



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP
Director

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning
Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

MANCHESTER ZONING BOARD OF ADJUSTMENT VIRTUAL PUBLIC HEARING / LIMITED BUSINESS MEETING

Thursday, June 11, 2020 – 6:00 PM

Watch live on Channel 22 Manchester Public Access Television or
Stream Live at <https://www.manchestertv.org/22>

Note: PUBLIC COMMENTS may be submitted at any time up to the close of the public hearing for each case by email sent to ZBA@manchesternh.gov or a voice message called into (603) 792-6736. All comments must include your name and address and the case number.

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

II. PUBLIC HEARING:

(Current Items)

1. **ZBA2020-030**
445 Westwood Drive, R-1B Zoning District, Ward 8

Glen Ruggiero proposes to construct a 14'x16' deck resulting in lot coverage of 51.6% where 50% is allowed, maintain a second front yard parking space within the front yard setback and within 4' of the front lot line as well as maintain a shed in the rear yard within 4' of the side and rear lot lines and seeks a variance from sections **6.04** Lot Coverage, **10.09(B)** Parking Setbacks and **8.29(A)3** Accessory Structures and uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 5, 2020.

One City Hall Plaza, Manchester, New Hampshire 03101
Phone: (603) 624-6450 or (603) 624-6475 Fax: (603) 624-6529 or (603) 624-6324
E-Mail: pcd@manchesternh.gov
www.manchesternh.gov

2. **ZBA2020-027**
730 Mammoth Road and 482 Reservoir Street, R-1B Zoning District, Ward 2

Andrew Sullivan, Esq. (Agent) proposes to subdivide the subject parcel to create one new buildable lot, where new proposed Lot 4A has buildable land area of 6,004 SF where 7,500 SF is required and with lot width of 75.0' not maintained for 100' of depth, and where Lot 4 will remain improved with a two-family dwelling and a retail shop on a lot with 13,872 SF of buildable land area where 15,000 SF is required, with lot frontage and width of 130.23' where 150' is required, with a side yard setback from the north lot line of 8.5' where 20' is required, maintain reconfigured parking spaces, including 6 new commercial parking spaces in a residential district, without parking screening or bumpers, 6 undersized parking spaces and a reduced landscaped buffer at the proposed lot line, as well as relocate a dumpster to the front yard with an 8' fenced enclosure and seeks a variance from sections **6.01** Minimum Buildable Lot Area and **6.02** Minimum Lot Width at Lot 4A and **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and Width (2 counts) **6.03(C)** Side Yard Setback, **10.06(A)** Parking Layout, **10.09(B)** Parking Setbacks, **10.07(K)4** Parking Screening, **10.07(K)1** Parking Bumpers, **10.02(F)** Business Parking in Residential District, **8.29(A)1** Accessory Structures and Uses, **8.27(B)** Fences Walls and **10.07(G)** Landscaping of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 19, 2020.

3. **ZBA2020-032**
200 Westland Avenue, R-2 Zoning District, Ward 9

Roy Tilsley, Esq. (Agent) proposes to maintain a fourth dwelling unit constructed above a detached garage, resulting in two principal structures on one lot which requires Planned Development approval from the Planning Board, on a lot with 15,000 SF where 16,500 SF is required, where the garage has a rear yard setback of 6.0' where 20' is required for a principal structure, with three front yard parking spaces, with five parking spaces within 4' of a building or lot line, where five parking spaces and the drive aisle are undersized and requiring backing out of angled parking spaces against the direction of travel and where there is less than the required 10' landscape perimeter and seeks a variance from sections **5.10(A)6** Multi-Family Dwelling, **5.08** Multiple Structures or Uses on a Single Lot, **6.01** Minimum Buildable Lot Area, **6.03(B)** Rear Yard Setback, **10.09(B)** Parking Setbacks, **10.07(K)1** Parking Bumpers, **10.06(A)** Parking Layout, **10.07(D)** Parking Maneuvering and **10.07(G)** Landscaping of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 7, 2020.

