

Upon a unanimous vote, the variance was granted.

4. **ZBA2020-077**
300 Karatzas Avenue, R-1A Zoning District, Ward 6

Eric Mitchell (Agent) proposes to subdivide and consolidate portions 300 Karatzas Avenue (Tax Map 747, Lot 6) and Tax Map 743, Lot 1B, where 300 Karatzas Avenue received a variance in 1993 to construct a single family home with no frontage on an accepted public way, by reducing the width of 300 Karatzas Avenue from 239.90' to 100' for 50% of the lot depth, and consolidating with Tax Map 743, Lot 1B, and where a portion of Lot 1B will be consolidated with 300 Karatzas Avenue and seeks a variance from section **11.04(F)** Expansion or Changes in a Non-Conforming Use, Lot Created by Variance of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 28, 2020.

Eric Mitchell said he could go through the conditions for granting the variance if the Board wanted him to. He said what he would like to say, unless the Board wants to hear that, is that the existing house that was built back in 1993 is there but also what they are dealing with is the lot line adjustment. They are not proposing to create an additional building lot. He said although the driveway location is moving, and the frontage is getting a little bit smaller, it is on a non-public street so they do need a variance because they are changing the existing non-conforming use. They are not creating a new lot, they are just moving some lot lines around and the balance of the property, the 13 acres which is Lot 1B, they are not proposing to build on that at this point. They would either have to come back for a variance or extend the road or get the road approved if that was ever going to happen. Basically, all they are doing is moving the driveway to the existing house that has been there since 1993, and as part of the lot line adjustment, they are adding some additional land to that lot so the existing house lot will have over 3½ acres more than what it does now. The balance of the land which is not proposed to be built on at this point, would still be over 13 acres in size.

Chairman Breault turned the hearing over to the Board.

Vice Chairman Simoneau said given the fact that this is part of Lake Massabesic's Protection Overlay District, do they need approval from the Manchester Water Works. Michael Landry said no because we are just noting that it is in the district, but there is a whole section in the Ordinance that has prohibited uses in that district and this conforms with the ordinance with respect to that district so there are no counts with respect to the district and there is no need to have Water Works weigh in. It is only when someone is seeking relief from one of the prohibitions in that district that we would ask Water Works to weigh in.

Chairman Breault turned the hearing over to the public and asked Mr. Landry if there was any correspondence concerning this case. Mr. Landry said he received no comments on this case. Chairman Breault turned the hearing back over to the Board.

Chairman Breault addressed Mr. Mitchell and said the applicant at the time of the previous

variance had the same first name but a different last name. He asked Mr. Mitchell if this was the same person. Mr. Mitchell said the current owner is Jean Gagnon and the prior owner sold the property to Jean Gagnon last year. Chairman Breault asked if the name was Argeriou. Mr. Mitchell said it was and Argeriou sold the property.

Alderman Roy said he had a couple of questions. He said the way he is reading this is that this is a non-conforming lot and he is trying to make this more non-conforming. Mr. Mitchell said no, the part that is where the variance is being requested is not because the frontage is not enough, 100 feet is the required frontage, it is because the frontage is not on an excepted town street. This portion of Karatzas Avenue is not accepted by the City so that they are not making the lot more non-conforming, because 100 feet of frontage is what is required under the zoning. The only thing is that the driveway comes out through a non-city street just like it did before.

Alderman Roy asked Mr. Mitchell if he could explain to him what the hardship is. Mr. Mitchell said the difference here is that the piece of property itself is existing, that the house is there and the driveway location is on a long stretch of road that is paved but it is technically not the city street. The hardship inherent in the property here is that the driveway that goes up to the house now, is winding and is a long distance that goes up to the side of the house and because the house has been renovated and been improved, it is better to have a paved driveway that is coming up to the side which is directly going up to the house. The fact that the driveway is already on the existing road that is there but not a city street is part of the hardship that they have. It is already there. Alderman Roy said he is looking at this map and the new one is going to be twisty and turny too. He said he doesn't see where that is a hardship.

Alderman Roy asked Mr. Mitchell what they were going to do with this land. He said if they were to redevelop this land, they could set this up so there is a city street that has frontage on it. Mr. Mitchell said that was correct and they have had proposals before the staff and they looked at development of the balance of the property and they are still looking forward to coming before the city and the Planning Board to do that. He said because the house is there and is existing and has been rehabbed, they are looking to move the driveway over and have it go straight up to the house and do the driveway first. He said one reason why this is all reasonable is that they are not creating any additional lots and the lot that is there, the second lot which is vacant, they are not proposing that to be a buildable lot. Alderman Roy said at this time. He said Mr. Mitchell's explanation is fine, but he still doesn't agree with him that that is a hardship.

Chairman Breault said it is quite a trapezoidal shape, the second lot is a flag lot and they are creating two flag lots here that are trapezoidal and he agrees with Alderman Roy about the hardship here. He said he doesn't think he would be supportive of this proposal.

Eric Mitchell said as far as the hardship is concerned, Karatzas Avenue is paved down to that area, it is just technically not a city street. By having an existing driveway going to the house that was allowed by variance back in 1993, that is an existing driveway and it is not on a city

street. By moving it, it is a technicality that is still going to be on a non-city street but it doesn't change the circumstances that they just have one house up there that they want a driveway to go straight up to.

