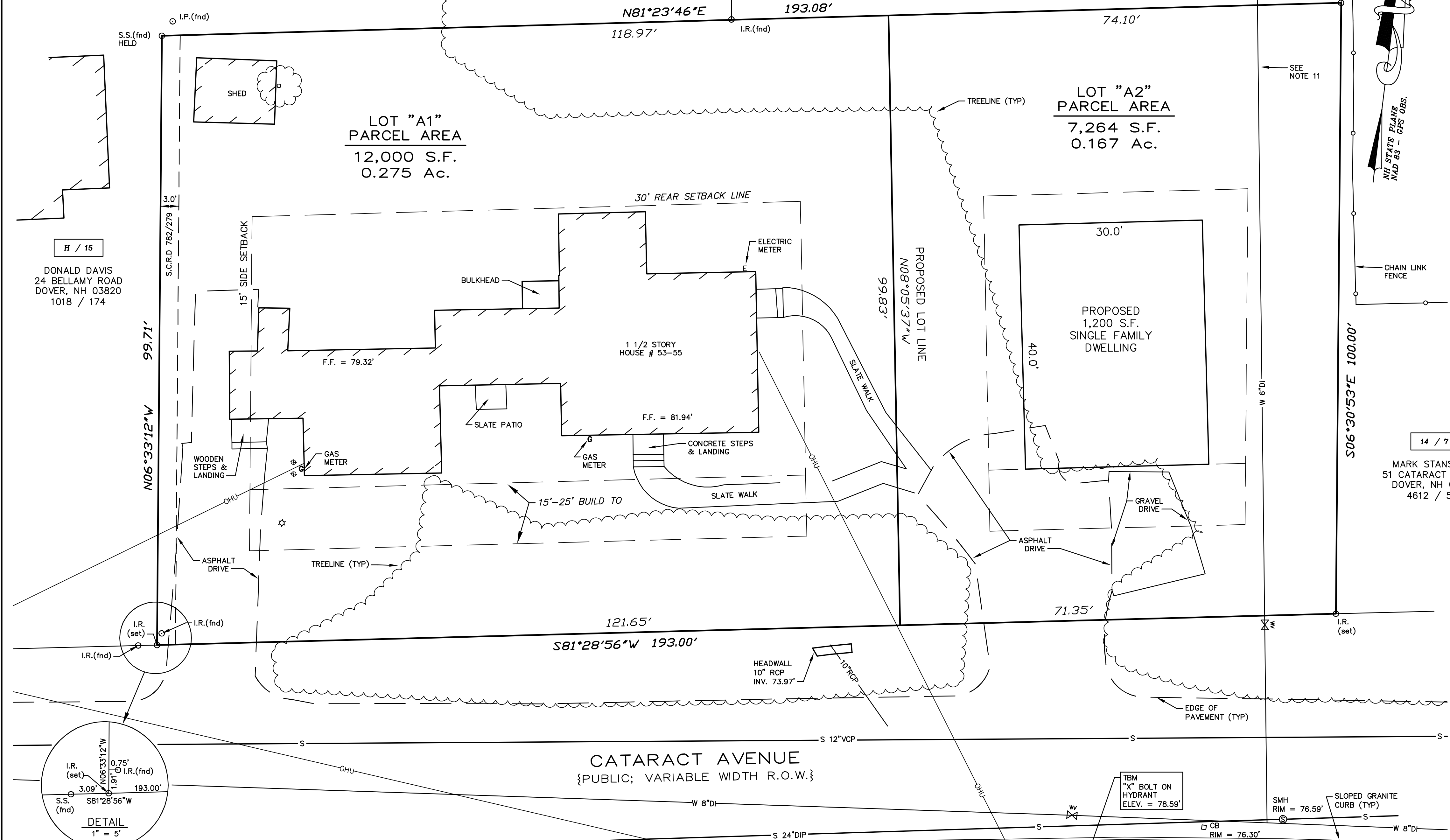
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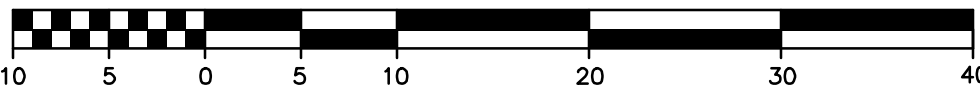
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DOVER, NH 03821 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



PERMIT SNAPSHOT REPORT ZONE-2026-0023 FOR CITY OF DOVER, N.H.

Permit Type: Zoning
Work Class: Variance
Status: In Review
Valuation: \$0.00
Description: Subdivision creating a new lot of 7,264 sq ft where 12,000 is required, and 93 feet of frontage where 100 feet is required.

Project:
District: None
Square Feet: 0.00
Assigned To: Crouser, Paul

App Date: 07/29/2026
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Parcel: 14006-000000	Main	Address: 53 Cataract Av Dover, NH	Main	Zone: R-12(Residential - Medium Density)
-----------------------------	------	---	------	---

Applicant
Fergus Cullen
152 Boxwood Ln
Dover, NH 03820
Business: (603) 520-5450

Applicant
Fergus Cullen
152 Boxwood Ln
Dover, NH 03820
Business: (603) 520-5450

Permit Custom Fields

Number of Variances Requested: 2	ZoneVariPlanDirectionsFrom Bellamy, first units on left	ZoneVariPlanSummary Subdivision, demo, renovation, addition, new construction
ZoneVariAppealSect 170-12	ZoneVariAppealSectDe See attached tail	What is the parcel zoned? R-12
ZoneVariAppeal1Public see attached Interest	ZoneVariAppeal2Ordin see attached anceSpirit	ZoneVariAppeal3Subst see attached antialJustice
ZoneVariAppeal4Prope see attached rtyValue	ZoneVariAppeal5A1Un see attached NechHardship	ZoneVariAppeal5A2No see attached FairRelate
ZoneVariAppeal5A3Re see attached asonableUse	ZoneVariAppeal5BNoR easonableUse	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Cataract 71 foot frontage version.pdf	07/29/2026 22:51	Cullen, Fergus		Uploaded via Dover, NH - Permits Plans Licensing
Cataract 93 foot frontage version.pdf	07/29/2026 22:51	Cullen, Fergus		Uploaded via Dover, NH - Permits Plans Licensing
ZBA Application narrative - 53-55 Cataract - Take 2.pdf	07/29/2026 22:51	Cullen, Fergus		Uploaded via Dover, NH - Permits Plans Licensing
Signature_Fergus_Cullen_7/30/2026.jpg	07/29/2026 22:51	Cullen, Fergus		Uploaded via CSS
Permit Snapshot Report.pdf	07/29/2026 22:52	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026002832	Planning Zoning Variance Application Fee	\$500.00	\$0.00
Total for Invoice INV-2026002832		\$500.00	\$0.00
Grand Total for Permit		\$500.00	\$0.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	In Review	07/30/2026	08/03/2026		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	07/30/2026	08/03/2026	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		07/30/2026 0:00	
Confirm application complete v.1	Generic Action		07/30/2026 10:20
Planning Permit Application Review v.1	Receive Submittal	07/30/2026 10:20	

PERMIT SNAPSHOT REPORT (ZONE-2026-0023)

Zoning Board v.1

Zoning Board Agenda v.1	Task
Invoice for Notices v.1	Task
Send Notices v.1	Task
Zoning Administrator Creates Staff Recommendations v.1	Task
Distribute Zoning Board Materials v.1	Task
Zoning Board Hearing v.1	Hold Hearing
Zoning Board Decision v.1	Permit Activity
NOD Sent to Applicant v.1	Create Report

Final Plan v.1

Document Archival v.1	Generic Action
Internal Notification of Permit Completion v.1	Generic Action

Create/Link to Records v.1

Create / Link to Permit - Building Major v.1	Create Sub Permit
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City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised December 16, 2025]

Office Use Only	Case #:	_____	Date Received:	_____
	Amount Paid:	\$ _____	Time Received:	_____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: BONDCLIFF HOLDINGS LLC Phone # 603 520 5450

Address of Applicant: Fergus Cullen
152 Boxwood Ln
Dover, NH 03820

E-Mail Address: FERGUS@FERGUSCULLEN.COM

PROPERTY OWNER (if different from applicant): _____

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 53-55 CATARAUGUS AVE

Brief Directions: FROM BELLAMY, ON LEFT

Zoning District: R-12 Assessor's Map # H Lot(s) # 15

TYPE OF APPEAL: (Please check one)

☒ Variance	from Section <u>170-12</u> of the Zoning Ordinance
☐ Physical Disability Variance (RSA 674:33-V)	from Section _____ of the Zoning Ordinance
☐ Special Exception	per Section _____ of the Zoning Ordinance
☐ Appeal of Administrative Decision	regarding Section _____ of the Zoning Ordinance
☐ Equitable Waiver	per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

SUBDIVISION, RENOVATION, ADDITION, NEW CONSTRUCTION
DEMO

July 31, 2026

Zoning Board of Adjustment
City of Dover Dept of Planning and Community Development
288 Central Ave
Dover NH 03820

RE: 53-55 Cataract Avenue (Map 14, Lot 6)

Dear Chairman Prior:

Please accept this application for two variances in support of a subdivision of 53-55 Cataract Avenue.

