



CITY OF MANCHESTER, NH
ZONING BOARD ADJUSTMENT
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Date: January 15, 2010

**DECISIONS OF THE MANCHESTER, NH ZONING BOARD OF ADJUSTMENT
JANUARY 14, 2010 PUBLIC HEARING**

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. - Granted**

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. - Denied**

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. - Denied**
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. - Granted**
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. – Granted w/stip.: Variance expires when no longer needed by current owner or property is sold.**

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. - Denied**
7. Case #05-ZO-2010 – George Chianis (Agent) proposes to erect telecommunication s 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. - Granted**
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. - Granted**
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. – Partially granted/Partially denied. Sections 6.03 Rear yard setback and 8.22 (E) Visibility at corners are granted. Sections 10.09 (B) Parking setbacks and 10.08 (A and B) Driveway location are denied. Applicant will remove two parking spaces in front yard. Property to remain a single family dwelling.**
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. - Tabled**
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. – Granted**
Note: Applicant offered to install parking bumpers.
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. - Denied**

Raymond P. Clement, Chairman
Zoning Board of Adjustment