Chairman Breault said he sees a proposed lot line on the right side and in the center and a lot line adjustment down at the bottom. He said these are currently two lots and asked Mr. Mitchell if that was what he was saying. Mr. Mitchell said yes. Chairman Breault said by making the lot line adjustment to the left, closer to the property line to the north, you are creating better access off that street for the proposed 13.21 acre lot and the 1.23 acre lot. He asked Mr. Mitchell if that was what he was reading. He said the applicant is creating a 1.23 acre lot that would have access onto Karatzas Avenue and separate 13.21 acre lot without any access to the road. He asked Mr. Mitchell if that was accurate. Mr. Mitchell said no, that is not accurate. He said the 1.23 acres is called Parcel A and that is a portion of the existing Lot 6 that is where the house is and that is being added to the 13 acres out back just as there is 1.5 acres being added to the lot with the house on it. Referring to the plan, he said where the map shows this area through here where it says 1.23 acres, that is not a separate lot. That is land that is going from Lot 6 and being added to the 13 acres out back.

Michael Landry said he had a question for Mr. Mitchell. He said they are consolidating Parcel B with the house lot, if we will. He said there's really nothing in the future to say you can't subdivide that off later when you are ready for development. He asked if that was a fair question. Mr. Mitchell asked Mr. Landry if he meant to take Parcel B off again. Mr. Landry said yes. Mr. Mitchell said no, there isn't as long as the ownership is there. He said part of the reason why that Lot Parcel B is being added to the existing house lot, is that there are good views up there where the house is and by giving that additional land, it helps protect the views from the existing house. He said the Parcel B area is on the side of the hill near the top and the house is on the top of the hill and there are good views from the house. By having that Parcel B added to it, it helps the owner of the house control the land so they can still continue their views and no one else is going to own that land. It is higher than the road and they don't see that there would be another driveway ever going up there. It is just a way of having a 3½ acre lot on top of the hill just for one house. Mr. Landry said he was glad that Mr. Mitchell mentioned the views because he thinks it is important for the Board to realize that variances are granted based on all the representations made by the applicant before the Board and one of the representations made in 1993 was that the siting of the house and the size of the lot was all based on providing a nice view. He said he guesses it would be nice to know that Parcel B isn't going to disappear when this property is developed. We are creating a flag lot, but if there was a representation or condition made that Parcel B was never to be further subdivided, the Board should consider that. He said he was just throwing that out there and just asking the question. Eric Mitchell said they would not have a problem with that being a condition of approval because the whole point of going through this lot line adjustment is to enhance the existing house that is there.

Alderman Roy said he didn't believe that there was any hardship here.

Jim Roy made a motion to deny the following variance count for case ZBA2020-077,

11.04(F) Expansion or Changes in a Non-Conforming Lot Created by Variance which was seconded by Bob Breault.

Yeas: Breault, Roy

Nays: Simoneau, Prieto, Hirschmann

Upon a split vote, the motion failed.

Michael Simoneau made a motion to grant the following variance count for case ZBA2020-077, 11.04(F) Expansion or Changes in a Non-Conforming Use, Lot Created by Variance with the condition that Parcel B, as shown on plan dated July 27, 2020, to remain undeveloped and remain a portion of 300 Karatzas Avenue which was seconded by Keith Hirschmann.

Yeas: Simoneau, Prieto, Hirschmann

Nays: Breault, Roy

Upon a split vote, the variance was granted.

5. **ZBA2020-079**
239 Cilley Road, R-2 Zoning District, Ward 9

Elizabeth Dumais proposes to maintain a 6' high fence on top of a retaining wall where 4' is allowed and maintain a front yard parking space within 4' of a building and seeks a variance from sections **8.27(C)** Fences Walls and **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 30, 2020.

Elizabeth Dumais said they hired a professional contractor to install a fence on their property for the safety of their child and soon to be child as of next Wednesday and their dog given that they live in a high traffic area. She said they trusted their contractor and took him at face value when he said that he attained all required permits and permissions from the city. She said they apologize on his behalf, obviously, and just want to make it right at this point in regards to the fence. In regards to the second portion, the driveway, this is not something that was cited in their violation letter. It was brought up when they went to the Planning Board Office. She said it has been configured that way since before the year 2000 when aerial photos of the property started to be put into use. They are not looking to alter the driveway in any way, shape or form. They are just trying to maintain the driveway as it is currently configured from two owners ago for safety and aesthetics at this point.

Chairman Breault turned the hearing over to the Board.

Michael Simoneau said he did visit the site and he will concur with Mrs. Dumais that this is a

LETTER OF TRANSMITTAL

Eric C. Mitchell & Associates, Inc.
 38 South River Road, PO Box 10298
 Bedford, New Hampshire 03110
 603-627-1181 office •• 603-627-0556 Fax



To: City of Manchester
Planning Department
One City Hall
Manchester, NH 03101

Attn:	Planning Director	Date:	02-10-2020
Re:	Tax Map 747, Lot 6 Tax Map 743, Lot 1B	Job #:	15-28

We are sending you

<input type="checkbox"/> Attached	<input type="checkbox"/> Under Separate Cover via:	<input type="checkbox"/> the following:
<input type="checkbox"/> Shop Drawings	<input checked="" type="checkbox"/> Prints	<input type="checkbox"/> Plans
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Change Order	<input type="checkbox"/> Samples
		<input type="checkbox"/> Other: Specification