I invite members of the ZBA to visit the property in person prior to a hearing, either informally as individual members or as part of a formal scheduled and noticed site visit.

The ZBA heard ZONE-2026-0014 concerning this property on May 21, 2026. At that meeting, variances were denied on a 3-2 vote. That application proposed four variances for equal-sized lots.

This application is materially different, in that it proposes two variances for unequal-sized lots. The parent lot would be fully-conforming in terms of dimensions. The second lot would not meet minimums for square footage and frontage and would require two variances. Therefore, accepting this application would not violate the Fisher Doctrine (*Fisher v City of Dover*, 120 N.H. 187, 190, 1980) prohibiting consideration.

As the attached existing conditions survey shows, approval would allow the construction of a new single-family home on the new lot meeting all setback requirements between lots and structures without additional variances.

Respectfully,

A handwritten signature in black ink, appearing to read 'Fergus Cullen', with a stylized flourish at the end.

Fergus Cullen
Bondcliff Holdings LLC
152 Boxwood Ln
Dover, NH 03820
fergus@ferguscullen.com, 603-520-5450

53-55 Cataract Ave, Dover NH

DESCRIPTION OF EXISTING PROPERTY: This property is .44 acres (19,264 sq feet) with 193 feet of frontage on Cataract Avenue. It is zoned R-12 (medium density) and is serviced by city water and sewer. It currently has a legal duplex, though a non-conforming one which would not be permitted to be built today in its current form. The left side (55) was built in 1940 and is 572 square feet (2 bed, 1 bath). This portion encroaches on the side setback with 24 Bellamy Road, has a structurally unsound foundation, is uninhabitable, and needs to be demolished. The right side (53) was built in 1984 and is 1,696 sq feet (3 bed, 2 bath). It is in average condition, benefitting from a light interior renovation in June, 2026.



#55



#53

**Property Information**

Location 53 CATARACT AV
Owner MORGAN ALLEN & EILEEN TRUSTEES
Land Use 104R
Zoning Code R-12
Property Id 14006-000000

**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 10/30/2023
Data updated Daily

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

OWNERSHIP: The applicant purchased the property in May, 2026.

APPLICANT'S INTENT: If this variance application is approved, the applicant intends to:

- A) Demolish the older Unit #55, which has a structurally unsound foundation and is uninhabitable. This structure encroaches on the setback with 24 Bellamy Road; demolition will bring the property into side setback conformance.
- B) Renovate the remaining structure Unit #53 as a single-family home, possibly with an addition. The property will cease to be a duplex.
- C) Develop the proposed new lot by building a single-family home, conforming with all setbacks.
- D) Consider the inclusion of ADUs, which are permitted by right.

VARIANCE REQUEST: Section 170-12 points to the Dimensional Requirements and the Table of Uses. Lots in R-12 are required to be a minimum of 12,000 square feet and have 100 feet of frontage. The applicant seeks two variances to allow this lot to be subdivided. The parent lot would be fully-conforming in dimensions, with 12,000 square feet and 100 feet of frontage. The proposed new lot would have 7,264 square feet (.167 acres), 93 feet of frontage, and require two variances.

CONCEPT DRAWINGS: Attached are concept drawings illustrating how a new structure, 30x40 feet in size, could fit on the new lot and conform with all setbacks.

- A. Concept B shows a 7,264 square foot lot with 93 feet of frontage. This design is the basis of this application because it is the most conforming in terms of frontage.
- B. Concept A shows a 7,264 square foot lot with 71.35 feet of frontage.

The applicant is indifferent between these concepts, because both result in one fully-conforming lot and a second lot capable of supporting a single family home meeting all setbacks.

THE FIVE VARIANCE CRITERIA

(as set forth in NH RSA 674:33, I(a)(2))

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

In *Chester Rod and Gun Club, Inc. v. Town of Chester*, 152 NH 577 (2005), the NH Supreme Court ruled a variance is contrary to the public interest **only** if it:

- A. threatens public health, safety, or welfare; or
- B. alters the essential character of the neighborhood

This proposed use poses no threat to public health, safety, or welfare, and is in concert with the essential character of the neighborhood.

One reason to have minimum lot sizes is to protect public health by ensuring adequate space for wells and septic systems. This location is served by city water and sewer, so public health is protected. Safety is protected because the proposed use maintains the status quo by utilizing existing driveways with adequate spacing and sight lines; no new or additional driveway is needed.

The essential character of the surrounding neighborhood is maintained because the proposed lots and structures will fit in harmoniously with the neighborhood of single-family homes and contribute to a uniform look. Many existing area lots are non-conforming in terms of dimensions, having less than 12,000 square feet, less than 100 feet of frontage, or both. These include the three parcels adjacent to the east of the subject property. The proposed new lot will still have more frontage than these three lots.

No other property owner is injured or harmed by this proposed use. The proposed new lot and structure meets all setbacks, preserving the property rights of immediate abutters, without the need for additional variances. In terms of protecting other property owners from overcrowding, setbacks are more important than frontage requirements.

The two most-affected properties are 24 Bellamy, to the west (left), and 51 Cataract, to the east (right).

- For 24 Bellamy: The existing 55 Cataract encroaches on the 15-foot side setback with 24 Bellamy. The demolition of 55 Cataract will resolve this impact and bring the property into conformance with the side setback, a net improvement on the existing situation.
- For 51 Cataract: The proposed new structure will be at least 45 feet away from the existing structure at 51 Cataract, whereas 30 feet is the required minimum.

The public has an additional interest represented by an existing utility easement on the east (right) side of the subject parcel. The proposed use preserves this easement and does not require it to be re-located.

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

In *Chester Rod & Gun*, the Court indicated a variance is consistent with the spirit of the ordinance unless it “**unduly, and in a marked degree**” violates the ordinance's basic zoning objectives.

In *Harborside Associates, L.P. v. Parade Residence Hotel, LLC* 162 N.H. 508,514 (2011), the Court clarified that mere conflict with the terms of the zoning ordinance is insufficient to constitute a violation of the ordinance's basic zoning objectives.

The basic zoning objective of the Medium Density Residential District (R-12) is to provide for conventional single-family neighborhoods and orderly development in areas where such development has already occurred. This proposed use is consistent with that purpose.

The proposed new lot is especially well-suited for development. It is served by existing city water & sewer infrastructure, is flat, has no unbuildable areas impacted by wetlands, and presents no drainage or stormwater concerns that could affect other properties.

An objective of the frontage requirements is to avoid overcrowding between dwellings, provide for adequate access, and promote consistency within a neighborhood. None of these objectives is impaired by the proposed use. The proposed new home can be built in compliance with all setbacks for the R-12 zone without the need for additional variances, ensuring abutting properties are protected to the same extent they would be if the proposed new lot were fully-conforming.

The spirit of the ordinance is to implement the goals of Dover’s Master Plan, which includes adding housing units to Dover. This proposed use avoids a net loss of a housing unit, which is in the community’s interest and consistent with our Master Plan.

3. Granting the variance would do substantial justice because:

In *Malachy Glen Associates, Inc. v. Town of Chichester* (155 NH 102, 109), the New Hampshire Supreme Court ruled, **"Any loss to the individual that is not outweighed by a gain to the general public is an injustice."**

This means a zoning board must compare the hardship or loss imposed on the property owner if the variance is denied, against the actual benefit the public receives from enforcing the ordinance. If the public gains little or nothing from strict enforcement, while the owner suffers a significant loss, denying the variance does not accomplish substantial justice.

This property has fallen into disrepair and requires significant investment by the owner. The existing Unit #55 Cataract is in such a state of disrepair that it has an unsound foundation and is uninhabitable. No bank will offer conventional financing for the property.

Renovating or rebuilding Unit 55 is not practical or financially feasible. Renovating would require jacking up the structure to remove the existing foundation and pour a new one, then perform a gut renovation of the existing structure. Rebuilding is limited to the existing form and mass, which is just 572 square feet.

The applicant has reasonably determined the cost of pursuing either path would far exceed the assessed value of the resulting structure and makes no financial sense. The unit needs to be demolished, which itself comes at a cost in the tens of thousands.

