



CITY OF MANCHESTER
PLANNING AND COMMUNITY DEVELOPMENT

ZBA2020-023
Leon L. LaFreniere, AICP
Director

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

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

September 22, 2020

Leslie R. Skillings, Jr.
1671 Union Street
Manchester, NH 03104

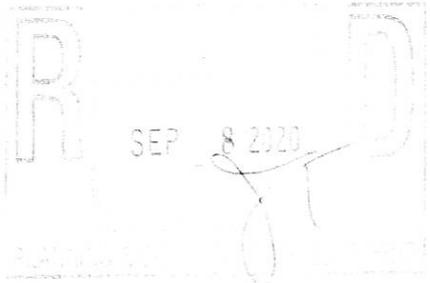
RE: 1671 Union Street B-1
Denial of Building Permit

Your application for a permit dated September 8, 2020 to construct a 25'x25' one-story detached garage in the front yard in the R-1A zoning district, all as per documents submitted through September 8, 2020 and with non-compliance listed in the Zoning Review dated September 21, 2020 is hereby acknowledged.

According to Section(s) 8.29(A)1 Accessory Structures and Uses, of the Zoning Ordinance of the City of Manchester, New Hampshire, passed to be ordained on February 7, 2001, this is prohibited. Consequently, I have no authority to grant this permit. Permit is hereby DENIED.

Further proceedings contemplated pertaining to this application must be pursuant to NH Revised Statutes Annotated 674:33 or the other statutory provisions relative to Zoning Boards of Adjustment, as may be appropriate.

Michael J. Landry, PE, Esq.
Deputy Director, Building Regulations



1671 Union St.

B....#211....'77....Leslie Skillings
P....#9.....'80....Pat Skillings
E....#27.....'80.... " "
B....#1341....10/25/90....Leslie Skillings (Curb-Cut)

 04-07005 ISSUED

1671 UNION ST Site Address

ACCESSORY
STRUCTURE

 1671 UNION ST
MANCHESTER

ZONING REVIEW

Reviewed By: Glenn Gagne

Date: September 21, 2020

Revised By:

Revision Date:

APPLICANT NAME: Leslie R. Skillings Jr.
 STREET ADDRESS: 1671 Union Street
 ZONE: R-1A (Residential)

TELEPHONE: 540-0623
 STREET STATUS: Accepted
 MAP / LOT: 559 / 13
 WARD: 1

OVERLAY DISTRICTS:

- Flood Plain
- Residential-PO
- Historic District (AMH, ACH)
- Airport Navigational Hazard
- Airport Approach
- Airport Noise
- Arena Overlay
- Lake Massabesic Protection Overlay
- Manchester Landfill Groundwater Management (ML-GMZ)

PLANNING DEPARTMENT/BOARD ACTION:

- Site Plan
- Subdivision
- Planned Development
- Conditional Use Permit
- Voluntary Merger
- Heritage Commission

DIMENSIONS	EXISTING	PROPOSED
Area of Lot (Square Feet)	38,768	38,768
Area of Building on Lot (Square Feet)	1,141	1,141
Number of Stories	2	2
Total Area of All Floors (Square Feet)	1,778	1,778

ARTICLE 5 - USES	PERMITTED PER	NOT PERMITTED PER	REMARKS
<input type="checkbox"/> Single Family Dwelling	5.10 (A) 1		
<input type="checkbox"/>			