Copies	Date	No.	Description
1	02/10/2020	1	Lot Line Adjustment Application
1	02/10/2020	5	Appendix B checklist
6	02/07/2020	2	22" x 34" plans
4	02/07/2020	2	11" x 17" plans
1	02/07/2020	2	8½" x 11" plans
1	02/10/2020	1	Abutter's List
3	02/10/2020	2	Abutter Labels
1	02/10/2020	1	\$300 Application Fees
1	02/10/2020	1	\$160 Abutter Notification Fees
1	02/10/2020	1	Waiver Request Letter
1	02/10/2020	1	PDF
1	02/10/2020	11	Deed

These are transmitted as checked below

<input type="checkbox"/> For Approval	<input type="checkbox"/> Approved as Submitted	<input type="checkbox"/> Resubmit __ copies for approval
<input type="checkbox"/> For Your Use	<input type="checkbox"/> Approved as Noted	<input type="checkbox"/> Submit __ copies for distribution
<input type="checkbox"/> As Requested	<input type="checkbox"/> Returned for Corrections	<input type="checkbox"/> Return __ corrected prints
<input checked="" type="checkbox"/> For Review and Comment	<input type="checkbox"/> Revise and Resubmit/Work May Not Proceed	
<input type="checkbox"/>	<input type="checkbox"/> FOR BIDS DUE:	<input type="checkbox"/> PRINTS RETURNED AFTER LOAN

Comments:

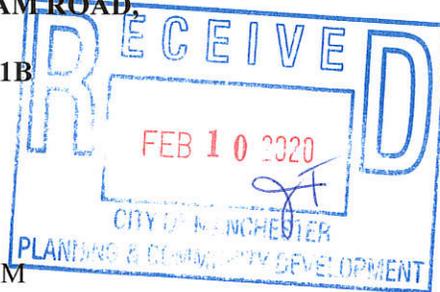
Copy to: _____


 Eric C. Mitchell, President



300 KARATZAS AVE
S2020-005

ABUTTERS LIST
PREPARED FOR: JEAN GAGNON, 118 ROCKINGHAM ROAD,
LONDONDERRY, NH 03053
TAX MAP 747, LOT 6 & TAX MAP 743, LOT 1B
KARATZAS AVENUE
MANCHESTER, NEW HAMPSHIRE
ECM JOB # 15-28
Dated: 02-10-2020



Tax Map 742, Lot 5
City of Manchester, Plaza 2
One City Hall
Manchester, NH 03101

Tax Map 748, Lot 1M
David Reed
260 Lindstrom Lane
Manchester, NH 03104

Tax Map 747, Lot 6
Tax Map 473, Lot 1B
Tax Map 472, Lots 8 & 9
Tax Map 743, Lots 4A & 5
Tax Map 746, Lots 8 & 9
Jean Gagnon
118 Rockingham Road
Londonderry, NH 03053

Tax Map 748, Lot 1N
Beth A. Plentzas Rev. Tr. 2004
230 Lindstrom Lane
Manchester, NH 03104

Tax Map 745, Lot 5
State of New Hampshire
Ingraham Avenue
Manchester, NH 03101

Tax Map 748, Lot 1O
Bipinchandra Patel
210 Lindstrom Lane
Manchester, NH 03104

Tax Map 746, Lot 2B
Islamic Society of NH
373 S. Willow St., Units D2-3
Manchester, NH 03103

Tax Map 867, Lot 25
Paul F. Brennan
160 Lindstrom Lane
Manchester, NH 03104

Tax Map 746, Lot 4 & 4A
Malik One Family Trust
14 Welch Road
Londonderry, NH 03053

Tax Map 867, Lot 46
Mark D. Apple
125 Linda lane
Manchester, NH 03104

Tax Map 746, Lots 6 & 7
Frank C. Scarito
297 Karatzas Avenue
Manchester, NH 03104

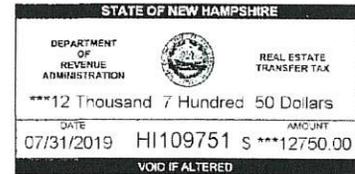
Tax Map 867, Lot 47
Joan E. Murray
140 Linda Lane
Manchester, NH 03104

Tax Map 747, Lot 3
Lisa & Mark Whitmore, Rev. Trust
240 Karatzas Avenue
Manchester, NH 03104

Consultants:
Eric C. Mitchell & Associates, Inc.
38 South River Road
Bedford, NH 03110

Tax Map 747, Lots 4 & 5
Pinnacle Towers, Inc.
4017 Washington Road
McMurray, PA 15317

TES Environmental Consultants, LLC
1494 Route 3A, Unit 1
Bow, NH 03304



Return to:
Jean Gagnon
118 Rockingham Road
Londonderry, NH 03053

WARRANTY DEED

Know all men by these presents that Sally H. Argeriou, Trustee of **The Sally H. Argeriou Revocable Trust**, a New Hampshire trust created under agreement dated January 21, 2003, with mailing address of 300 Karatzas Avenue, Manchester, New Hampshire 03104, for consideration paid, grants to **Jean Gagnon** of 118 Rockingham Road, Londonderry, New Hampshire 03053, with Warranty Covenants, certain parcels or tracts of land, with any improvements thereon, and any appurtenances thereto, located in City of Manchester, County of Hillsborough and State of New Hampshire, all more particularly bounded and described in EXHIBIT A, annexed hereto and made a part hereof.

