



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING AGENDA Thursday, June 11, 2015 – 6:00 p.m. City Hall, Third Floor – Aldermanic Chambers

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

II. PUBLIC HEARING:

1. **ZO-55-2015**

Thomas Huot (Agent) proposes to subdivide property to create 2 buildable lots and merge remaining non-conforming parcel with abutting lot at 371 Campbell Street and seeks a **variance** from Sections 6.01 Minimum Buildable Lot Area and 6.02 Minimum Lot Frontage and Width for both lots 6 and 6A, as per documents submitted through May 13, 2015 in Ward 1, District R-1A of the Zoning Ordinance at **42 Poplar Street**.

2. **ZO-56-2015**

Mark Rivet proposes to maintain gravel area for 2 parking spaces and seeks a **variance** from Sections 10.07(B) Parking, Layout, 10.07E Parking, Paving, 10.08(B) Driveways, Location, 10.08 (C) Driveways, Width and 10.09(B) Parking, Setbacks, as per documents submitted through May 11, 2015 in ward 11, District R-1B of the Zoning Ordinance at **644 Douglas Street**.

3. **ZO-57-2015**

Luc Gingues proposes to build a 26'x36' second floor addition and seeks a variance from Section 6.03(C) Side Yard Setback, as per documents submitted through May 11, 2015 in Ward 6, District R-1B of the Zoning Ordinance at **190 Platts Avenue**.

4. **ZO-58-2015**

Bart Schultz proposes to expand parking area from 2 to 4 spaces and seeks a **variance** from Section 10.08(C) Driveways, Width, as per documents submitted through May 8, 2015 in Ward 7, District R-1B of the Zoning Ordinance at **81 Highland Park Avenue**.

5. **ZO-59-2015**

Luke Church, Jr. proposes to build an 8'x2.15' one-story deck within side yard setback, maintain a shed built onto the rear of the building and paved parking area for 5 spaces and seeks a variance from Sections 6.03(C) Side Yard Setback, 6.04 Lot Coverage, 10.03(D) Accessible Spaces, 10.07 (K)1 Parking, Bumpers, 10.07 (K)4 Parking, Screening and 10.09(B) parking, Setbacks, per documents submitted through May 15, 2015 in Ward 11, District R-3 of the Zoning Ordinance at **290 Cartier Street**.

6. ZO-60-2015

Heidi Bohmiller proposes to build a 12'x28' deck and maintain parking and seeks a **variance** from Sections 6.03(B) Rear Yard Setback and 10.09(B) Parking, Setbacks, as per documents submitted through May 1, 2015 in Ward 8, District R-1B of the Zoning Ordinance at **134 Charlotte Street**.

7. ZO-61-2015

Robert Dionne proposes to on lots subject to consolidation, utilize Lot 23 as a buildable lot and on Lot 22, maintain lot width less than 100 feet deep and pave existing gravel area to provide additional parking and seeks a **variance** from Sections 6.02 Minimum Lot Width and 10.09(B) Parking, Setbacks at Lot 22 and 6.01 Minimum Buildable Lot Area, 6.02 Minimum Lot Frontage and With, 11.03(D)2(d) Non-Conforming Lot at Lot 23, as per documents submitted through May 13, 2015 in Ward 12, District R-1B of the Zoning Ordinance at **400 Goffstown Road**.

8. ZO-62-2015

Nicholas & Leslie want propose to maintain attachment of garage to dwelling by breezeway (roof only) and seek a **variance** from Section 6.03(B) Rear Yard Setback, as per documents submitted through May 18, 2015 in Ward 4, District R-2 of the Zoning Ordinance at **618-620 Belmont Street**.

9. ZO-63-2015

Sarah Deschenes Kily proposes to reconstruct front stairs to code with a landing and build a new deck within 4 feet of an existing parking space and seeks a **variance** from Sections 6.03 (A) Front Yard Setback and 10.09 (B) Parking, Setbacks, as per documents submitted through May 18, 2015 in ward 1, District R-1B of the Zoning Ordinance at **44-46 Ray Street**.

10. ZO-64-2015

Heather Dudko (Agent) proposes to install a "Pharmacy" sign resulting in 9 building signs where 8 are allowed and seeks a **variance** from Section 9.08(A) Signs, as per documents submitted through June 1, 2015 in Ward 9, District B-2 of the Zoning Ordinance at **200 John E. Devine Drive**.

11. ZO-65-2015

Daniel Davideit proposes to construct a new deck with wrap-around connector to existing entry and maintain resultant parking and seeks a **variance** from Section 10.09(B) Parking, Setbacks, as per documents submitted through June 2, 2015 in Ward 12, District R-1B of the Zoning District at **70 Champlain Street**.

12. ZO-66-2015

Michael Laventure proposes to maintain a 16'x16' rear addition which places the detached garage into the side yard without the required setback and seeks a **variance** from Section 8.29(A) Accessory Structures & Uses, as per documents submitted through June 1, 2015 in Ward 6, District R-1A of the Zoning Ordinance at **701 Cohas Avenue**.

13. ZO-67-2015

Savino Auciello (agent) proposes to build decks onto existing health club/restaurant use and seeks a **variance** from Sections 6.03(A) Front and Street Yard Setbacks, 6.04 Lot Coverage and 10.03(B) Parking, Number of Spaces, as per documents submitted through June 2, 2015 in Ward 10, District B-2 of the Zoning Ordinance at **298 Queen City Avenue**.

III. BUSINESS MEETING:

1. ADMINISTRATIVE MATTERS:

1. Review and approval of the Zoning Board of Adjustment Minutes of May 14, 2015.
2. Any other new business items from Zoning Staff or Board Members.

**Full text of the agenda items is on file for review in the Planning & Community Development Department.
The order of the agenda is subject to change on the call of the Chairman.**