ARTICLE 6 DIMENSIONAL REQUIREMENTS	SECTION	ALLOWED/REQUIRED	PROPOSED/EXISTING	REMARKS
<input type="checkbox"/> Min. Buildable Lot Area	6.01	12,500 SF	38,768 SF	OK
<input type="checkbox"/> Minimum Lot Front	6.02	100' (Min)	10'	Existing N/C
<input type="checkbox"/> Minimum Lot Width	6.02	100' (Min)	10'	Existing N/C
<input type="checkbox"/> Front Yard Setback	6.03 (A)	25' (Min)	100'	OK
<input type="checkbox"/> Side Yard Setback	6.03 (C)	20' (Min)	35'	OK
<input type="checkbox"/> Side Yard Setback	6.03 (C)	20' (Min)	15'	Existing N/C
<input type="checkbox"/> Rear Yard Setback	6.03 (B)	20' (Min)	229'	OK
<input type="checkbox"/> Lot Coverage (%)	6.04	40% (Min)	16%	OK
<input type="checkbox"/> Height in Feet	6.05	35' (Max)	Less	OK
<input type="checkbox"/> Height in Stories	6.05	2.5 (Max)	2	OK
<input type="checkbox"/> Floor Area Ratio	6.06	0.3 (Max)	0.05	OK

ZONING ITEM	SECTION	ALLOWED/ REQUIRED	PROPOSED	REMARKS
<input type="checkbox"/> Parking, No. of Spaces	10.03 (B)	2	2	OK - 2-car garage proposed
<input type="checkbox"/> Parking, Setbacks	<input type="checkbox"/> 10.09 (A) <input type="checkbox"/> 10.09 (B)	- See Ord.	- See Plan	- OK
<input type="checkbox"/> Parking, Screening	10.07(K)4	N/R	-	-
<input type="checkbox"/> Parking, Paving	10.07 (E)	Required	Existing	OK
<input type="checkbox"/> Parking, Bumpers	10.07 (K)1	N/R	-	-
<input type="checkbox"/> Parking, Layout	10.06 (A)	See Ord.	See Plan	OK
<input type="checkbox"/> Parking, Maneuvering	10.07(D)	See Ord.	See Plan	OK
<input type="checkbox"/> Loading, Off-Street # of Spaces	10.05 (2)	N/R	-	-
<input type="checkbox"/> Loading, Dimension of Area	10.06 (C)	-	-	-
<input type="checkbox"/> Loading, Maneuvering	10.06 (C)	-	-	-
<input type="checkbox"/> Driveways, Width	10.08 (C)	24'	10'	OK
<input type="checkbox"/> Driveways, Location	<input type="checkbox"/> 10.08 (A) <input type="checkbox"/> 10.08 (B)	See Ord. See Ord.	See Plan See plan	OK OK
<input type="checkbox"/> Visibility at Corners	8.27 (E)	N/A	-	-
<input type="checkbox"/> Accessible Spaces, Number	10.03 (D)	N/R	-	-
<input type="checkbox"/> Accessible Spaces, Dimensions	<input type="checkbox"/> 10.06 (B)	-	-	-
<input type="checkbox"/> Screening/Buffers	<input type="checkbox"/> 6.08 (A) <input type="checkbox"/> 6.08 (B)	N/R	-	-
<input type="checkbox"/> Landscaping	10.07 (G)	N/R	-	-
<input type="checkbox"/> Signs	<input type="checkbox"/> 9.08 (A) <input type="checkbox"/> 9.09 (B)	- -	- None	- -
<input type="checkbox"/> Fences, Walls	<input type="checkbox"/> 8.27 (B) <input type="checkbox"/> 8.27 (C) <input type="checkbox"/> 8.27 (D)	See Ord. - -	See Plan None None	OK - 5 ft high fencing in side and rear yard. - -
<input checked="" type="checkbox"/> Accessory Structures & Uses	<input checked="" type="checkbox"/> 8.29 (A) 1 <input type="checkbox"/> 8.29 (B)	See Ord. -	See Plan -	N/C - Proposed 25' x 25' one story garage in front yard where not allowed.
<input type="checkbox"/> Other	-	-		

PARKING SPACE REQUIREMENT:

Building Use	Unit of Measurement	Computation	Spaces Required
Single Family Dwelling	2 per unit	2 x 1 unit = 2	2
TOTAL:			2

Additional Information:

DATE OF PLAN SUBMISSION: September 8, 2020



City of Manchester
 Planning & Community Development
 One City Hall Plaza-West Wing
 Manchester, NH 03101
 (603) 624-6475
 www.manchesternh.gov

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

VARIANCE CRITERIA

Complete this form and attach 10 copies along with any supplemental material that would support your appeal.