Together with the fee in so far as the Grantor has the right so as to convey the same, of all the streets and ways shown Hillsborough County Registry of Deeds Plans 415, 33712 and 34907 as the same about the lots described in EXHIBIT A, and as quieted into the predecessors of Grantor herein by Quiet Title Order recorded in said Registry at Book 5190, Page 1042 on May 31, 1998.

Together with and subject to the terms, rights and conditions, of that Special Agreement for Water Services with Milton Argeriou and Sally Healy Argeriou, dated May 18, 1998, and recorded in said Registry at Book 5949, Page 1554, to the extent applicable to the premises described in EXHIBIT A.

Together with and subject to the terms, rights and conditions of that Special Agreement for Water Services with Sally Argeriou regarding Tax Map 747, Lot 6 recorded in said Registry at Book 5949, Page 1554, to the extent applicable to the premises described in EXHIBIT A.

SUBJECT TO:

- (a) Drainage Easement to the City of Manchester over Tax Map 743, Lot 1B and 743, Lot 2A described in EXHIBIT A, recorded in said Registry at Book 7768, Page 557.

- (b) Utility Easement to Energy North Propane recorded in said Registry at Book 5500, Page 993.
- (c) Current Use classification recorded in said Registry at Book 8043, Page 2423.
- (d) Quiet Title Order recorded in said Registry at Book 5190, Page 1042.
- (e) Voluntary Merger of lots recorded in said Registry at Book 6508, Page 234 and at Book 6508, Page 235.
- (f) Affidavit of Milton Argeriou recorded in said Registry at Book 7173, Page 2176.
- (g) Discontinuance of a portion of LaGrange Avenue recorded in said Registry at Book 7173, Page 2181.
- (h) Matters, terms, easements and notes affecting the property described and conveyed herein on plans of record in the Hillsborough County Registry of Deeds.
- (i) All matters, terms and easements shown on Plan No. 34907 recorded in said registry.
- (j) Utility Easement reserved to Milton and Sally H. Argeriou for Future Water Use and/or Sewer Lines as shown on said Plan No. 34907, sheet 4; reservation in deed recorded at Book 7717, Page 2098.
- (k) 20- Wide Water Easement across Lot 13 as shown on said Plan No. 34907, sheet 4, for the benefit of Lot 747-6 (being property with street address of 300 Karatzas Avenue) reserved to Milton and Sally H. Argeriou for Future Water Use and/or Sewer Lines as shown on said Plan No. 34907, sheet 4; reservation in deed recorded at Book 7717, Page 2098.
- (l) Detention Basis to be located on "Tract II" as shown on said Plan No. 34907, sheet 1, for the benefit to Lots 1 through 15 as shown on said Plan No. 34907, sheet 2, conveyed at Book 7717, Page 2098.

I, the grantor, a widow, hereby release my rights of homestead and all other interests therein.

Witness my hand and seal on this 29th day of July , 2019.

The Sally H. Argeriou Revocable Trust

By: *Sally H. Argeriou*

Name: Sally H. Argeriou, Trustee, duly authorized

COUNTY OF ROCKINGHAM

STATE OF NEW HAMPSHIRE

On this 29th day of July, 2019, Sally H. Argeriou personally appeared before me, the undersigned officer, being known to me or identified to me by her NH picture driver's license, and after being duly sworn to under oath, signed and acknowledged the forgoing deed for and on behalf of The Sally H. Argeriou Revocable Trust .

/seal/

Karen F. Kelley

Name:

Notary Public / Justice of Peace

My commission expires:



EXHIBIT A

Tax Map 726, Lot 14 as shown on plan entitled: "Existing Conditions Plan, Argeriou, Manchester, NH" dated March 8, 2004, prepared by T. F. Moran, Inc., and more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Route 101, at the southwesterly corner of the within-described lot and the southwesterly corner of Lot 743-5;

THENCE, North 11 degrees, 04 minutes, 51 seconds West by Lot 743-5, a distance of 704.75 feet to a point;

THENCE, North 01 degree, 07 minutes, 38 seconds West by said lot 743-5, a distance of 2.57 feet to an iron pin;

THENCE, South 80 degrees, 49 minutes, 28 seconds East by Lot 867-1A, a distance of 201.52 feet to an iron pin;

THENCE, South 56 degrees, 39 minutes, 41 seconds East by said Lot 867-1A, a distance of 36.08 feet to an iron pin;

THENCE, South 80 degrees, 15 minutes, 04 Seconds East by said Lot 867-1A, a distance of 169.04 feet to an iron pin;

THENCE, South 12 degrees, 06 minutes, 08 seconds East by Lot 726-15, a distance of 318.37 feet to an iron pin;

THENCE, South 02 degrees, 26 minutes, 32 seconds East by said Lot 726-15, a distance of 0.37 feet to a point on the northerly side of Route 101;

THENCE, South 46 degrees, 24 minutes, 19 seconds West along the northerly side of Route 101, a distance of 125.91 feet TO THE POINT OF BEGINNING.