As he has done on other properties in Dover, the applicant is cleaning up something of a mess left by a previous owner. He should not be punished for being willing to do so. Denying variances in such situations could have a chilling effect on the willingness of other investor-developers to take on the risk of renovating properties that have been neglected. Indeed, the community counts on having investors-developers who will do this; otherwise the city would end up with blighted houses scattered throughout the community.

So the applicant stands to sustain a significant loss if the variance is denied, and to lose a housing unit that can only be replaced through new construction; and there is no compelling argument that the public gains by requiring the proposed lot to meet dimensional requirements.

Justice in this situation is to allow the applicant to create a second lot and develop it by building a new single-family home to replace the housing unit that is being demolished.

A member of the ZBA may say, "But the applicant can achieve that by converting the remaining home into a legal duplex without a variance."

While that is true, the standard here is not, "Does the property owner have other options?" The standard is, "Is the proposed use a reasonable one?"

Under the circumstances, the equitable balancing test weighs heavily in favor of the applicant. Substantial justice would be done by granting the variances necessary to subdivide the property as proposed.

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

Demolishing Unit 55, which has fallen into disrepair, and rehabilitating and cleaning up the remaining Unit 53, will enhance the neighborhood.

The proposed new lot and structure is in harmony with the neighborhood. The proposed new single-family home can be built in conformance with all setbacks, so the result is the same as it would be if the proposed new lot were dimensionally conforming.

In fact, given the positioning of the existing house at 51 Cataract and the city's utility easement, the distance between the proposed new single-family home and the home at 51 Cataract will be at least 45 feet, which is wider than the 30-foot minimum gap created by applying two, 15-foot side setbacks on each abutting property.

Given the city's utility easement on the east (right) side of the proposed new lot, it may be possible to leave a partially wooded side buffer between the properties, a benefit most properties in the vicinity do not have.

The existing Unit 55 encroaches on the side setback with 24 Bellamy. That problem will be fixed and the result will be conformance with the side setback.

Replacing one housing unit with a new single-family home to Cataract Avenue will have no impact on traffic, especially in the context of recent developments at Porchlight Drive and the former MacIntosh College on the same street.

Removing the dead or dying Ash trees, and removing brush and overgrown vegetation, improves the streetscape for all.

5A. Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

In its *Simplex Technologies* decision (145 NH 727, 766 A.2d 713 (2001)), the New Hampshire Supreme Court affirmed the preeminence of the right to use private property, a ruling later incorporated into law via RSA 674:33.

RSA 674:33, I(b)(1) asks whether applying the ordinance to *this specific property* actually serves the ordinance's public purpose and instructs that a variance should be granted if:

- A. No fair and substantial relationship exists between the general public purposes of the ordinance and its specific restriction on the property.
- B. The proposed use is a reasonable one.

(i) The following special conditions of the property distinguish it from other properties in the area.

This property is among the largest parcels in the vicinity in terms of square footage (19,264 sq ft or .44 acres) and presents an opportunity for the creation of a new buildable lot that can easily support a new single-family home while conforming with all setbacks.

The existing lot has more street frontage (193 feet) than any non-corner lot in the neighborhood. Even after the proposed subdivision, the new lot will still have more frontage than many lots in the vicinity.

The existing duplex is the only duplex on the street. It is legal, but non-conforming. It does not look like a single-family home from the street, and the existing Unit 55 encroaches on the setback with 24 Bellamy Road. The proposed use will be more conforming, with single-family homes on lots meeting side and rear setbacks.

The property is impacted by a city utility easement on the east (right) side. Most properties in the vicinity are not burdened by an easement.

The property already has two existing driveways. No others in the vicinity do.

(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 purpose of the R-12 zoning district is to promote medium density residential uses and conventional single-family neighborhoods. Each proposed lot will contain a residential structure consistent with the goals and use restrictions of the R-12 Zoning District.

The proposed use maintains the status quo – two housing units with two driveways.

Many other nearby lots are also non-conforming in terms of square footage and frontage. Some are non-conforming in terms of setbacks. This proposed use will be more conforming than other

lots in the near vicinity. The existence of these other non-conforming properties is evidence that the area is not overcrowded and that emergency access is not impeded, and that there is no fair or substantial relationship or purpose of strictly applying the 100-foot frontage requirement just to this property.

Moreover, under-sized lots are common throughout Dover. According to data from the Dover Assessing Office, Dover has more than 2,000 single family homes just in the R-12, R-20, and R-40 zones on parcels smaller than dimensional minimums:

	# Lots Smaller	# Lots Smaller
Zone	Than Minimum	Than 7,264 sq ft
R-12	1,032	173
R-20	290	68
R-40	771	6
Subtotal:	2,093	247

Of those, 247 have existing single-family homes on lots smaller than the proposed new 7,264 square foot lot. Of those, 173 are in R-12. These properties are found on more than 50 different streets across the city.

Denying this variance on the grounds that the resulting new lot is too small would be unreasonable when there are so many other lots in the city that are yet smaller.

(iii) The proposed use is a reasonable one because:

Single-family homes are consistent with the R-12 zone and uses of the surrounding properties. The resulting structures will “fit in” with the neighborhood.

The proposed new single-family home can be built in compliance with all setbacks, providing abutters with the same protections they would have if the lot were fully-conforming.

Many Area Lots Are Non-Conforming

Many homes in the neighborhood are non-conforming in terms of dimensions, either smaller than 12,000 square feet (.275 acres) or with less than 100 feet of frontage, or both. These houses are highlighted in yellow. They include the three properties immediately to the east (right) of the subject parcel, which are all non-conforming both in size and frontage. Furthermore, many homes in the vicinity do not comply with side setbacks. These include all three parcels that immediately abut the subject parcel. The proposed use would result in properties and structures that are more conforming than many neighboring properties.



Yellow houses are on properties that are non-conforming in terms of dimensional requirements.

Proposed Use Does Not Crowd Neighbor

The most-affected property would be 51 Cataract Ave. This home is set some 30 feet off the property line. This means that, with a setback of 15-21 feet on the proposed lot (wider than 15 feet due to the positioning of the utility easement), a new structure would be at least 45 feet away from the existing home at 51 Cataract, whereas 30 feet of separation is the required minimum. Neighboring properties will have the same setback protections as they would if the proposed lot were conforming.



Precedent Dover ZBA Decisions Approving Variances in Support of Subdivisions

The Dover ZBA has considered twelve applications in support of subdividing properties in the last eleven years. It approved ten of them, including one staff opposed. All but one of those ten approvals were unanimous.

The only two applications the ZBA denied were one that proposed creating a lot with zero frontage, which the staff recommended be denied; and the previous application by this applicant for 53-55 Cataract, setting aside a staff recommendation that the application be approved.

Mr. Prior (8 times), Mr. Couturier (6 times), and Mr. Onufry (4 times) voted to approve every single one of those precedent applications when they were present – a combined record of 18 votes in favor of variance approvals and zero votes to deny – except for Mr. Cullen’s previous application.

One of the precedent approvals came at the same meeting, with the same voting board members, when the ZBA denied Mr. Cullen’s previous application.

Date of Decision	App #	Address	Zone	Staff Rec	Decision	Variances	Vote	Notes
5/21/2026	ZONE-2026-0011	260 Dover Point Rd	R-20	Approve	Approve	3	5-0	Subdivided 1 lot into 2, with both lots having 100 ft of frontage, and the new lot having a front build-to line at 100 ft (vs 35). Rich Onufry moved to approve; Nicholas Couturier seconded; Chris Prior, Jackson Brown, and Ethan Ash also voted in favor.
11/21/2024	ZONE-2024-0043	49 Prospect St	R-12	Approve	Approve	1	4-0	Subdivided 1 lot into 2, with the new lot having 95 feet of frontage. No survey at time of application. Nicholas Couturier moved to approve; Jackson Brown

								seconded, Rich Onufry and Anthony Sillitta also voted in favor.
7/18/2024	ZONE-2024-0032	48 Old Rochester Rd	R-12	Approve	Approve	2	5-0	Subdivided 1 lot into 2, with both lots having 10,000 sq ft. No survey at time of application. Nicholas Couturier moved to approve; Anthony Sillitta seconded; Chris Prior , Rich Onufry , and Jackson Brown also voted in favor.
1/16/2020	Z20-01	206 Gulf Rd	R-40	Approve	Approve	2	5-0	Subdivided 1 lot into 2, with both lots having 32,000 sq ft of upland. Otis Perry moved to approve, Anthony Siletta seconded; Chris Prior , Nick Couturier , and Frank Landford also voted in favor.
11/21/2019	Z19-17	Pointe Place	ETP/RCM	Approve	Approve	3	5-0	Subdivided 1 lot into 4, 3 of which were undersized. Otis Perry moved to approve; Rich Onufry seconded; Chris Prior , Frank Landford, and Nick Couturier also voted in favor.
3/15/2018	Z18-05	20 Whittier St	R-12	Approve	Approve	4	5-0	Subdivided 1 lot into 2, with both lots being equally-sized of 11,300 sq ft & 78 ft frontage. George Reagan moved to approve; Otis Perry seconded; Chris Prior , Frank Landford, and Nicholas Couturier also voted in favor.
12/15/2016	Z16-20	Pointe Place	ETP/RCM	Approve	Approve	1	5-0	Subdivided 1 lot into 2, one of which was undersized. Otis Perry moved to approve;