Deadline for Next Hearing: _____

Property Location: 1671 UNION ST

Owner: LES SKILLINGS

Address: 1671 UNION ST

Phone #: 603 540-0623

MANCHESTER NH

Email: LES.SKILLINGS@COMCAST.COM

Applicant: _____

Address: _____

Phone #: _____

Email: _____

Relief Sought From Section(s): _____

1. The variance would not be contrary to the public interest because: _____

IT NOT GOING TO LOOK OUT OF PLACE

2. The spirit of the ordinance is observed because: _____

I AM ABIDING BY THE VARIANCE FOR GARAGE

3. Substantial justice would be done because: _____

IT WILL GO ALONG WITH THE NEIGHBOR HOOD

4. The values of surrounding properties would not be diminished because: _____

IT WILL FIT IN.

5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship if:

(A) Owing to the following special conditions of the property that distinguish it from other properties in the area:

i. No fair and substantial relationship exists between the general purposes of the ordinance provisions and the specific application of that provision to the property; and

ii. The proposed use is a reasonable one.

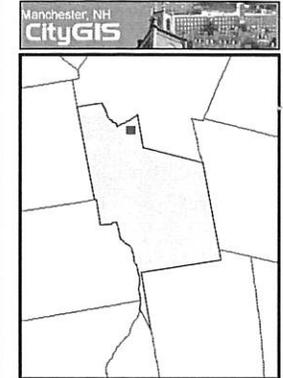
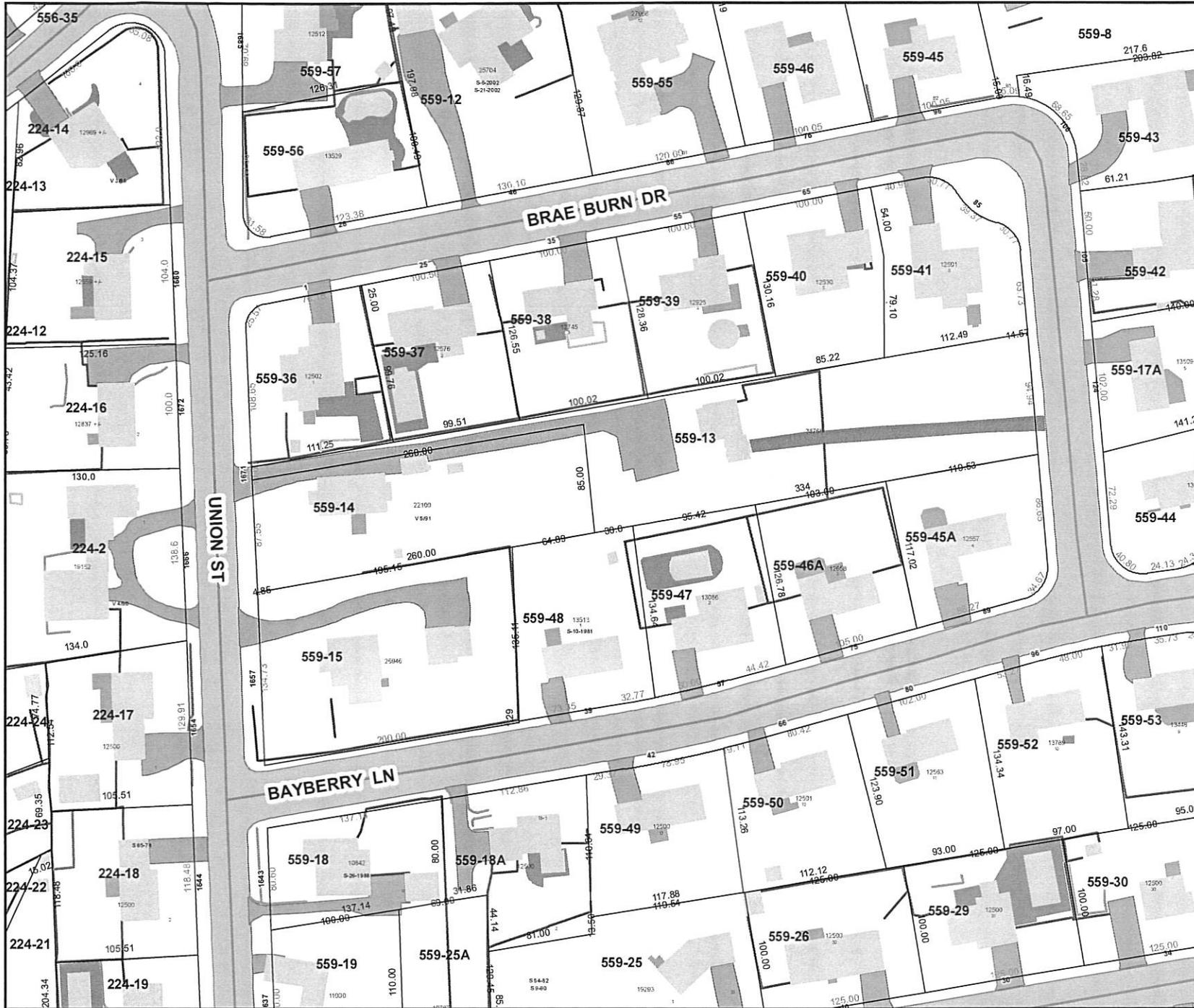
THE GARAGE WILL SET AROUND 200' FROM UNION ST.