Meaning and intending to describe and convey the same premises described and conveyed to the Grantor by Fiduciary deed recorded in said Registry at Book 9062, Page 108 on April 5, 2018.

Tax Map 742, Lot 4B as shown on Hillsborough County Registry of Deeds Plan No. 34907, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, & 4B; Tax Map 747 Lot 1, 7, & 8; Tax Map 748 Lots 1-9, & 9A LOT LINE ADJUSTMENT PLAN GRANDVIEW ESTATES Lindstrom Lane, Manchester, NH owned and prepared for by Milton and Sally Argeriou" dated August 8, 2005 and last revised May 11, 2006 (the "Grandview Plan"); being comprised of portions of Lots 401, 402, 403, and 404 as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan"), excepting portions therefrom taken by the State of New Hampshire or conveyed to the State of New Hampshire for the building of NH Rte. 101.

Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Fiduciary deed recorded in said Registry at Book 9062, Page 104 on April 5, 2018.

Tax Map 742, Lot 8 as shown on Hillsborough County Registry of Deeds Plan No. 33712, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, 4B; Tax Map 747 Lot 1, 7, 8; Tax Map 748 Lots 1-9, 9A BOUNDARY PLAN SHOWING THE NORTHERLY LINE OF LAND owned by Milton Argeriou Revocable Trust located in Manchester, NH", dated January 28, 2005 (the "Argeriou Plan"); being comprised of Lots 646 through and inclusive of 665 Highgate Avenue as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan"), excepting lots and land taken by the State of New Hampshire or conveyed to the State of New Hampshire for the building of NH Rte. 101.

Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Fiduciary deed recorded in said Registry at Book 9062, Page 104 on April 5, 2018.

Tax Map 742, Lot 9 as shown on Hillsborough County Registry of Deeds Plan No. 33712, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, 4B; Tax Map 747 Lot 1, 7, 8; Tax Map 748 Lots 1-9, 9A BOUNDARY PLAN SHOWING THE NORTHERLY LINE OF LAND owned by Milton Argeriou Revocable Trust located in Manchester, NH", dated January 28, 2005 (the "Argeriou Plan"); being comprised of Lots 743 through and inclusive of 762 Windsor Avenue as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan"), excepting lots and land taken by the State of New Hampshire or conveyed to the State of New Hampshire for the building of NH Rte. 101.

Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Fiduciary deed recorded in said Registry at Book 9062, Page 104 on April 5, 2018.

Tax Map 743, Lot 1A as shown on Hillsborough County Registry of Deeds Plan No. 33712, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, 4B; Tax Map 747 Lot 1, 7, 8; Tax Map 748 Lots 1-9, 9A BOUNDARY PLAN SHOWING THE NORTHERLY LINE OF LAND owned by Milton Argeriou Revocable Trust located in Manchester, NH", dated January 28, 2005 (the "Argeriou Plan"); being comprised of Lots 763 through and inclusive of 782 as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan").

Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Fiduciary deed recorded in said Registry at Book 9062, Page 104 on April 5, 2018.

Tax Map 743, Lot 2A as shown on Hillsborough County Registry of Deeds Plan No. 33712, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, 4B; Tax Map 747 Lot 1, 7, 8; Tax Map 748 Lots 1-9, 9A BOUNDARY PLAN SHOWING THE NORTHERLY LINE OF LAND owned by Milton Argeriou Revocable Trust located in Manchester, NH", dated January 28, 2005 (the "Argeriou Plan"); being comprised of Lots 614 through and inclusive of 625 as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan").

Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Fiduciary deed recorded in said Registry at Book 9062, Page 104 on April 5, 2018.

Tax Map 743, Lot 3A as shown on Hillsborough County Registry of Deeds Plan No. 33712, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, 4B; Tax Map 747 Lot 1, 7, 8; Tax Map 748 Lots 1-9, 9A BOUNDARY PLAN SHOWING THE NORTHERLY LINE OF LAND owned by Milton Argeriou Revocable Trust located in Manchester, NH", dated January 28, 2005 (the "Argeriou Plan"); being comprised of Lots 584 through and inclusive of 603 as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan").

Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Fiduciary deed recorded in said Registry at Book 9062, Page 104 on April 5, 2018.

Tax Map 743, Lot 4A as shown on Hillsborough County Registry of Deeds Plan No. 33712, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, 4B; Tax Map 747 Lot 1, 7, 8; Tax Map 748 Lots 1-9, 9A BOUNDARY PLAN SHOWING THE NORTHERLY LINE OF LAND owned by Milton Argeriou Revocable Trust located in Manchester, NH", dated January 28, 2005 (the "Argeriou Plan"); being comprised of Lots 433 through and inclusive of 440 as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan").

Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Fiduciary deed recorded in said Registry at Book 9062, Page 104 on April 5, 2018. *See also*, deed to Milton Argeriou, Trustee under The Milton Argeriou Revocable Trust, a New Hampshire trust created under agreement dated January 21, 2003, dated January 21, 2003 and recorded on January 2004, 2003 in said Registry at Book 6821, Page 1069.

Tax Map 743, Lot 1B as shown on Hillsborough County Registry of Deeds Plan No. 33712, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, 4B; Tax Map 747 Lot 1, 7, 8; Tax Map 748 Lots 1-9, 9A BOUNDARY PLAN SHOWING THE NORTHERLY LINE OF LAND owned by Milton Argeriou Revocable Trust located in Manchester, NH", dated January 28, 2005 (the "Argeriou Plan"); being comprised of Lots 783 through and inclusive of 795 as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan").

Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Fiduciary deed recorded in said Registry at Book 9062, Page 104 on April 5, 2018.

Tax Map 743, Lot 2B as shown on Hillsborough County Registry of Deeds Plan No. 33712, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, 4B; Tax Map 747 Lot 1, 7, 8; Tax Map 748 Lots 1-9, 9A BOUNDARY PLAN SHOWING THE NORTHERLY LINE OF LAND owned by Milton Argeriou Revocable Trust located in Manchester, NH", dated January 28, 2005 (the "Argeriou Plan"); being comprised of Lots 626 through and inclusive of 645 as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan").

Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Fiduciary deed recorded in said Registry at Book 9062, Page 104 on April 5, 2018.

Tax Map 743, Lot 3B as shown on Hillsborough County Registry of Deeds Plan No. 33712, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, 4B; Tax Map 747 Lot 1, 7, 8; Tax Map 748 Lots 1-9, 9A BOUNDARY PLAN SHOWING THE NORTHERLY LINE OF LAND owned by Milton Argeriou Revocable Trust located in Manchester, NH", dated January 28, 2005 (the "Argeriou Plan"); being comprised of Lots 604 through and inclusive of 613 as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan").

Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Fiduciary deed recorded in said Registry at Book 9062, Page 104 on April 5, 2018.

Tax Map 743, Lot 4B as shown on Hillsborough County Registry of Deeds Plan No. 33712, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, 4B; Tax Map 747 Lot 1, 7, 8; Tax Map 748 Lots 1-9, 9A BOUNDARY PLAN SHOWING THE NORTHERLY LINE OF LAND owned by Milton Argeriou Revocable Trust located in Manchester, NH", dated January 28, 2005 (the "Argeriou Plan"); being comprised of Lots 441 through and inclusive of 460 as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan").

Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Fiduciary deed recorded in said Registry at Book 9062, Page 104 on April 5, 2018.

Tax Map 743, Lot 5 as shown on Hillsborough County Registry of Deeds Plan No. 33712, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, 4B; Tax Map 747 Lot 1, 7, 8; Tax Map 748 Lots 1-9, 9A BOUNDARY PLAN SHOWING THE NORTHERLY LINE OF LAND owned by Milton Argeriou Revocable Trust located in Manchester, NH", dated January 28, 2005 (the "Argeriou Plan"); being comprised of Lots 405 through and inclusive of 432 as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan"), excepting lots and land or portions thereof taken by the State of New Hampshire or conveyed to the State of New Hampshire for the building of NH Rte. 101.

Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Fiduciary deed recorded in said Registry at Book 9062, Page 104 on April 5, 2018.

Tax Map 746, Lot 8 as partly shown on Hillsborough County Registry of Deeds Plan No. 34907, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, & 4B; Tax Map 747 Lot 1, 7, & 8; Tax Map 748 Lots 1-9, & 9A LOT LINE ADJUSTMENT PLAN GRANDVIEW ESTATES Lindstrom Lane, Manchester, NH owned and prepared for by Milton and Sally Argeriou" dated August 8, 2005 and last revised May 11, 2006 (the "Grandview Plan"); being comprised of portions of Lots 921, through and inclusive of 940 as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan"), excepting portions therefrom taken by the State of New Hampshire or conveyed to the State of New Hampshire for the building of NH Rte. 101.

Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Fiduciary deed recorded in said Registry at Book 9062, Page 104 on April 5, 2018.

Tax Map 746, Lot 9 as partly shown on Hillsborough County Registry of Deeds Plan No. 34907, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, & 4B; Tax Map 747 Lot 1, 7, & 8; Tax Map 748 Lots 1-9, & 9A LOT LINE ADJUSTMENT PLAN GRANDVIEW ESTATES Lindstrom Lane, Manchester, NH owned and prepared for by Milton and Sally Argeriou" dated August 8, 2005 and last revised May 11, 2006 (the "Grandview Plan"); being comprised of portions of Lots 831, through and inclusive of 850 as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan"), excepting portions therefrom taken by the State of New Hampshire or conveyed to the State of New Hampshire for the building of NH Rte. 101.

Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Fiduciary deed recorded in said Registry at Book 9062, Page 104 on April 5, 2018.

Tax Map 747, Lot 6 as shown on Hillsborough County Registry of Deeds Plan No. 33712, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, 4B; Tax Map 747 Lot 1, 7, 8; Tax Map 748 Lots 1-9, 9A BOUNDARY PLAN SHOWING THE NORTHERLY LINE OF LAND owned by Milton Argeriou Revocable Trust located in Manchester, NH", dated January 28, 2005 (the "Argeriou Plan"); being comprised of Lots 1014 through and inclusive of 1547 Napoleon Avenue as shown

on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan").

Together with all rights granted to Manchester Water Works in a Special Agreement for Water Service with Milton Argeriou and Sally H. Argeriou dated May 18, 1998 and recorded in said Registry at Book 5949, Page 1554.

Subject to and with the benefit of rights and conditions contained in Quitclaim deed to Grantor recorded in said Registry at Book 6864, Page 2658 on March 17, 2003.

