



CITY OF MANCHESTER, NH
ZONING BOARD ADJUSTMENT
ONE CITY HALL PLAZA
MANCHESTER, NH 03101
Tel: (603) 624-6475
Fax: (603) 624-6324
www.ManchesterNH.gov
e-mail: building@ManchesterNH.gov

Date: February 3, 2010

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT
Thursday, February 11, 2010
Aldermanic Chambers – City Hall – 3rd Floor – 6:00 PM
One City Hall Plaza, Manchester, NH 03101-2097

PUBLIC HEARING AGENDA

Tabled from the January 14, 2010 Public Hearing:

1. 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.**

New Cases:

2. Case #-11-ZO-2010 – Michael Guerette (Owner) proposes to consolidate adjacent non-conforming lot and subdivide into two lots; maintain 1-family dwelling on Lot 1 and create a buildable lot with less than required minimum lot size on Lot 2 and seeks a **variance** from Section 6.01 Lot area for Lot 2, District R-1A, of the Z.O., as per plans submitted through December 30, 2009 at **1511 Union St.**
3. Case #12-ZO-2010 – Richard Power (Owner) proposes to extend expiration time for an additional year and seeks **variances** from Sections 14.02 (B) 4 and 15.03 (B) One year variance expiration, District R-2, of the Z.O., as per plans submitted through December 3, 2009 at **715 Massabesic St.**
4. Case #13-ZO-2010 – **255 So. Porter St.** – Postponed until the March 11, 2010 Public Hearing.
5. Case #14-ZO-2010 – Kim Balles (Owner) **Appeals the Decision of the Zoning Review Officer**, per letter dated December 30, 2009, stating that the shrubs are in violation of Section 8.22 (E) Visual Clearance on Corner Lot, per appeal filed on January 14, 2010 for the property located at **578 Coolidge Ave.**
6. Case #15-ZO-2010 – Paul Croteau (Agent) proposes to replace and extend stairs in front yard; also create additional parking space in front yard and seeks **variances** from Sections 6.07 Front setback and 10.09 (B) Parking setbacks, District R-1B, of the Z.O., as per plans submitted through January 21, 2010 at **77 Pennsylvania Ave.**
7. Case #16-ZO-2010 – John Rahill (Agent) proposes to replace existing mobile home with newer mobile home (16' x 67') and seeks a **variance** from Section 8.02 (C) 2 Rear setback, District R-1A, of the Z.O., as per plans submitted through January 13, 2010 at **749 Corning Rd./32 Thistle Way #28.**

8. Case #17-ZO-2010 – George Roy (Owner) proposes to maintain farmer’s porch in front yard and seeks a **variance** from Section 6.07 Front setback, District R-1B, of the Z.O., as per plans submitted through January 19, 2010 at **34 Rebel Lane**
9. Case #18-ZO-2010 – Attorney Daniel Muller (Agent) proposes on an unaccepted way, to consolidate adjacent tax lots into one lot to create a buildable lot without the required frontage and seeks a **variance** from Section 6.02 Lot front, District R-1A, of the Z.O., as per plans submitted through January 25, 2010 at **Crescent Lane (Map 218/Lots 21A, 22 & 23)**.
10. Case #19-ZO-2010 - Steven Parsons (Owner) proposes to maintain street yard parking where not allowed and seeks a **variance** from Section 10.09 (B) Parking setback, District R-1B, of the Z.O., as per plans submitted through January 22, 2010 at **23 Rebel Lane**.
11. Case #20-ZO-2010 – Michael Haigler (Agent) proposes to convert 32 rooming units and 8 apartments to 38 rooming units and 8 apartments, providing no additional parking where 6 more spaces are required; also remove stipulation “A” from Case #365-ZO-85, granted September 9, 1985 and seeks **variances** from Sections 11.04 (F) Expansion of use created by variance and 14.02 (B) 3 Existing stipulation, all as per plans submitted through January 26, 2010 at **48 Henriette St**.
12. Case #21-ZO-2010 – Jonathan Taylor (Applicant) proposes to maintain occupancy in portion of 3rd floor for church and requests a **variance** from Section 5.10 (J) 9 Church, District RDV, of the Z.O., as per plans submitted through January 27, 2010 at **228 Maple St**.
13. Case #22-ZO-2010 – Attorney John Cronin (Agent) proposes to remove existing structure and subdivide property into four building lots; and at Lot 2, build a 2-story, four-unit townhouse dwelling and seeks **variances** from Section(s) 6.02 Lot depth for Lot 1; 5.10 (A) 2 Single-family attached (townhouse) dwellings, 6.07 (4 counts) Lot front, Lot width, Rear yard and Height in stories and 10.03 (D) Accessible spaces for Lot 2, District R-2, of the Z.O., as per plans submitted through January 25, 2010 at **117 Bowman St**.
14. Case #23-ZO-2010 – Raymond Shea (Agent) proposes to maintain lots in common ownership created by deeded transfer without subdivision approval, resulting in buildable status for Lot 5 without frontage on an unaccepted street and at Lot 4 orient the primary façade of future home away from the street providing frontage and seeks **variances** from Article 3 Definitions “Primary Façade” “Lot Line, Front” for Lot 4 and Section(s) 6.02 Lot frontage for Lot 5, District R-1B, of the Z.O. and RSA 674:41 Erection of Buildings on Street, as per plans submitted through January 28, 2010 at **Mammoth Rd**. (Map 589/Lot 4 & 5).
15. Case #24-ZO-2010 – Amy Sanders (Agent) proposes on lots subject to consolidation, maintain 1-family dwelling on Lot 23 and create a buildable lot for 1-family on Lot 18 and seeks **variances** from Sections 6.02 Lot depth and 6.07 Rear setback for Lot 23 and Section 6.02 Lot depth for Lot 18, District R-1B, of the Z.O., as per plans submitted through January 29, 2010 at **4437 Brown Ave**.
16. Case #25-ZO-2010 – R. Gregg Chadwick (Agent) proposes to create one parking space in front/street yard and requests a **variance** from Section 10.09 (B) Parking setbacks, District R-3, of the Z.O., as per plans submitted through January 29, 2010 at **384 Amherst 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.