Or (B) Owing to the following 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.

Applicant Signature

Print Name

Date

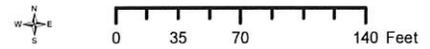


Area Map Showing Extent of Map At Left

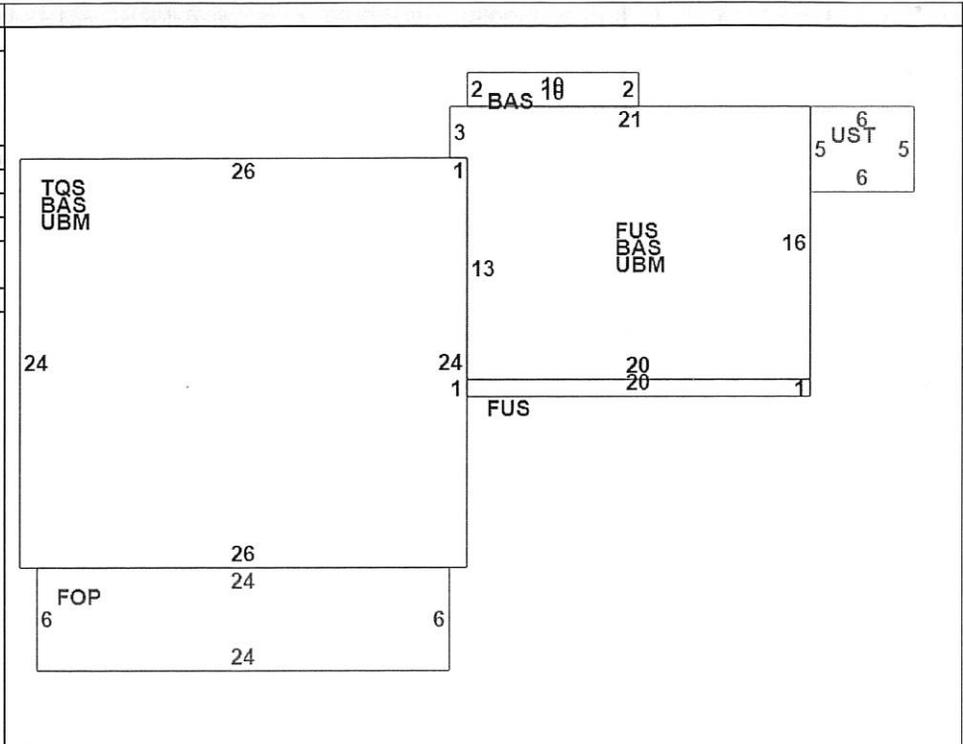


DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc. appearing on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this information was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Conventional			
Model	01	Residential			
Grade:	04	Average +05			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Hot Air			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	7				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
MHP					
			CONDO DATA		
			Parcel Id	C	Owne
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		212,199
			Year Built		1933
			Effective Year Built		1978
			Depreciation Code		AV
			Remodel Rating		
			Year Remodeled		
			Depreciation %		38
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		62
			RCNLD		131,600
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	2 STORY CHI	B	1	4000.00	1978		62		0.00	2,500
SHD1	SHED FRAME	L	96	12.00	2016		50		0.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	967	967	967	106.05	102,547
FOP	Porch, Open	0	144	29	21.36	3,075
FUS	Upper Story, Finished	343	343	343	106.05	36,374
TQS	Three Quarter Story	468	624	468	79.53	49,630
UBM	Basement, Unfinished	0	947	189	21.16	20,043
UST	Utility, Storage, Unfinished	0	30	5	17.67	530
Ttl Gross Liv / Lease Area		1,778	3,055	2,001		212,199



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2017	MANCHESTER, NH
SKILLINGS, LESLIE R		1 Suitable	1 All Public	1 Paved	1 Urban	Description	Code	Appraised	Assessed		
1671 UNION ST MANCHESTER NH 03104-1734		1 Level				RESIDNTL	1010	134,100	134,100		
						RES LAND	1010	111,100	111,100		
						RESIDNTL	1010	600	600		
