



Town of Dover
PO Box 428
West Dover, VT 05356
802/464.8720

**DOVER DEVELOPMENT REVIEW BOARD
NOTICE OF DECISION**

I. PROCEDURAL HISTORY & APPLICANT REQUEST

1. Application Number: #14-BX008-01
2. Owner: Robert and Roberta Stone
3. Applicants: Robert and Roberta Stone and Jack & Carrie-Lynn Whitman
4. Brief Description of Request: 2-lot subdivision and a side boundary variance in accordance with Sections 335 and 1140 of the Zoning Bylaw.
5. A copy of the application was received by the Zoning Administrator on May 15, 2014.
6. A copy of the Notice of Hearing was mailed to the Applicant by the Zoning Administrator on May 22, 2014, along with a sample letter and abutter's list for notifying all abutters.
7. Public notice of the hearing was posted on May 20, 2014 at the following locations:
 - a. Dover Town Clerk's Bulletin Board
 - b. Dover Town Meeting Room Bulletin Board
 - c. Dover Free Library & Dover Elementary School via email
 - d. East Dover Post Office via regular mail
 - e. Town of Dover website: www.doververmont.comPublic notice of the hearing was also published in the Deerfield Valley News and in the Brattleboro Reformer on May 22, 2014.
8. At the outset of the hearing, the Chair afforded all persons wishing to establish status as an Interested Party the opportunity to do so. No such requests were made and no Interested Party Status was granted.
9. A public hearing was held on June 12, 2014 and was closed that same night.
10. A complete list of exhibits and attendees is included in the meeting minutes. Minutes, Application, and exhibits are available for viewing in the Dover Town office through the Zoning Administrator.
11. The current Zoning Bylaw is dated March 7, 2007.

II. FINDINGS OF FACT:

Based on the application, testimony, exhibits and other evidence, the Dover DRB finds as follows:

1. Applicant's properties are located at Bears Den Road 21 and 23 in West Dover, parcel numbers BX007 and BX008. The properties are located in the Residential District (RES).
2. The hearing was properly warned by the Zoning Administrator.
3. All abutters were notified in a timely manner by the Applicant.
4. The applicants were properly sworn prior to providing testimony.

5. The applicant was provided with a copy of the Application Summary prepared by the Zoning Administrator; the Summary was approved by the Applicant.

6. The Application complies with the requirements set forth in Section 1140, of the Zoning Bylaw on Variance.

7. Unique physical circumstances exist: narrowness and shallowness of the property.

8. The property cannot be developed in strict conformity to the bylaw.

9. The hardship was not created by the Applicant.

10. Granting of the

