



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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Zoning Board of Adjustment

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MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Thursday, October 13, 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 #104-ZO-2011

Maryann Finocchiaro (Owner) proposes to add a deck and stairs in back of house to access rear yard and seeks a **variance** from Section(s) 6.03B Rear yard setbacks, District R-1B of the Zoning Ordinance, as per plans submitted through September 1, 2011 at **324 W. Haven Road. -Granted**

2. Case #105-ZO-2011

Mark E. Hadley (owner) proposes to maintain shed in side yard and seeks a **variance** from Section(s) 8.24 (A)2 Accessory structures, District R-1B of the Zoning Ordinance, as per plans submitted through September 1, 2011 at **40 Joe English Lane. -Granted**

3. Case #106-ZO-2011

Foshe Properties LLC (Owner) proposes to change use of property from cabinetry business to auto repair business; also maintain gravel area for 3 additional parking spaces in rear of building and seeks a **variance** from Section(s) 5.10 I.4 Automotive service stations, 10.07 (E) Parking, paving and 11.04 (F) Expansion or change in non-conforming use, District R-1B of the Zoning Ordinance, as per plans submitted through September 2, 2011 at **289 S. Mammoth Road. -Denied**

4. Case #107-ZO-2011

Kevin Murphy (Agent) proposes to enclose existing second-floor front porch to create a three-season porch; also maintain two parking areas and seeks a **variance** from Section(s) 6.03 (A) Front yard setbacks, 10.08 (C) Driveways, width and 10.09 (B) Parking, setbacks (4 counts), District R-2 of the Zoning Ordinance, as per plans submitted through September 2, 2011 at **121 S. Hall Street. -Granted**

5. Case #108-ZO-2011

Van Mabie (Agent) proposes to build a 10' x 18' deck and seek a **variance** from Section(s) 6.03 (B) Rear yard setback, District R-1B of the Zoning Ordinance, as per plans submitted through September 8, 2011 at **514 Mast Road. -Granted**

6. Case #109-ZO-2011

Joanne Powers RV TR 02 (Owner) proposes to maintain a 12' x 12' open deck and 8' x 10' shed in rear yard and seeks a **variance** from Section(s) 6.03 (B) Rear yard setback and 8.24 (A)3 Accessory structures, District R-1B of the Zoning Ordinance, as per plans submitted through September 14, 2011 at **129 Brent Street. -Granted**

7. Case #110-ZO-2011

Ernest Botelho (Agent) proposes to create a paved parking space in the front yard and seeks a **variance** from Section(s) 10.09 (B) Parking, setbacks, District R-2 of the Zoning Ordinance, as per plans submitted through September 16, 2011 at **430 Manchester Street. -Denied**

8. Case #111-ZO-2011

Peter R. Hollis (Owner) proposes to build an 8' x 12' shed in side yard and maintain gravel parking areas partially within front yard and seeks a **variance** from Section(s) 8.24 (A)2 Accessory structures, 10.07 (E) Parking, paving, 10.08 (C) Driveways, width and 10.09 (B) Parking, setbacks, District R-1B of the Zoning Ordinance, as per plans submitted through September 15, 2011 at **624 Douglas Street. – Granted w/ stip.: no business use**

9. Case #112-ZO-2011

Alexander S. Buchanan (Agent) proposes to change use of building from flower shop to convenience retail store and seeks a **variance** from Section(s) 6.08 Screening/buffers, 8.22 (E) Visibility at corners, 8.23 Screening/Dumpster, 8.24 (A) 2 Accessory Structures, 11.04 (F) Expansion or changes in a non-conforming use, District R-2 of the Zoning Ordinance, as per plans submitted through September 29, 2011 at **519 Amory Street. –Granted w/ stip.: 7am-7pm Sundays**

10. Case #113-ZO-2011

Matthew T. Rainey (Owner) proposes to construct a 34' x 8.5' farmers porch and seeks a **variance** from Section(s) 6.03 (C) Side yard setback, District R-1A of the Zoning Ordinance, as per plans submitted through September 27, 2011 at **282 Ward Street. -Granted**

11. Case #114-ZO-2011

Frederick Williams (Owner) proposes to construct a 6' x 13' dormer and seeks a **variance** from Section(s) 6.03 (C) Side yard setback, District R-1B of the Zoning Ordinance, as per plans submitted through September 26, 2011 at **198 Maynard Avenue. -Granted**

12. Case #115-ZO-2011

Law Office of Anthony C. Marts (Agent) proposes to erect a 40 sq. ft. free-standing sign and seeks a **variance** from Section(s) 9.08 (A)1, (B) & (C) Signs Permitted in Residential Districts, District R-1B of the Zoning Ordinance, as per plans submitted through September 27, 2011 at **1037 Hanover Street. – Postponed until November 10.**

13. Case #116-ZO-2011

Paul A. Litalien Sr (Owner) proposes to maintain paved area in front yard for additional parking and turnaround and seeks a **variance** from Section(s) 10.09 (B) Parking setbacks, District R-1B of the Zoning Ordinance, as per plans submitted through September 29, 2011 at **332 Huse Road. -Granted**

14. Case #117-ZO-2011

David E. Roy (Agent) proposes to construct 2nd floor landing with stairs, add handicap access ramp with landing and maintain expanded front yard parking and seeks a **variance** from Section(s) 6.03 (B) Rear yard setback, 10.07 (G) Internal landscape, 10.07 (K)(4) screening, 10.09 (B) Parking setback, District R-3 of the Zoning Ordinance, as per plans submitted through September 27, 2011 at **538 Somerville Street. -Granted**

15. Case #118-ZO-2011

Jason M. Craven (Agent) proposes to create real estate office in unused lower level and seeks a **variance** from Section(s) 5.10 H-1(1) Office (real estate), 6.03 (A) Front yard setback, 6.03 (C) Side yard setback, 6.06 Floor area ratio, District R-3 of the Zoning Ordinance, as per plans submitted through September 29, 2011 at **241 Pine Street. -Granted**

16. Case #119-ZO-2011

Daniel L. Melanson (Owner) proposes to maintain conversion of former open porch to enclosed living space, also maintain new front landing with stairs and seeks a **variance** from Section(s) 6.03 (A) Front yard setback, District R-1B of the Zoning Ordinance, as per plans submitted through September 28, 2011 at **20 Cooper Street. -Granted**

II. BUSINESS MEETING:

Administration Matters:

Acceptance and Approval of the minutes of the September 8, 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.

Brian A. Desfosses, 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.