



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING AGENDA Thursday, February 12, 2015 – 6:00 p.m. City Hall, Third Floor – Aldermanic Chambers

Revised 02/06/15

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

(Postponed from January 8, 2015)

1. **ZO-01-2015**

Alejandro Palacios seeks to maintain expanded pavement and front yard parking with a driveway width of 50' where 24' is allowed and seeks a **variance** from Sections 6.04 Lot Coverage, 10.08 (C) Driveways, Width and 10.09 (B) Parking, Setbacks, as per documents submitted through January 23, 2015, in Ward 10, District R-2 of the Zoning Ordinance at **425 Wentworth Street**.

2. **ZO-10-2015**

Andrew Sullivan (Agent) proposes to maintain a 2-family dwelling on Lot 25 and create a buildable lot for single family dwelling at Lot 25-1 and seeks a **variance** from Sections 6.01 Minimum Buildable Lot Area, 6.02 Minimum Lot Frontage and Width, 6.03 (C) Side Yard Setback and 10.09 (B) Parking, Setbacks, as per documents submitted through December 26, 2014 in Ward 9, District R-1B of the Zoning Ordinance at **779 South Beech Street**.

(Current Items)

3. **ZO-12-2015 (Subsequent Application)**

Denis Huard proposes to place an 8'x16' concession trailer on existing gravel area for sale of take-out food products and seeks a variance from Sections 5.10 (G)4 Eating and Drinking Places, 10.02 (F) Business Parking in Residential District, 10.03 (D) Accessible Spaces, 10.07 (E) Parking, Paving and 10.09 (B) Parking, Setbacks, as per documents submitted through December 31, 2014 in Ward 12, District R-1B of the Zoning Ordinance at **1451 Front Street**.

4. **ZO-13-2015**

Thomas Katsiantonis (Agent) proposes to install a 10'x20' walk-in cooler/freezer on the back of the building and seeks a **variance** from Section 6.03 (B) Rear Yard Setback, as per documents submitted through January 8, 2015 in Ward 8, District B-2 of the Zoning Ordinance at **2323 Brown Avenue**.

5. **ZO-14-2015**

Tyler Spencer proposes to maintain shed and parking and seeks a **variance** from Sections 8.28 (B) Accessory Structures & Uses and 10.09 (B) Parking, Setbacks, as per documents submitted through January 13, 2015 in Ward 7, District R-1B of the Zoning Ordinance at **170 Knowlton Street**.

6. **ZO-15-2015**

David Dunn (Agent) proposes to maintain front yard parking resulting from conversion of carport to living space and create one additional parking space and seeks a **variance** from Section 10.09 (B) Parking, Setbacks, as per documents submitted through January 14, 2015 in Ward 5, District R-1B of the Zoning Ordinance at **26 Grand Avenue**.

7. **ZO-16-2015**

Norris Viviers (Agent) proposes to erect a 4'x8' canopy roof over front entry door and seeks a **variance** from Section 6.03 (A) Front Yard Setback, as per documents submitted through January 22, 2015 in Ward 1, District R-1A of the Zoning Ordinance at **165 Steinmetz Drive**.

8. **ZO-17-2015**

Harold Rollins proposes to create an accessory dwelling unit in the lower level and maintain additional front yard parking space and seeks an **equitable waiver** from Section 10.09 (B) Parking, Setbacks and a **special exception** from Section 5.11 (L)1 Accessory Dwelling Unit, as per documents submitted through January 29, 2015 in Ward 4, District R-1B of the Zoning Ordinance at **172 Beaver Street**.

9. **ZO-18-2015**

John Cronin (Agent) proposes to use 885 SF space for auto repair and sales (no outside display) and seeks a **variance** from Sections 5.10 (I)1 Motor Vehicle Sales and 5.10 (I)4 Automotive Repair, as per documents submitted through January 20, 2015 in Ward 8, District IND of the Zoning Ordinance at **8030 South Willow Street**.

10. **ZO-19-2015**

Charles Cleary (Agent) proposes to convert former group home for the handicapped to a residential substance abuse treatment facility, providing congregate housing (8 beds) and transitional living program (8 rooms) for women and seeks a **variance** from Section 5.10 (A)10 Congregate Housing, as per documents submitted through January 20, 2015 in Ward 3, District B-1/R-2 PO of the Zoning Ordinance at **57 Webster Street**.

11. **ZO-20-2015**

Andrew Sullivan (Agent) proposes to build a 2-family dwelling on a lot in the R-1B zoning district and seeks a **variance** from Sections 5.10 (A)5 Two Family Dwelling, 6.01 Minimum Buildable Lot Area and 6.02 Minimum Lot Frontage and Width, as per documents submitted through January 30, 2015 in Ward 7, District R-1B of the Zoning Ordinance at **1135 Cilley Road**.

12. ZO-21-2015

Theresa Ellingson proposes to widen driveway to 30 feet and create two 10'x14' parking spaces in the front yard and seeks a **variance** from Sections 10.07 (B) Parking, Setbacks, 10.08 (C) Driveways, Width and 10.09 (B) Parking, Setbacks, as per documents submitted through January 30, 2015 in Ward 8, District R-1B of the Zoning Ordinance at **42 Gantry Street**.

III. BUSINESS MEETING:

1. REGULATORY MATTERS:

1. ZO-12-2015 (Subsequent Application)

Denis Huard proposes to place an 8'x16' concession trailer on existing gravel area for sale of take-out food products and seeks a variance from Sections 5.10 (G)4 Eating and Drinking Places, 10.02 (F) Business Parking in residential District, 10.03 (D) Accessible Spaces, 10.07 (E) Parking, Paving and 10.09 (B) Parking, Setbacks, as per documents submitted through December 31, 2014 in Ward 12, District R-1B of the Zoning Ordinance at **1451 Front Street**.

2. ZO-180-2014 (Request for Rehearing)

Isheunesu Chitakunye proposes to re-hear Case #ZO-180-2014, appealing the December 11, 2014 decision of the Zoning Board of Adjustment denying the request to create a parking space in the side yard at **32 River Birch Circle**.

3. ZO-170-2013 (Request for Rehearing)

Robert Murphy (Agent) on behalf of Barbara Ahlgren proposes to re-hear the remand of Case #ZO-170-2013, appealing the administrative decision not to "unmerge" former tax lots 9 and 10 from the applicant's property at **338 Walnut Hill Avenue Extension**.

2. ADMINISTRATIVE MATTERS:

1. Review and approval of the Zoning Board of Adjustment Minutes of January 8, 2015.
2. Any other new business items from Zoning Staff or Board Members.