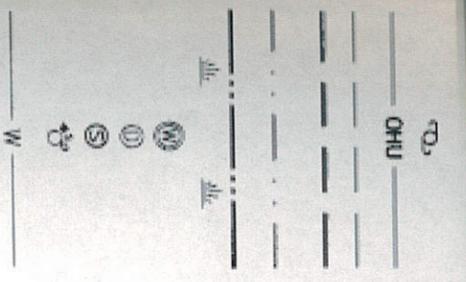
Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Quitclaim deed recorded in said Registry at Book 6864, Page 2658 on March 17, 2003.

Tax Map 747, Lot 7 as shown on Hillsborough County Registry of Deeds Plan No. 33712, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, 4B; Tax Map 747 Lot 1, 7, 8; Tax Map 748 Lots 1-9, 9A BOUNDARY PLAN SHOWING THE NORTHERLY LINE OF LAND owned by Milton Argeriou Revocable Trust located in Manchester, NH", dated January 28, 2005 (the "Argeriou Plan"); being comprised of Lots 941 through and inclusive of 960 Effel Avenue as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan").

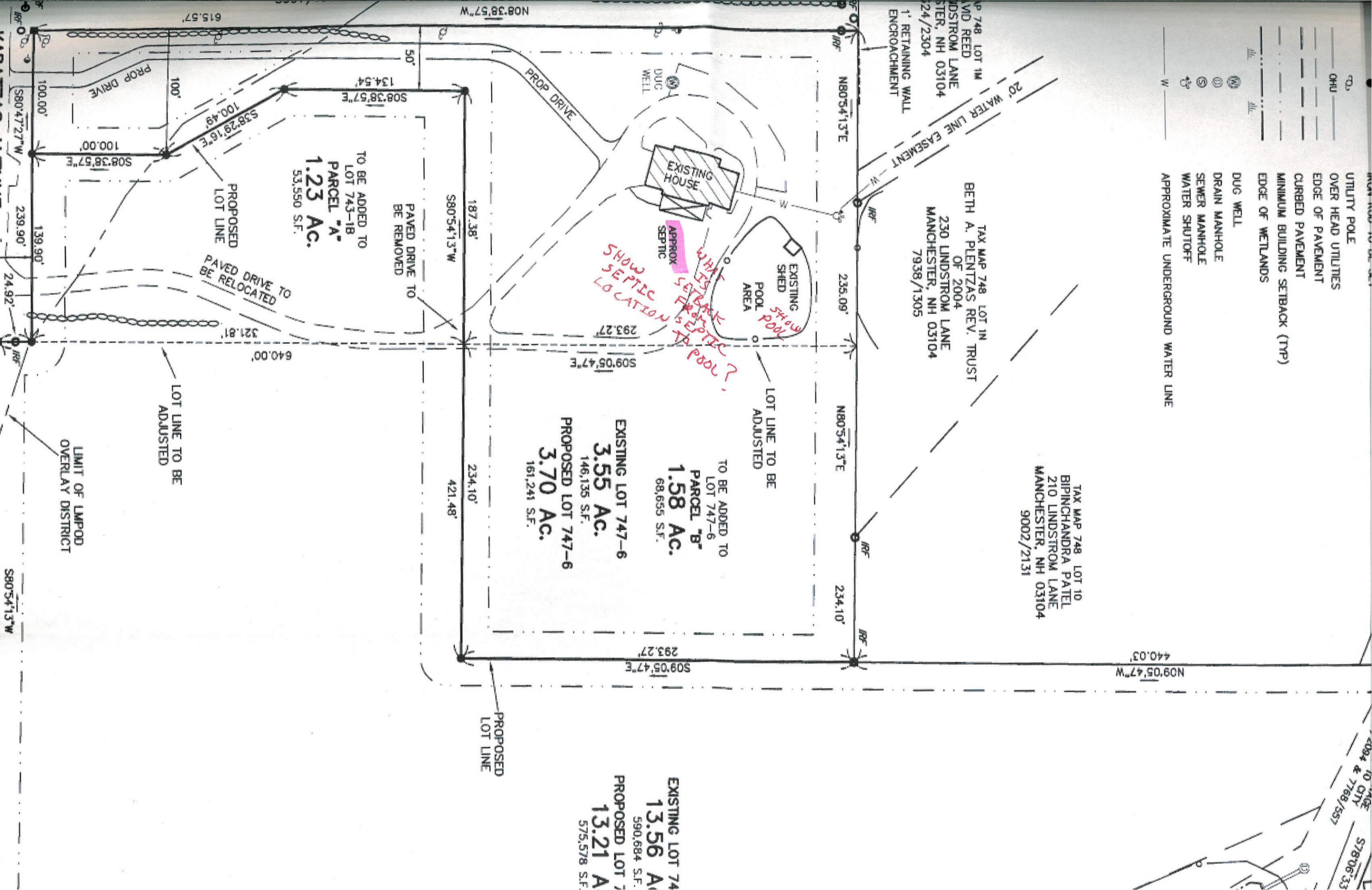
Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Quitclaim deed recorded in said Registry at Book 6864, Page 2658 on March 17, 2003.