								Bob Hall seconded; Sam Reid, Frank Landford, and Chris Prior also voted in favor. Nicholas Couturier (Alternate) was present but was not a voting member.
7/21/2016	Z16-09	283 Dover Point Rd	R-20	Deny	Approve	2	3-2	Subdivided 1 lot into 2, one conforming, the other with 35 feet of frontage and build-to of 270 ft. Chris Prior moved to approve; Bob Hall seconded; Sam Reid also voted in favor; Hall and Perry voted no. Nicholas Couturier (Alternate) was present but was not a voting member. This was a re-hearing; board previously approved application 4-1 in May 2016.
4/21/2016	Z16-03	23 West Knox Marsh Rd	R-20	Approve	Approve	3	5-0	Subdivided 1 lot into 2, both undersized (15,625 & 17,863 sq ft), one with 86 ft of frontage. Otis Perry moved to approve; Frank Langford seconded; Sam Reid, Chris Prior, and Bob Hall also voted in favor. Nicholas Couturier (Alternate) was present but was not a voting member.
8/20/2015	Z15-16	8 Pineview Rd	R-20	Approve	Approve	1	4-0	Subdivided 1 lot into 2, one conforming, the other with 93 feet of frontage. Frank Landford moved to approve, Arianna Adams seconded; Otis Perry and Bob Hall also voted in favor.

5/18/2026	ZONE-2026-0014	53-55 Cataract Ave	R-12	Approve	Deny	4	2-3	Subdivide 1 lot into 2. Rich Onufry moved to deny; Nicholas Couturier seconded; Chris Prior, also voted to deny. Jackson Brown and Ethan Ash voted against motion to deny.
12/19/2024	ZONE-2024-0048	7 Browning Ave	R-12	Deny	Deny	1	4-0	Subdivide 1 lot into 2. New lot would have zero frontage.

The table above was compiled by the applicant based on a review of 11+ years of Dover ZBA meeting minutes.

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
WE WILL NOTIFY YOU THAT THE PROPERTY IDENTIFICATION SIGN IS READY TO BE PICKED UP. IT MUST BE POSTED ON THE PROPERTY FOR 5 DAYS PRIOR TO HEARING.
FAILURE TO POST MAY RESULT IN APPLICATION NOT BEING ACCEPTED.



Signature of Applicant*



Signature of Owner*

*Both Signatures Required

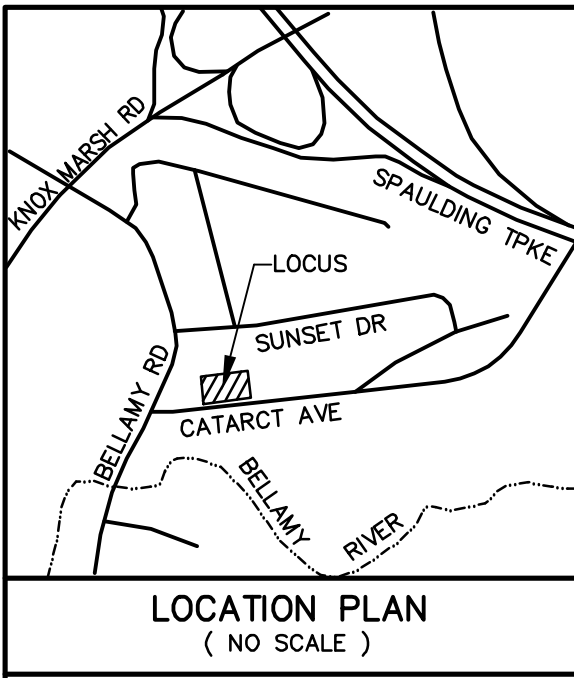
AUTHORIZATION TO ENTER SUBJECT PROPERTY

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:  _____ Date: 7/21/23

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip											
14006-B00000	3 SUNSET DR	GOSSELIN DALE		3 SUNSET DR	DOVER	NH	03820											
14010-C00000	46 CATARACT AV	CARBONE COLLEEN S		46 CATARACT AV	DOVER	NH	03820											
14010-G00000	PORCH LIGHT DR	DRVP DEVELOPERS LLC		242 CENTRAL AVE	DOVER	NH	03820											
14010-B00000	48 CATARACT AV	ROY CORMIER JACQUELINE REV TRUST	ROY CORMIER JACQUELINE TRUSTEE	48 CATARACT AVENUE	DOVER	NH	03820											
H0015-000000	24 BELLAMY RD	DAVIS DONALD		24 BELLAMY ROAD	DOVER	NH	03820											
H0014-000000	54 CATARACT AV	MCCRUM J & THURBER D & PROULX ET AL TC &	PROULX MADELINE LIFE ESTATE	54 CATARACT AVENUE	DOVER	NH	03820											
H0017-000000	BELLAMY RD	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820											
14010-A00000	50 CATARACT AV	DENNARD HOLLY MARIE		50 CATARACT AV	DOVER	NH	03820											
14007-000000	51 CATARACT AV	STANSFIELD MARK		51 CATARACT AV	DOVER	NH	03820											
14005-X00000	5 SUNSET DR	TEMPLE ALEXANDER JOHN		5 SUNSET DR	DOVER	NH	03820											
14009-000000	47 CATARACT AV	KELLEY SAMUEL L &	MOYNIHAN ANNAH K	47 CATARACT AVE	DOVER	NH	03820											
14005-P00000	7 SUNSET DR	ROGERS JESSICA BROOKE	ROGERS CHRISTIAN	7 SUNSET DR	DOVER	NH	03820-4348											
14005-U00000	5 SUNSET DR	RUTHERFORD ANGELIC	RUTHERFORD SHANE	5 1/2 SUNSET DRIVE	DOVER	NH	03820											
14006-A00000	1 SUNSET DR	MANCINI BRIANNA &	CRISP SETH E	1 SUNSET DR	DOVER	NH	03820											
14008-000000	49 CATARACT AV	KAY ALEXANDER &	SCOTT-KAY JACLYN R	49 CATARACT AVENUE	DOVER	NH	03820											
H0014-A00000	58 CATARACT AV	TREFETHEN SEAMES		58 CATARACT AVE	DOVER	NH	03820											
H0014-B00000	52 CATARACT AV	HENCK RICHARD S & KAREN L TTS	HENCK RICHARD S & KAREN L REV LIV TRUST	52 CATARACT AV	DOVER	NH	03820											
		FERGUS CULLEN		152 BOXWOOD LN	DOVER	NH	03820											
14006-000000	53 CATARACT AV	BONDCLIFF HOLDINGS LLC		152 BOXWOOD LN	DOVER	NH	03820	578600	150300	428300	2026-05-2	5356/558	104R					

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14 / 6A
BRIANNA MANCINI
SETH E. CRISP
1 SUNSET DRIVE
DOVER, NH 03820
4544 / 221

REFERENCE PLANS:

- 1.) PLAN OF NORMAN J. LAPRISE, DOVER, NEW HAMPSHIRE; SCALE: 1" = 40'; DATED: 3/12/58; BY: G.L. DAVIS & ASSOCIATES; RECORDED S.C.R.D. PLAN 17C-68.
- 2.) KNOX PARK, DOVER, NEW HAMPSHIRE, AMENDED PLAN OF LOTS; SCALE: 1" = 40'; DATED: OCTOBER 1954; BY: GERARD A. CRAWFORD; RECORDED S.C.R.D. POCKET 12, FOLDER 1, PLAN 1.