4. **ZBA2020-033**
220 Londonderry Turnpike, B-2 Zoning District, Ward 6

John Cronin Esq. (Agent) proposes to establish a construction equipment rental, sales, service and repair facility within the Lake Massabesic Overlay Protection District and seeks a variance from section **7.11(C)1** Prohibited Uses of Lake Massabesic Protection Overlay District of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 11, 2020.

5. **ZBA2020-034**
32 Debbie Street, R-1B Zoning District, Ward 12

Patrick Graham proposes to construct a 14'x30' shed in the front yard where not allowed and seeks a variance from section **8.29(A)1** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 14, 2020.

6. **ZBA2020-039**
180-200 Woodbury Street, B-2 Zoning District, Ward 10

Brian Pratt (Agent) proposes to increase the multifamily use by 15 dwelling units from 108 to 123 units in the B-2 zone and maintain building height of 88.3' where 84' has been granted by variance case 103-ZO-1986 and seeks a variance from sections **5.10(A)6** Multifamily Dwelling and **6.05** Height in Feet of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 19, 2020.

7. **ZBA2020-035**
655 S. Willow Street, B-2 Zoning District, Ward 9

Brian Pratt (Agent) proposes to construct an accessory structure ATM with a canopy located in the front yard where the proposed stacking spaces for the ATM are located within the required parking aisle dimension and erect four wall signs where two comprise 12.8% of the wall area and the other two comprise 13.5% of the wall area where 10% is allowed and seeks a variance from sections **8.29(B)** Accessory Structures and Uses, **10.06(A)** Parking Layout and **9.09(D)** Signs of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 19, 2020.

8. **ZBA2020-037**
166 Hickory Street, R-1B Zoning District, Ward 8

Ryan DeCinto proposes to maintain a parking space in the side yard within 4' of the house and shed where 4' is required and maintain an 8'x12' shed within the required side yard setback 5.3' from the lot line where 10' is required and seeks a variance from sections **10.09(B)** Parking Setbacks and **8.29(A)** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 18, 2020.

9. **ZBA2020-040**
33 Maiden Lane, R-1A Zoning District, Ward 8

Mary Bobotas proposes construct a 12'x32' above ground pool with a side yard setback of 10' where 20' is required, resulting in lot coverage of 47% where 40% is allowed and replace a 4' wood fence with a 6' vinyl fence in the front yard where 4' is allowed and seeks a variance from sections **8.29(A)2** Accessory Structures and Uses, **6.04** Lot Coverage and **8.27(B)** Fences Walls of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 28, 2020

10. **ZBA2020-041**
286 Coolidge Avenue, R-1B Zoning District, Ward 11

Todd Cote (Agent) proposes to rebuild the front porch and carport with an 11' front yard setback and a 1' side yard setback where 20' is required, maintain a garage with a 0' rear yard setback where 30' is required and a 1' side yard setback where 20' is required due to the connecting structure constructed between the house and garage and maintain 3 parking spaces within 4' of the building or lot line where 4' minimum is required and seeks a variance from sections **6.03(A)** Front Yard Setback, **6.03(C)** Side Yard Setback, **6.03(B)** Rear Yard Setback and **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 29, 2020.

11. **ZBA2020-042**
42 Medford Street, R-1B Zoning District, Ward 7

John Cronin, Esq. (Agent) proposes reconstruct a 16'x22' non-conforming garage with a side yard setback of 6.3' where 10' is required and seeks a variance from section **11.05(A)** Non-Conforming Structures of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 2, 2020

III. BUSINESS MEETING:

1. **ADMINISTRATIVE MATTERS:**

1. **Review and approval of the ZBA Minutes of May 7, 2020.**
2. **Any other business items from the ZBA staff or Board Members.**

Each case file is available on-line at <http://www.manchesternh.gov/Departments/Planning-and-Comm-Dev/Zoning-Board/Project-Applications>. Or search for "Manchester NH ZBA Project Applications".

The order of the agenda is subject to change on the call of the Chairman.