

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT
Thursday, September 8, 2011
Aldermanic Chambers – City Hall – 3rd Floor – 6:00 PM
One City Hall Plaza, Manchester, NH 03101-2097

PUBLIC HEARING AGENDA - DECISIONS

I. PUBLIC HEARING:

New Cases:

1. Case #95-ZO-2011

Aaron Losier (Owner) proposes to maintain a 12' X 52" above ground pool partially in side yard and seeks a **variance** from Section(s) 8.24 (A)2 Accessory structures, District R-2 of the Zoning Ordinance, as per plans submitted through August 11, 2011 at **621 Lake Ave. Granted.**

2. Case #96-ZO-2011

Paul Volckmann (Agent) proposes to build a 24' X 24' detached 2-stall garage with a 14' X 16' art workshop/storage room and seeks a **variance** from Section(s) 8.31 (A) 1&2 Accessory structures, District R-1B of the Zoning Ordinance, as per plans submitted through August 15, 2011 at **365 Ray St. Granted.**

3. Case #97-ZO-2011

Charles McFarlane (Owner) proposes to convert existing single family dwelling back to a two-family dwelling and seeks **variances** from Section(s) 5.10 (A) Two-family dwelling and 10.09 (B) parking, setbacks, District C-1 of the Zoning Ordinance, as per plans submitted through August 19, 2011 at **168 Walnut St. Granted**

4. Case #98-ZO-2011

Katelyn Floyd (Agent) proposes to erect a 20" X 96" banner sign for 2nd floor tenant and seeks a **variance** from Section(s) 9.09 (A) 3 Signs, District CBD of the Zoning Ordinance, as per plans submitted through August 26, 2011 at **848 Elm St. Granted**

5. Case #99-ZO-2011

Max Pruna (Agent) proposes to extend variance granted October 12, 2010 (129-ZO-2010) allowing for 4 upper story wall signs (2 on Elm St. façade and 2 on Merrimack St. façade) and seeks **variances** from Section(s) 14.02 (B) 4 Extension of variance and 15.03 (B) Expiration of permits, District CBD of the Zoning Ordinance, as per plans submitted through August 24, 2011 at **786-796 Elm St. Granted w/stips (extension granted for 2 years).**

6. Case #100-ZO-2011

Eugene Martin (Owner) proposes to add 2 additional parking spaces, one in front yard and one in side yard and seeks a **variance** from Section(s) 10.09 (B) Parking in residential districts (2 counts), District R-1B of the Zoning Ordinance, as per plans submitted through August 24, 2011 at **128 Gantry St. Granted**

7. Case #101-ZO-2011

Timothy Porter (Owner) proposes to convert 8' X 16' open porch into a bathroom and seeks a **variance** from Section(s) 6.07 Front yard setback, District R-1B of the Zoning Ordinance, as per plans submitted through August 26, 2011 at **32 Forest St. Granted**

8. Case #102-ZO-2011

Ryan Williams (Agent) proposes to erect a 111' high monopole communications tower with associated equipment building and seeks **variances** from Section(s) 5.10 E.7 Telecommunications tower and 6.07 (2 counts) lot coverage and height in feet, District B-2/R-1B of the Zoning Ordinance, as per plans submitted through August 26, 2011 at **907 Second St. Granted**

9. Case #103-ZO-2011

Roland Martin (Agent) proposes to construct an 8 unit building with nine exterior parking spaces and seeks **variances** from Section(s) 6.01 Lot area, 6.06 Floor area ratio, 10.07 G Landscaping and 10.09 (B) Parking, setbacks, District R-3 of the Zoning Ordinance, as per plans submitted through August 31, 2011 at **390 Hayward St. Denied.**

II. BUSINESS MEETING:

Administration Matters:

Acceptance and Approval of the minutes of the August 11, 2011 Public Hearing and Business Meeting.

Regulatory Matters:

Rehearing: None to Date

Subsequent Applications: None to Date

Other Business:

Court Cases:

Pending Court Cases:

Case #78-ZO-2008 – 542-550 Elm St. (Administrative Appeal on removal of signs). Appealed by Attorney Emile Bussiere, Jr. on behalf of Brady Sullivan Corp. on October 30, 2008. Trial date has not been set.

Case #63-ZO-2010 – 2013 Elm St. (occupy portion of carriage house for worked-based, self-help organization). Appealed by Attorney John Cronin on behalf of area residents on October 7, 2010. Hearing date is scheduled for September 9, 2011.

Recent filing:

Case #14-ZO-2011 – 136 Carnegie St. (on lots subject to consolidation, maintain a 1-family dwelling on Lot 1 and maintain Lot 2 as a buildable lot). Appealed by Donald Kennedy, 317 Linden St. on May 12, 2011.

Case #03-ZO-2011 – 235 So. Mammoth Rd. (erect a 100' high multi-carrier monopole telecommunications tower and equipment shelter within a 50' X 50' fenced area). Appealed by Attorney Stephen Anderson on July 11, 2011.

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.