14 / 6B

DALE GOSSELIN
3 SUNSET DRIVE
DOVER, NH 03820
1617 / 529

14 / 5X

ALEXANDER JOHN TEMPLE
5 SUNSET DRIVE
DOVER, NH 03820
4656 / 383

NOTES:

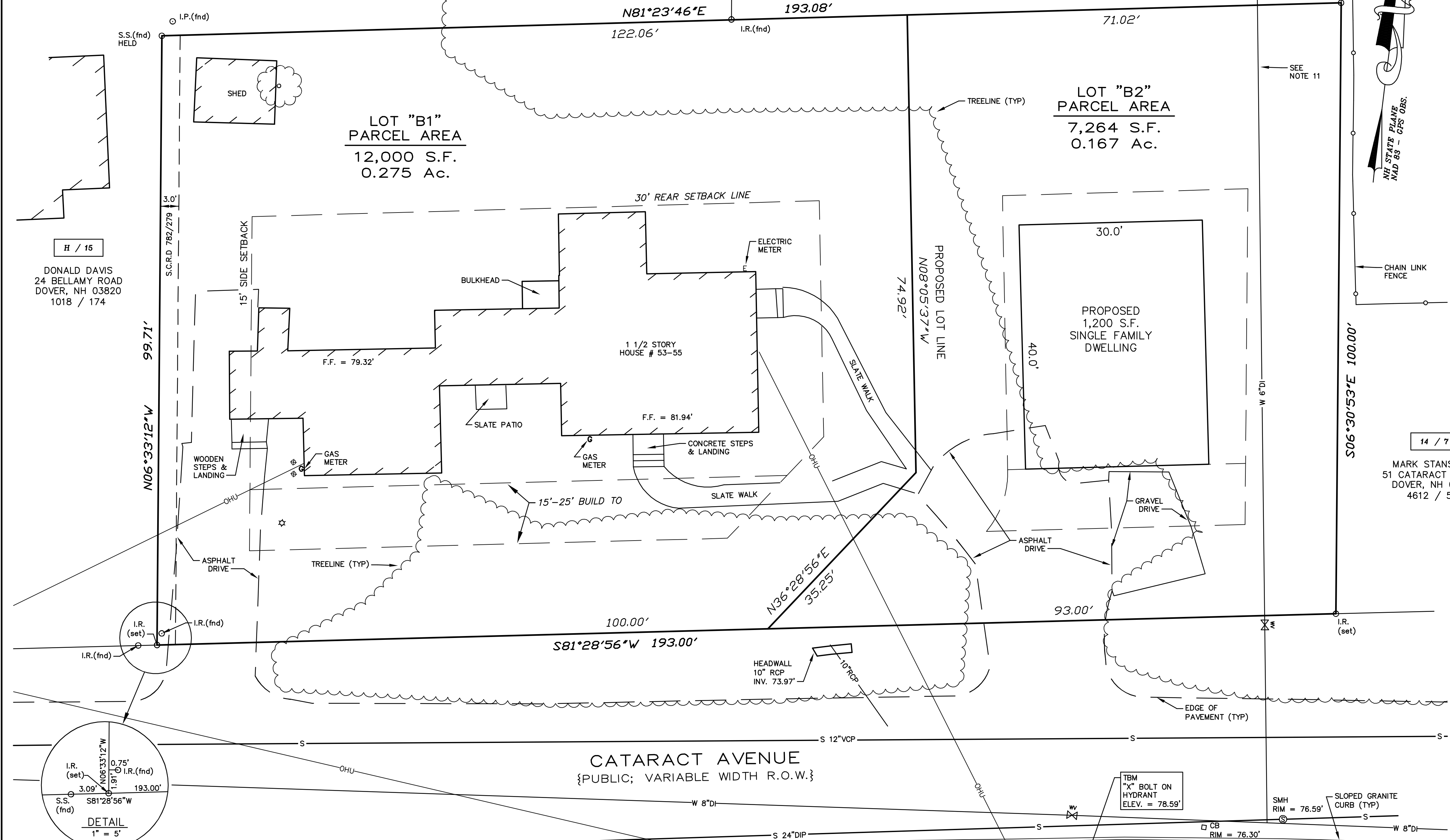
- 1.) OWNER OF RECORD:
ALLEN B. MORGAN & EILEEN L. MORGAN, TRUSTEES
ALLEN B. MORGAN & EILEEN L. MORGAN IRREVOCABLE TRUST
29 COLBURN ROAD
READING, MA 01867
S.C.R.D. VOLUME 3931, PAGE 823
S.C.R.D. VOLUME 782, PAGE 279
- 2.) 14 / 6 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) PARCEL AREA = 19,264 S.F. / 0.442 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT A PROPOSED TWO (2) LOT SUBDIVISION OF THE SUBJECT PARCEL.
- 5.) ZONING DISTRICT IS R-12:
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 12,000 S.F.
MAXIMUM LOT COVERAGE = 30 PERCENT
MINIMUM FRONTAGE = 100 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT BUILD-TO = 15/25 FEET
SIDE SETBACK = 15 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
- 6.) THE SUBJECT PARCEL IS OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 33017C0320E, EFFECTIVE DATE SEPTEMBER 30, 2015.
- 7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED APRIL 10, 2026.
- 8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND ON WITH AN ERROR NOT GREATER THAN 1 IN 10,000.
- 10.) THE SOIL TYPES ON THE SITE ARE:
BzB BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES
HaC HINKLEY LOAMY SAND, 8 TO 15 PERCENT SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- 11.) NO RECORDED EASEMENT FOR THE WATER LINE WAS FOUND.

LEGEND

- S.S.(fnd) - STEEL STAKE FOUND
- I.R.(fnd) - IRON ROD FOUND
- I.R.(set) - IRON ROD WITH ID CAP SET
- I.P.(fnd) - IRON PIPE FOUND
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- xxx / xxx - BOOK No. / PAGE No.
- S.F. - SQUARE FEET
- Ac. - ACRES
- F.F. - FINISHED FLOOR ELEVATION
- ⊕ - BOLLARD
- UP-○ - UTILITY POLE
- SGC - SLOPED GRANITE CURB
- OHU - OVERHEAD UTILITY WIRES
- S - SEWER LINE
- W - WATER LINE
- 190 - CONTOUR LINE (2' INTERVAL)
- TBM - TEMPORARY BENCH MARK
- CB - CATCH BASIN
- SMH ⊗ - SEWER MANHOLE
- ⊗ - WATER SHUTOFF

14 / 7

MARK STANSFIELD
51 CATARACT AVENUE
DOVER, NH 03820
4612 / 529



NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
26055	CONCEPT SUBDIV	26-02	57-60	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

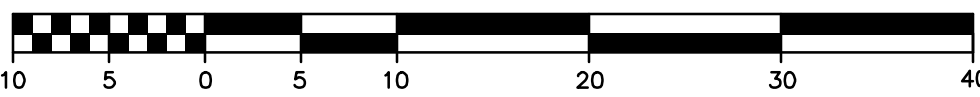
J.MCCURRY, D.THURBER & PROULX ET AL
MADELINE PROULX LIFE ESTATE
54 CATARACT AVENUE
DOVER, NH 03820
2668 / 596

RICHARD S. HENCK & KAREN L. HENCK, TRUSTEES
RICHARD S. HENCK & KAREN L. HENCK REVOCABLE LIVING TRUST
52 CATARACT AVENUE
DOVER, NH 03820
5146 / 510

HOLLY MARIE DENNARD
50 CATARACT AVENUE
DOVER, NH 03820
4731 / 894

CONCEPT SUBDIVISION - B
PREPARED FOR
FERGUS CULLEN
TAX MAP 14, LOT No. 6
53-55 CATARACT AVENUE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

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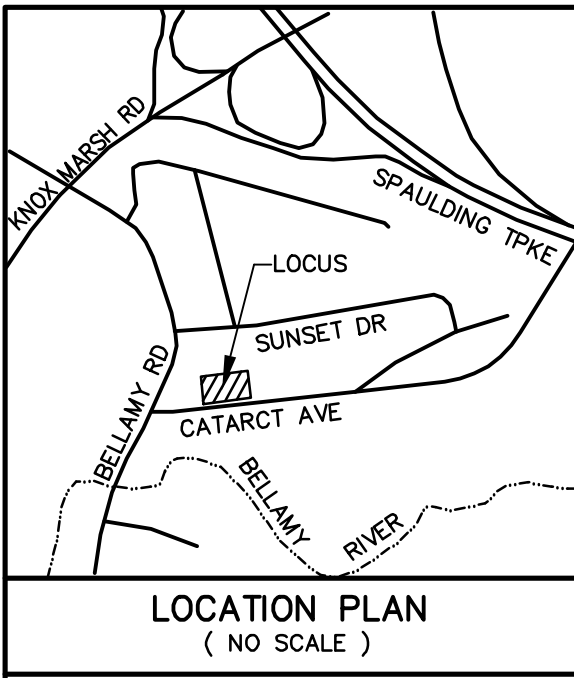


