



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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

Thursday, October 8, 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:

(Tabled from 9-10-20 ZBA Meeting)

1. **ZBA2020-082**
556 Huse Road, R-1B Zoning District, Ward 8

Kathleen Tarlowski proposes to create one new parking space partially in the front yard within 4' of the building and side lot line and seeks a variance from section **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through September 18, 2020.

2. **ZBA2020-086**
132 Bellevue Street, R-1B Zoning District, Ward 9

Ben Finney (Agent) proposes maintain a 12'x18' portion of a carport enclosed for a porch with a 14' street yard setback resulting in a parking space within 4' of the building and partially in the front yard, and create one new parking space in the street yard and 3.5' from

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the lot line where 4' is required and seeks a variance from sections **6.03(A)** Street Yard Setback and **10.09(B)** Parking Setbacks (4 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 24, 2020.

(Postponed from 9-10-20 ZBA Meeting)

3. **ZBA2020-091**
223 Coolidge Avenue, R-1B Zoning District, Ward 11

James Gillett proposes to construct a 1½ story, 24'x28' garage with a 6'x12' breezeway with a 1' street yard setback where 20' is required, as well as maintain a 6' high fence in the front yard and a shed in the Bremer Street, street yard and seeks a variance from sections **6.03(A)** Street Yard Setback, **8.27(B)** Fences and Walls and **8.29(A)1** Accessory Structures and uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 27, 2020.

(Current Items)

4. **ZBA2020-092**
381 Kelley Street, B-1 Zoning District, Ward 11

Tariq Zubhuza proposes to establish a tattoo parlor within 500 feet from the exterior wall of a residential structure existing in a residential zoning district and seeks a variance from sections **5.10(H-6)12** Tattoo Parlor and **8.06(A)2** Tattoo Parlor Within 500 Feet From Exterior Wall of a Residential Structure Existing in a Residential Zone of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through September 4, 2020.

5. **ZBA2020-093**
1671 Union Street, R-1A Zoning District, Ward 1

Leslie Skillings, Jr. proposes to construct a 25'x25' one-story detached garage in the front yard 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 September 8, 2020.

6. **ZBA2020-096**
97 State Street, R-3 Zoning District, Ward 3

John Cronin, Esq. proposes to extend a previously granted variance for two additional years and seeks a variance from section **14.02(B)4** Extension of Variance for Two Additional Years of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through September 9, 2020.

7. **ZBA2020-094**
1 Woodman Avenue, R-2 Zoning District, Ward 5

Joseph Guiliano proposes to create an additional dwelling unit in a single family residence on a lot having another three family dwelling resulting in five dwellings units and maintain two parking spaces off of Valley Street where one is in the front yard and the other is within 4' of a building and seeks a variance from sections **5.10(A)6** Multifamily Dwelling and **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through September 9, 2020.

8. **ZBA2020-100**
1345 Front Street, R-1B Zoning District, Ward 12

Kirsten Kochanek proposes construct a detached two car, two story garage with an accessory dwelling unit (ADU) in the front yard, with no passage way between the principal dwelling and accessory dwelling, with a driveway width of 49' where 24' is allowed and seeks a variance from sections **8.29(A)1** Accessory Structures in the Front Yard, **8.26(A)** ADU in Detached Structures, **8.26(F)** ADU Design and Construction, **10.08(C)** Driveway Width of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through September 21, 2020.

9. **ZBA2020-102**
188 Wilson Street, RDV Zoning District, Ward 7

Joshua Tessier proposes to create two additional parking spaces both within 4' of the building and property line and within the front yard setback, where one space is undersized and where both spaces require backing out onto a public way and with a driveway width of 36' where 24' is allowed and seeks a variance from sections **10.08(C)** Driveway Width, **10.09(B)** Parking Setbacks (6 counts), **10.09(B)2** Parking Setbacks, **10.07(B)** Parking Layout and **10.07(D)** Parking Maneuvering of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through September 23, 2020.

10. **ZBA2020-103**
139 Brent Street, R-1B Zoning District, Ward 8

Michael and Deborah Shorey propose to create two new parking spaces resulting in three spaces within the front yard setback, where the two spaces are within four feet of a property line, maintain a rear deck with a 23' rear yard setback and maintain a shed 2' from the rear and side lot lines and seek a variance from sections **10.09(B)** Parking Setbacks, **6.03(B)** Rear Yard Setback 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 September 25, 2020.

11. **ZBA2020-104**
191 Porter Street, R-1B Zoning District, Ward 7

Roberto Velez proposes to maintain a covered front porch 15.8' from the front lot line where 20' is required, maintain an enclosed carport with a 0' side yard setback where 10' is required, maintain an above ground pool in the rear yard 2.3' from the side lot line where 4' is required with an attached deck in the side yard with a 7' setback where 10' is required and seeks a variance from sections **6.03(A)** Front Yard Setback, **6.03(C)** Side Yard Setback, **8.29(A)2** Accessory Structures and Uses in the Side Yard and **8.29(A)3** Accessory Structures and Uses in the Rear Yard of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through September 25, 2020.

12. **ZBA2020-097**
176 Lake Avenue, R-3 Zoning District, Ward 3

Matthew Peterson (Agent) proposes to establish a food pantry in a building with 10,600 SF of area and seeks a variance from section **5.10** Food Pantry of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through September 28, 2020.

13. **ZBA2020-095**
23 West Webster Street, R-1B Zoning District, Ward 1

John Cronin, Esq. (Agent) proposes to establish a hair salon within a portion of the first floor with associated office space on the second floor and maintain a parking space in the front lot without the required landscaped buffer and within 4' of the front lot line and maintain parking spaces in the rear without parking bumpers or the required landscaped buffer, with one space within 4' of the building and seeks a variance from sections **5.10(H-6)3** Hair Salon, **10.09(B)** Parking Setbacks, **10.07(K)1** Parking Bumpers and **10.07(G)** Landscaping of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through September 29, 2020.

14. **ZBA2020-101**
147 Walnut Street , C-1 Zoning District, Ward 2

Laura Hartz, Esq. (Agent) proposes to subdivide a property with two structures on the lot, where proposed lot 23 will have 26,453 SF in lot area and will remain improved with a church and rectory with a side yard setback of 9.1' where 20' is required and with a floor area ratio of 0.52 where 0.50 is required, and where proposed lot 23-1 will have 22,017 SF in lot area and will remain improved with a historic residence known as the Chandler House which will be used as a museum with a floor area ratio of 0.62 where 0.5 is allowed, with a street yard setback of 5.8' for a proposed accessible ramp where 15' is required and with a proposed paved turnaround area to serve handicap accessible spaces with 10' of the street lot line and seeks a variance from sections **6.03(C)** Side Yard Setback and **6.06** Floor Area

Ratio at Lot 23 and **6.03(A)** Street Yard Setback, **6.06** Floor Area Ratio and **10.09(A)** Parking Setbacks at Lot 23-1 of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through September 22, 2020.

III. BUSINESS MEETING:

1.

1. **Review and approval of the ZBA Minutes of August 13, 2020 and September 10, 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.