



CITY OF MANCHESTER, NH
ZONING BOARD ADJUSTMENT
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Date: January 6, 2010

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT
Thursday, January 14, 2010
Aldermanic Chambers – City Hall – 3rd Floor – 6:00 PM
One City Hall Plaza, Manchester, NH 03101-2097

PUBLIC HEARING AGENDA

Tabled from the December 3, 2009 Public Hearing:

1. Case #151-ZO-2009 – James W. Shultz, Sr. (Owner) proposes to build a one-story addition to existing 2-family dwelling; also maintain 8'x12' shed in side yard and seeks **variances** from Section(s) 11.04 (E) Expansion of non-conforming use, 6.07 Front yard setback and 8.24 (A) 2 Accessory structures, District R-1B, of the Z.O., as per plans submitted through November 16, 2009 at **81 Highland Park Ave.**

Rehearing:

2. Case #144-ZO-2009 – Attorney Charles Cleary (Agent) proposes to build a 7,500 sq. ft., 2-story building to be used for restaurants, retail sales and up to five residential dwelling units above at 1037 Hanover St.; also maintain 1-family dwelling and provide parking for adjacent lot at 1045 Hanover St. and seeks **variances** from Sections 5.10 (G) 6 Restaurant with drive up, 5.10 (G) 1 Restaurant with alcohol, 5.10 (F) 5 Retail, 5.10 (A) 8 Upper story dwellings, 10.02 (F) Business parking, 6.03 (2 counts) Front yard and Street yard setbacks, 10.09 (B) Parking setbacks, 10.07 (K) 4 Parking screening, 10.03 (D) and 10.06 (B) Accessible spaces, 10.07 (C) Stacking spaces, 10.07 (G) Landscaping and 9.03 Signs at **1037 Hanover St.** and 5.10 (I) 8 Commercial parking lot and 10.08 (B) Parking setbacks at **1045 Hanover St.**

New Cases:

3. Case #-01-ZO-2010 – Ken Perron (Owner) proposes to maintain a 13'-4" x 18'-2" shed in side yard with less than required 10' setback and seeks a **variance** from Section 8.24 (A) 2 Accessory structures, District R-1B, of the Z.O., as per plans submitted through December 11, 2009 at **279 Crosbie St.**
4. Case #-02-ZO-2010 – Steve Freeman (Agent) proposes to erect an additional free-standing sign on lot within 150' of other free-standing signs and seeks **variances** from Sections 9.07 and 9.06 (A) 1 Signs, District B-2, of the Z.O., as per plans submitted through December 3, 2009 at **763 Second St.**
5. Case #-03-ZO-2010 – Terry Flower (Owner) proposes to maintain tax service/bookkeeping office and retail sale of flags in residential dwelling and seeks **variances** from Section 5.10 (H-1) 1 Tax services/bookkeeping, 5.10 (F) 5 Sale of flags and 10.02 (F) Business parking in residential district, District R-1B, of the Z.O., as per plans submitted through December 7, 2009 at **1364 Candia Rd.**

6. Case #04-ZO-2010 – Mithat Mahmutovic (Agent) proposes to maintain open front enclosure of existing stairs on front of building and seeks a **variance** from Section 6.07 Front yard setback, District R-2, of the Z.O., as per plans submitted through December 2, 2009 at **398-400 Bridge St.**
Prior to hearing the case, the Board will address the Subsequent Application.
7. Case #05-ZO-2010 – George Chianis (Agent) proposes to erect telecommunications antenna on roof and seeks **variances** from Sections 5.10 (E) 8 Telecommunication Antennae & 6.05 Height in feet, District RDV, of the Z.O., as per plans submitted through December 11, 2009 at **228 Maple St.**
8. Case #06-ZO-2010 – Joseph Schipilliti (Owner) proposes to build a 12' x 12' three-seasons room and a 12' x 12' deck with 4' landing and stairs in rear yard, build landing with steps in front yard and maintain shed in side yard and seeks **variances** from Sections 6.07 Front and Rear setbacks and 8.24 (A) 2 Accessory structure, District R-1B, of the Z.O., as per plan submitted through December 16, 2009 at **441 Whittington St.**
9. Case #07-ZO-2010 – Jason Massicotte (Agent) proposes to maintain two parking spaces in front yard in order to convert property to a 2-family dwelling and maintain two decks and sunroom in rear setback and seeks **variances** from Sections 6.03 Rear setback, 10.09 (B) Parking setbacks, 10.08 (A and B) Driveway location and 8.22 (E) Visibility at corners, District R-2, of the Z.O., as per plans submitted through December 18, 2009 at **194 Putnam St.**
10. Case #08-ZO-2010 - Rejean Roy (Owner) proposes to maintain dwelling 13.3' from paper street and maintain 3rd parking space in front yard and seeks **variances** from Sections 6.03 Street setback and 10.09 (B) Parking setbacks, District R-1B, of the Z.O., as per plans submitted through December 21, 2009 at **50 Orms St.**
11. Case #09-ZO-2010 – Matthew Routhier (Agent) proposes to build two additions onto existing podiatry office to be used for waiting area and exam area and seeks **variances** from Sections 11.04 (F) Expansion or change in non-conforming use create by variance, 10.09 (B) Parking setbacks and 10.07 (K) 1 Parking bumpers, District R-2, of the Z.O., as per plans submitted through December 22, 2009 at **424 Hanover St.**
12. Case #10-ZO-2010 – Attorney Andrew Sullivan (Agent) proposes to create parking area containing 10 parking spaces with 7 to be used by property at 6-14 Notre Dame Ave. and seeks **variances** from Sections 6.03 Lot area, 10.03 (D) Accessible spaces and 10.07 (G) Parking landscaping, District R-3, of the Z.O., as per plans submitted through December 22, 2009 at **141 West St.**

Raymond P. Clement, Chairman
Zoning Board of Adjustment

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.