Mcneaney
Survey
Associates
of NEW ENGLAND

P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

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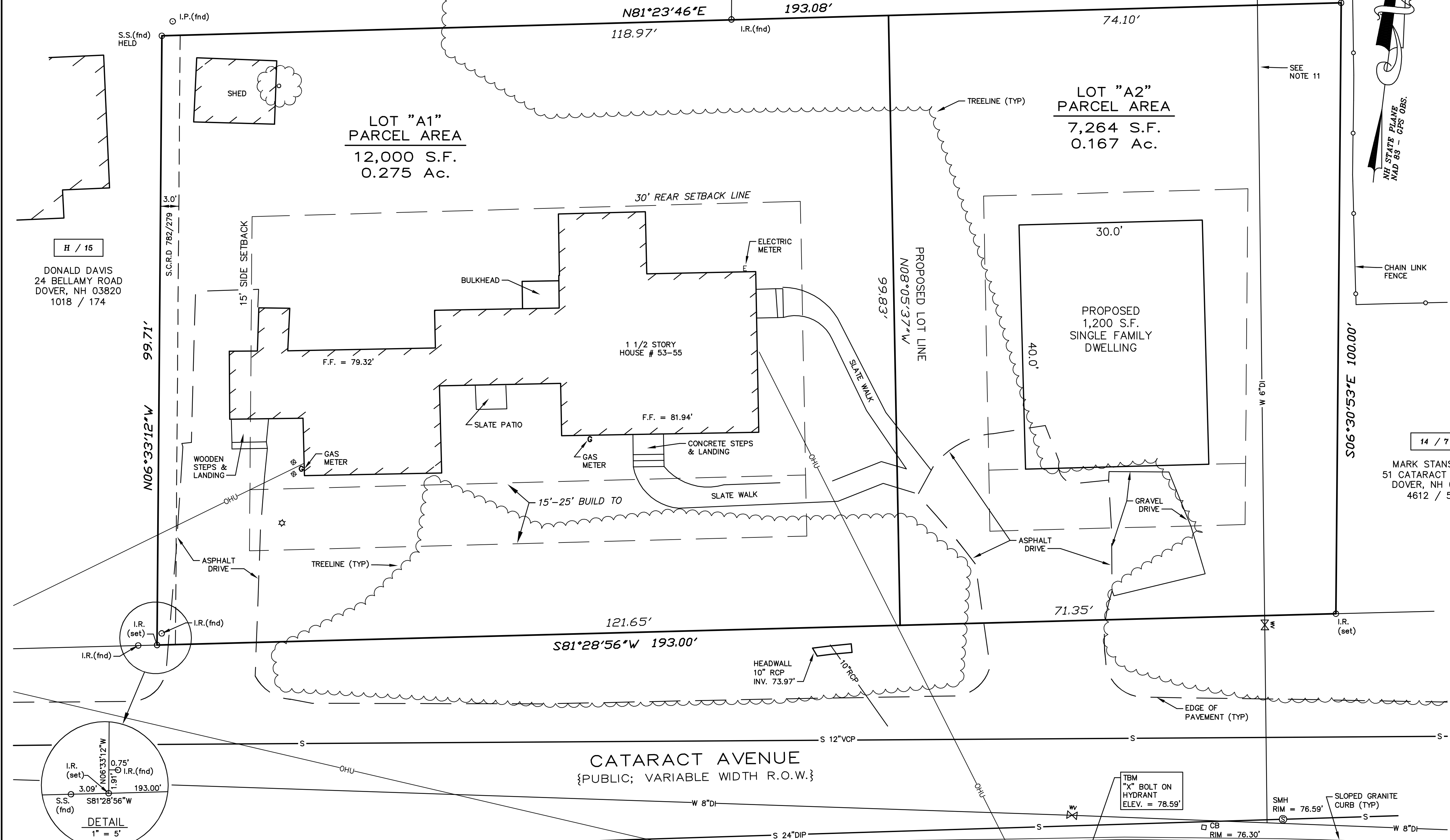
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- S.S.(fnd) - STEEL STAKE FOUND
I.R.(fnd) - IRON ROD FOUND
I.R.(set) - IRON ROD WITH ID CAP SET
I.P.(fnd) - IRON PIPE FOUND
S.C.R.D. - STRAFFORD COUNTY
REGISTRY OF DEEDS
xxx / xxx - BOOK No. / PAGE No.
S.F. - SQUARE FEET
Ac. - ACRES
F.F. - FINISHED FLOOR ELEVATION
⊕ - BOLLARD
UP-○- UTILITY POLE
SGC - SLOPED GRANITE CURB
OHU - OVERHEAD UTILITY WIRES
S - SEWER LINE
W - WATER LINE
-190- - CONTOUR LINE (2' INTERVAL)
TBM - TEMPORARY BENCH MARK
CB - CATCH BASIN
SMH ⊗ - SEWER MANHOLE
⊕ - WATER SHUTOFF

14 / 7

MARK STANSFIELD
51 CATARACT AVENUE
DOVER, NH 03820
4612 / 529



NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
26055	CONCEPT SUBDIV	26-02	57-60	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

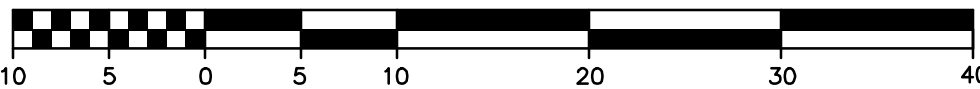
J.MCCRUM, D.THURBER & PROULX ET AL
MADELINE PROULX LIFE ESTATE
54 CATARACT AVENUE
DOVER, NH 03820
2668 / 596

RICHARD S. HENCK & KAREN L. HENCK, TRUSTEES
RICHARD S. HENCK & KAREN L. HENCK REVOCABLE LIVING TRUST
52 CATARACT AVENUE
DOVER, NH 03820
5146 / 510

HOLLY MARIE DENNARD
50 CATARACT AVENUE
DOVER, NH 03820
4731 / 894

CONCEPT SUBDIVISION - A
PREPARED FOR
FERGUS CULLEN
TAX MAP 14, LOT No. 6
53-55 CATARACT AVENUE
CITY OF DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

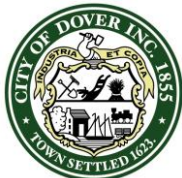
DRAWN BY: **RJM** FILE: P:\26055\SD\26055 EC
SCALE: 1" = 10' DATE: JULY 28, 2026



Mcneaney
Survey
Associates
of NEW ENGLAND

P.O. Box 1166 - 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



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, August 20, 2026
Meeting Time:	7:00 pm

Dear Property Owner: You are an abutter to the project listed in **bold** on the agenda.

INTENT: The applicant requests a Variance from **Section 170-12. R-12 Table of Uses, Primary Structure Build-to Line**, to construct a single-family dwelling on the parcel, changing the current single-family dwelling into an Accessory Dwelling Unit.

UNITS PROPOSED: One single-family home and one ADU – one single-family home currently existing.

AGENDA ITEM: 3-C

ZONING DISTRICT: Medium Density Residential (R-12) District

FILE: ZONE-2026-0024

APPLICANT: Margaret M. Gabriel, Trustee

OWNERS: Margaret M. Gabriel Rev. Trust

LOCATION: 262 Dover Point Rd. (Tax Map L, Lot 98)

ACREAGE: ±7.45 acres (±323,667 s.f.)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:
Residential

PREVIOUS ZBA ACTION: N/A

PLANNING BOARD APPROVAL REQ.:
N/A

The ZBA Agenda in part:

1. ATTENDANCE

2. APPROVAL OF MEETING MINUTES OF May 21, 2026 Regular Meeting Minutes and July 8, 2026 Special Meeting Minutes.

3. HEARINGS

...

B. ZONE-2026-0023 Applicant: Fergus Cullen, Owners: Bondcliff Holdings, LLC, 53 Cataract Avenue, Tax Map 14, Lot 6, located in the Residential- Medium Density District (R-12), requests two (2) Variances from **Section 170-12. R-12 Table of Uses**, to subdivide the parcel yielding two new lots, one with nonconforming frontage of ± ninety-three (93) feet where one-hundred (100) feet is required and lot size of 7,264 sf where 12,000 sf is required.

C. ZONE-2026-0024 Applicant: **Margaret M. Gabriel Revocable Trust, Margaret M. Gabriel Trustee, 262 Dover Point Road, Tax Map L, Lot 98, located in Residential-Low Density District (R-20)**, requests a Variance from **Section 170-12. R-12 Table of Uses**, to construct a single-family dwelling on the parcel, changing the current single-family dwelling into an Accessory Dwelling Unit.

OTHER BUSINESS

4. ADJOURN

MORE INFORMATION AVAILABLE TO YOU:

Since this is only a partial description of the proposal and it may change, persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm and Friday 8:30 am to 4:00 pm. You may view the rest of the agenda and materials at www.dover.nh.gov or contact the Planning and Community Development Department at City Hall or 603-516-6008.

Learn more Dover's Zoning at <https://ecode360.com/32591412>

We invite you to review and comment on the proposal:

- In person at the hearing,
- Phone: 516-MEET (6338) | 516-6008
- Email: Dover-Planning@dover.nh.gov
- Mail: Zoning Board, Dover City Hall, 288 Central Ave., Dover, NH 03820.