SUPPLEMENTAL DATA						Total		245,800	245,800		
Alt Prcl ID Land Adjus NO Voided NO Total SF 38768 Zone Frontage/D No GIS ID 559-13				RAD OR C CAD = 650 Callback Lt Sketch Not Land Class R Parcel Zip 03104-1734 Assoc Pid#							

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
SKILLINGS, LESLIE R		0 0				0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
								2019	1010	134,100	2018	1010	134,100	2017	1010	134,100		
									1010	111,100		1010	111,100		1010	111,100		
									1010	600		1010	600		1010	600		
								Total	245800		Total	245800		Total	245800		Total	245800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
220														

NOTES										APPRAISED VALUE SUMMARY									
REAR DIMENSIONS EST. DUE TO NO ACCESS TO REAR YARD										Appraised Bldg. Value (Card) 131,600 Appraised Xf (B) Value (Bldg) 2,500 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 111,100 Special Land Value 0 Total Appraised Parcel Value 245,800 Valuation Method C Total Appraised Parcel Value 245,800									

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
										10-29-2005	AM			01	Meas/Int Estimate				
										10-29-2005	AM			02	2nd Visit Not Home				
										10-23-2000	RW			07	Meas/Info@Dr				
										08-28-1990				20	Sale Inspection				

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	SINGLE FAM			38,768 SF	2.05	1.00000	1	1.00	220	1.400	SHARED DRIVE		1.0000	2.87	111,100
Total Card Land Units					0.890	AC	Parcel Total Land Area					0.8900	Total Land Value			111,100

DEPARTMENT OF BUILDINGS

PLOT PLAN

PERMIT No.

SEP 8 2020

DISTRICT

B-1A (55)

Location and Detail must be correct, complete and legible.

In the blank space below draw the exact shape of your lot and mark the boundary distances; next show all present and proposed buildings in their correct location on lot and mark the size on same.