Messages regarding applications must be received no later than 4 p.m. the day of the meeting and should identify the name and Dover address of the person leaving the message or providing the comment.



PERMIT SNAPSHOT REPORT ZONE-2026-0024 FOR CITY OF DOVER, N.H.

Permit Type: Zoning
Work Class: Variance
Status: In Review
Valuation: \$0.00
Project:
District: None
Square Feet: 0.00
Assigned To: Blonigen, Rachel
App Date: 07/30/2026
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Description: The Applicant seeks a variance to build a residential unit on the parcel for her son.

Parcel: L0098-000000	Main	Address: 262 Dover Point Rd Dover, NH	Main	Zone: R-20(Residential - Low Density)
-----------------------------	------	---	------	--

Owner Margaret Gabriel 262B Dover Point Road Dover, NH 03820 Mobile: (603) 767-9163	Applicant Margaret Gabriel 262B Dover Point Road Dover, NH 03820 Mobile: (603) 767-9163	Applicant Francis X Bruton 601 Central Ave Dover, NH 03820 Business: (603) 749-4529
--	--	--

Permit Custom Fields

ZoneVariAppealPhDisa No bility	Number of Variances 1 Requested:	ZoneVariPlanDirections East side of Dover Point Rd near Forsythia Dr
ZoneVariPlanSummary The Applicant desires to build a residential unit on the parcel for her son.	ZoneVariAppealSect 170- 12(B), R-20 Table of Uses	ZoneVariAppealSectDe See attached narrative. tail
What is the parcel zoned? R-20	ZoneVariAppeal1Public See attached narrative. Interest	ZoneVariAppeal2Ordin See attached narrative. anceSpirit
ZoneVariAppeal3Subst See attached narrative. antialJustice	ZoneVariAppeal4Prope See attached narrative. rtyValue	ZoneVariAppeal5A1Un See attached narrative. NecHardship
ZoneVariAppeal5A2No See attached narrative. FairRelate	ZoneVariAppeal5A3Re See attached narrative. asonableUse	ZoneVariAppeal5BNoR easonableUse

Attachment File Name	Added On	Added By	Attachment Group	Notes
ZBA Application Attachment.pdf	07/30/2026 11:11	Bruton, Francis		Uploaded via Dover, NH - Permits Plans Licensing
Signature_Francis_Bruton_7/30/2026.jpg	07/30/2026 11:12	Bruton, Francis		Uploaded via CSS
Permit Snapshot Report.pdf	07/30/2026 11:12	Service, EnerGov		Attached by IO - ATTACH: Initial Permit Snapshot

Invoice No.	Fee	Fee Amount	Amount Paid
INV-2026002842	Planning Zoning Variance Application Fee	\$250.00	\$0.00
Total for Invoice INV-2026002842		\$250.00	\$0.00
Grand Total for Permit		\$250.00	\$0.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Planning Permit Application Review v.1	In Review	07/30/2026	08/03/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Zoning Administrator	Planning	Crouser, Paul	In Review	07/30/2026	08/03/2026	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		07/30/2026 0:00	
Confirm application complete v.1	Generic Action		07/30/2026 11:31
Planning Permit Application Review v.1	Receive Submittal	07/30/2026 11:31	

Zoning Board v.1

Zoning Board Agenda v.1	Task
Invoice for Notices v.1	Task

PERMIT SNAPSHOT REPORT (ZONE-2026-0024)

Send Notices v.1	Task
Zoning Administrator Creates Staff Recommendations v.1	Task
Distribute Zoning Board Materials v.1	Task
Zoning Board Hearing v.1	Hold Hearing
Zoning Board Decision v.1	Permit Activity
NOD Sent to Applicant v.1	Create Report
Final Plan v.1	
Document Archival v.1	Generic Action
Internal Notification of Permit Completion v.1	Generic Action
Create/Link to Records v.1	
Create / Link to Permit - Building Major v.1	Create Sub Permit



City of Dover, New Hampshire
ZONING BOARD OF ADJUSTMENT APPLICATION

[Revised December 16, 2025]

Office Use Only	Case #:	_____	Date Received:	PLANNING DEPARTMENT RECEIVED
	Amount Paid:	\$ _____	Time Received:	JUL 30 2026

DOVER, NEW HAMPSHIRE

APPLICANT/PROPERTY OWNER INFORMATION

Margaret M. Gabriel, Trustee

APPLICANT: of the Margaret M. Gabriel Trust Phone # _____

Address of Applicant: PO Box 727, Dover, NH 03820

E-Mail Address: _____

PROPERTY OWNER (if different from applicant): Same

Address: _____ Phone # _____

E-Mail Address: _____

PROPERTY/PARCEL INFORMATION

Address: 262 Dover Point Road, Dover, NH

Brief Directions: _____

Zoning District: R-20 Assessor's Map # L Lot(s) # 98

TYPE OF APPEAL: (Please check one)

☒ Variance	170-12(B), R-20 Table of Uses
☐ Physical Disability Variance (RSA 674:33-V)	from Section _____ of the Zoning Ordinance
☐ Special Exception	from Section _____ of the Zoning Ordinance
☐ Appeal of Administrative Decision	per Section _____ of the Zoning Ordinance
☐ Equitable Waiver	regarding Section _____ of the Zoning Ordinance
	per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY:

APPLICATION CHECKLIST (Please check off)

Please submit your application through our online portal at www.dover.permits.nh.gov
You will also be required to drop off one copy of the items listed below (A through E).

- 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. **1 copy 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. **1 copy 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** X
(This is in addition to the 1 copy required in 'C' above).
- E. **1 copy of photos** (suggested but optional) and any **other materials** applicant would like to submit in support of the application. X

Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The fee schedule listed below can be used as a guide, only. **Please do not submit a check with this paper application. You will be invoiced through the portal.**

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 we have reviewed your application.

All fees must be paid prior to the meeting or it may stand the chance of not being heard.

1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
Certified letters fee # 2 of x \$13.00
2. Certified letters fee: # of abutters TBD X \$13.00
3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters TBD X \$3.00
4. Creating/Printing Abutter Labels in triplicate per sheet TBD X \$10.00

TOTAL FEE paid by cash or check made payable to "City of Dover"

1. Application fee of:
 \$200.00 VARIANCE (per Section requested)
 \$200.00 SPECIAL EXCEPTION
 \$200.00 APPEAL FROM ADMINISTRATIVE DECISION
 \$200.00 EQUITABLE WAIVER
2. Foster's newspaper public notice fee \$120.00

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:

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

WE WILL NOTIFY YOU THAT THE PROPERTY IDENTIFICATION SIGN IS READY TO BE PICKED UP. IT MUST BE POSTED ON THE PROPERTY FOR 5 DAYS PRIOR TO HEARING.

FAILURE TO POST MAY RESULT IN APPLICATION NOT BEING ACCEPTED.

Margaret M. Gabriel, Trustee
Signature of Applicant* Margaret M. Gabriel, Trustee
of the Margaret M. Gabriel Trust

Margaret M. Gabriel, Trustee
Signature of Owner* Margaret M. Gabriel, Trustee
of the Margaret M. Gabriel Trust

*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: Margaret M. Gabriel, Trustee Date: 7.30.26
Margaret M. Gabriel, Trustee
of the Margaret M. Gabriel Trust

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
L0097-A00000	5 FORSYTHIA DR	NOWICK NEAL I & JEANA R TTS	NOWICK NEAL I & JEANA R TRUST	5 FORSYTHIA DR	DOVER	NH	03820
L0098-B00000	264 DOVER POINT RD	MORIN RICHARD J TRUSTEE MORIN RICHARD REVOCABLE TRUST	MORIN VERNIEL B TRUSTEE MORIN VERNIEL REVOCABLE TRUST	264 DOVER POINT RD	DOVER	NH	03820
L0099-000000	262 DOVER POINT RD	GABRIEL MARGARET M TRUSTEE	GABRIEL MARGARET M REVOCABLE TRUST	PO BOX 727	DOVER	NH	03821-0727
L0102-000000	272 DOVER POINT RD	JOUBERT JOSEPH PETER JR		272 DOVER POINT RD	DOVER	NH	03820
L0102-001000	272 DOVER POINT RD	MESICK HELEN	MESICK STEPHEN	272 1/2 DOVER POINT RD	DOVER	NH	03820
L0105-B00000	DOVER POINT RD	PANASIS CHARLES N & PAULA J TRUSTEES	PANASIS CHARLES N REVOCABLE TRUST	280 A DOVER POINT RD	DOVER	NH	03820
L0106-000000	278 DOVER POINT RD	GROUX ROGER C TRUSTEE OF	GROUX/BOW STREET REALTY TRUST	278-1/2 DOVER POINT RD	DOVER	NH	03820
L0045-001000	267 DOVER POINT RD	COWLES HENRY T III TRUSTEE	THREE FIFTY SIX TRUST	267 DOVER POINT RD	DOVER	NH	03820-4606
L0097-000000	258 DOVER POINT RD	GAROFANO DONNA M	GAROFANO MICHAEL	PO BOX 2	GREENLAND	NH	03840
L0065-000000	271 DOVER POINT RD	DICHIARA GREGORY R		45 POINTE PL #412	DOVER	NH	03820
L0066-000000	1 BELANGER DR	TON TRI VAN		1 BELANGER DR	DOVER	NH	03820
L0096-K00000	256 DOVER POINT RD	PERIN VICTOR TRUSTEE	PERIN VICTOR TRUST	256A DOVER POINT RD	DOVER	NH	03820
L0045-A00000	265 DOVER POINT RD	ELMSLIE IAN J TTS	ELMSLIE IAN J REV TRUST 2023	265 DOVER POINT RD	DOVER	NH	03820-4606
L0098-A00000	260 DOVER POINT RD	GABRIEL DANIEL G TRUSTEE	GABRIEL DANIEL G REVOCABLE TRUST	PO BOX 727	DOVER	NH	03821
L0098-C00000	262 DOVER POINT RD	WILLS JEFFREY P &	WILLS KAREN L	262 1/2 DOVER POINT RD	DOVER	NH	03820
L0100-000000	262 DOVER POINT RD	CURLEY RICHARD D		262 A DOVER POINT RD	DOVER	NH	03820
L0101-000000	262 DOVER POINT RD	GABRIEL JOSEPH M TRUSTEE	GABRIEL JOSEPH M LIVING TRUST	262 C DOVER POINT RD	DOVER	NH	03820
L0067-000000	DOVER POINT RD	CONGREGATIONAL CHURCH		218 CENTRAL AVENUE	DOVER	NH	03820
L0045-001A00	3 BELANGER DR	PASHBY JOHN & BRUTON & BERUBE, PLLC	VAN HORN KIMBERLY FRANCIS BRUTON	3 BELANGER DR	DOVER	NH	03820
L0098-000000	262 DOVER POINT RD	GABRIEL MARGARET M TRUSTEE	GABRIEL MARGARET M REVOCABLE TRUST	262 DOVER POINT ROAD PO BOX 727	DOVER	NH	03820 03821-0727

Introduction

The property subject to this application is located at 262 Dover Point Road and is depicted on the City's Tax Maps at Map L, Lot 98 (a portion of the tax map is attached hereto). The property is located within the R-20 zone. The parcel contains a small existing residential unit that is comprised of 750 SF of living space and satisfies the requirements as an Accessory Dwelling Unit ("ADU"). This structure complies with the 20-foot minimum and 35-foot maximum so called "build-to-line." The Owner/Applicant, Margaret M. Gariel, Trustee of the Margaret M. Gabriel Trust, desires to build a residential unit on the parcel for her son, Luke Gabriel. Abutting parcels contain the homes of Margaret Gabriel, her husband Dan Gabriel and her other son Joseph Gabriel. Treating the existing residential unit as an ADU permits a detached principal building to be built by right on the parcel per NH RSA 674:72, I. The City Zoning Administrator/Assistant City Planner, Mr. Paul R. Crouser, III, has determined that the new residential building must obtain a variance from the "build-to-line."

The lot is unique in terms of its size when comparing others within the neighborhood. The lot is also unique in terms of the narrowness of the portion of the lot along Dover Point Road, which is just in excess of 200 feet. In addition, the lot has an existing ADU structure in the front built in 1958 and similar to adjacent properties. Finally, the lot is burdened by a bending shared driveway running through the lot which will service the new residential unit and other existing lots. Due to the unique characteristics of the property, the Owner/Applicant requests a variance from the build-to-line not to exceed 400' and seeks permission to build the residence in a manner. Given the extensive buffer and trees on the lot (see attached 2025 ariel view), the new house will be located within a forest of trees and will not be visible to Dover Point Road. Given that the existing house, the ADU, is visible, the purpose of the build-to-line requirement, which presumably is to create a residential street scape along Dover Point Road¹, is satisfied irrespective of where the new house will be built. Section 170- 12(B), R-20 Table of Uses

Variance Requirements:

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

The Owner/Applicant respectfully submits that the proposed use represents a reasonable use of the property in question. By permitting the use, the public interest is served by permitting orderly development in an area where such development has already occurred, all of these reasons are consistent with the purpose behind the Low Density Residential District (R-20), which provides for conventional single-family neighborhoods on lots not less than 20,000 square feet. In addition, by allowing the location of the single-family residence, the purpose of the "build to line" will be preserved, as the area represents a context sensitive design, given the existence of the ADU located along Dover Point Road and given that the new house will not be

¹ The purpose of the build-to-line is hard to understand along Dover Point Road; however, it is presumed that there is an intent to have a residential streetscape along the road, despite many lots being waterfront lots.

seen from Dover Point Road, but, rather, will be “built in the woods.” 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.” See Chester Rod and Gun Club, Inc. v. Town of Chester, 152 NH 577 (2005). Granting the variance will permit the location of a dwelling in the most appropriate location, and would not threaten the public health, safety or welfare.

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

The Owner/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 surrounding properties, the need to build beyond the existing residential building and that another structure could, nor should, be built within the narrow first 200 feet of the lot or upon the existing driveway that services other lots in the area given the bend in the driveway, as depicted, and therefore result in an encouragement of the most appropriate use of the land. In addition, by allowing the location of the single-family residence, the purpose of the “build-to-line” will still be preserved, given the existing house on the lot.

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. See Chester Rod and Gun Club, Inc. v. Town of Chester, 152 NH 577, at 581 (2005). It is respectfully submitted that given the reasons set forth above, the granting of the variance will promote the ordinance’s basic zoning objectives.

3. Granting the variance would do substantial justice because:

The grant of the variance would due substantial justice because it would allow the Owner/Applicant’s property to be utilized in a similar fashion to other properties located within the area, by allowing the location of a structure in a location that is possible and that would be consistent with the context of the area. This test considers whether the benefit to the Owner/Applicant outweighs the burden to the public. In this instance, given the proposed location of the structure and the other described limitations of the site, there will be no burden to the public whatsoever. Accordingly, the benefit to the Owner/Applicant would exceed the burden to the public, thus resulting in substantial justice being done.

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

It is respectfully submitted that all the surrounding properties have a value associated with them that is premised upon the existence of the same type of buildings to be located upon the Owner/Applicant’s property. In this instance, the location of the structure in the area sought by the Owner/Applicant will have no effect upon any abutter, with respect to its property, as the use will be consistent with other uses in the near vicinity, and consistent with the existing zone. In addition, the lot is unique, given the narrowness of the lot in the front portion and the location of an existing bending driveway within the front portion of the lot.

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:

As one can see from the enclosed tax map and ariel photo (2025), the subject parcel in this case is significantly different than the parcels that are located in the same vicinity and the lot is burdened by a shared driveway. In addition, for 200 feet +/-, the parcel is very narrow and contains an existing residential building that will qualify, by right, as an ADU.

(ii) 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 because:

The general purpose of the ordinance is to promote orderly development and to protect the health, safety and general welfare of the public. In this instance, given the unique characteristics of the property, the Owner/Applicant seeks to locate a single-family residence within 400 feet from Dover Point Road, which is depicted on the attachments. Further, the purpose of the "build-to-line" is geared to context sensitive design, and, in this case the existing house, to be the ADU on the lot, meets the build-to-line, creating the residential street scape so desired, with, at the same time, the additional house being built on the lot in a manner that is hidden from the street. As such and given the need to protect the existing driveway which burdens the lot, in this setting, the purposes of the ordinance will be preserved. Thus, the Owner/Applicant respectfully submits that there is no relationship between the general public purpose of the ordinance, and the specific application of the restriction, which would require a structure to be built within the required build-to-line.

(iii) The proposed use is a reasonable one because:

The proposed use is reasonable because it provides for the location of the single-family residence within an area that is "context sensitive," given that the ADU home already on the lot and given the location of the existing bending driveway within the area.

**Property Information**

Location 262 DOVER POINT RD
Owner GABRIEL MARGARET M TRUSTEE
Land Use 101R
Zoning Code R-20
Property Id L0098-000000



**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 06/2026
Data updated Daily

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

**Property Information**

Location 262 DOVER POINT RD
Owner GABRIEL MARGARET M TRUSTEE
Land Use 101R
Zoning Code R-20
Property Id L0098-000000



**MAP FOR REFERENCE ONLY
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Geometry updated 06/2026
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