Tax Map 747, Lot 8 as shown on Hillsborough County Registry of Deeds Plan No. 33712, entitled: "Tax Map 743 Lot 1A, 1B, 2A, 2B, 3A, 3B, 4B; Tax Map 747 Lot 1, 7, 8; Tax Map 748 Lots 1-9, 9A BOUNDARY PLAN SHOWING THE NORTHERLY LINE OF LAND owned by Milton Argeriou Revocable Trust located in Manchester, NH", dated January 28, 2005 (the "Argeriou Plan"); being comprised of Lots 811 through and inclusive of 830 Windsor Avenue as shown on Hillsborough County Registry of Deeds Plan No. 415, entitled "Manchester Gardens No. 2, Manchester, NH" ("Gardens Plan").

Meaning and intending to describe and convey a portion of the premises described and conveyed to the Grantor by Quitclaim deed recorded in said Registry at Book 6864, Page 2658 on March 17, 2003.



UTILITY POLE
 OVER HEAD UTILITIES
 EDGE OF PAVEMENT
 CURBED PAVEMENT
 MINIMUM BUILDING SETBACK (TYP)
 EDGE OF WETLANDS
 DUG WELL
 DRAIN MANHOLE
 SEWER MANHOLE
 WATER SHUTOFF
 APPROXIMATE UNDERGROUND WATER LINE



TO BE ADDED TO
 LOT 743-1B
PARCEL "A"
1.23 Ac.
 53,550 S.F.

EXISTING LOT 747-6
3.55 Ac.
 146,135 S.F.
 PROPOSED LOT 747-6
3.70 Ac.
 161,241 S.F.

TO BE ADDED TO
 LOT 747-6
PARCEL "B"
1.58 Ac.
 68,655 S.F.

EXISTING LOT 74
13.56 Ac.
 590,684 S.F.
 PROPOSED LOT 7
13.21 A
 575,578 S.F.

TAX MAP 748 LOT 10
 BIPINCHANDRA PATEL
 210 LINDSTROM LANE
 MANCHESTER, NH 03104
 9002/2131

TAX MAP 748 LOT 1M
 BETH A. PLENTZAS REV. TRUST
 OF 2004
 230 LINDSTROM LANE
 MANCHESTER, NH 03104
 7938/1305

WHAT SETBACK FROM SEPTIC TO POOL?
SHOW SEPTIC LOCATION TO POOL?
 APPROX SEPTIC

LOT LINE TO BE ADJUSTED

LOT LINE TO BE ADJUSTED

LIMIT OF LMPD OVERLAY DISTRICT

PAVED DRIVE TO BE RELOCATED

PAVED DRIVE TO BE REMOVED

1' RETAINING WALL ENCROACHMENT

20' WATER LINE EASEMENT

PROP DRIVE
 100.00'
 100.00'
 100.00'
 100.00'

139.90'
 24.92'
 239.90'

640.00'
 321.81'

139.90'
 24.92'

139.90'
 24.92'

139.90'
 24.92'

139.90'
 24.92'

139.90'
 24.92'

139.90'
 24.92'

139.90'
 24.92'

139.90'
 24.92'

139.90'
 24.92'

139.90'
 24.92'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'

161.57'



ZONING BOARD OF ADJUSTMENT

City of Manchester, N.H.

VARIANCE NOTICE OF DECISION

Case No. 38-20-93 Property Location 300 Karatzas Ave.

You are hereby notified that the request of Sally Argeriou
1279 Coffstown Rd.

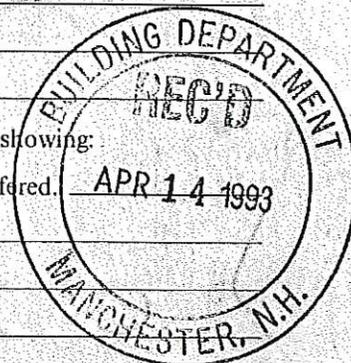
For a Variance of the Zoning Ordinance of the City of Manchester, N.H. passed to be ordained on January 6, 1965. Such request consisting of: on an unaccepted street, build a 2-story 1-family dwelling with attached garage and be allowed to install a gravel driveway where a paved driveway is required at 300 Karatzas Ave.

Has ~~NOT BEEN GRANTED~~; ~~HAS BEEN GRANTED~~; ~~OR~~ HAS BEEN GRANTED WITH STIPULATIONS by three or more appointed members of the Board of Adjustment.

Stipulations or Comments: _____

Based on the information before the Board, the applicant has not met his/her/its burden in showing:

1. The requested use does not cause diminution in value of surrounding properties to be suffered. _____
2. Granting the permit would be of benefit to the public interest. _____
3. Denial of the permit would result in unnecessary hardship to the owner seeking it. _____
4. By granting the permit substantial justice would be done. _____
5. The use must not be contrary to the Spirit of the Ordinance. _____



Chris G. Merrill

Chairman, Board of Adjustment

April 12, 1993

Date

Note: Per N.H. RSA 677:2, any aggrieved person affected by the Board's decision must request a rehearing from the Board within 20 days of said decision.

Building Department



BOARD OF ADJUSTMENT

City of Manchester, N. H.

ZONING

REQUEST FOR RE HEARING

NOTICE OF DECISION

Re; Case No. 38-ZO-93

You are hereby notified that the request of

Address 300 Karatzas Ave.

Name Jean King

Manchester, N. H. 03104

Address 1176 Bayshore Dr.

Englewood, Fla. 34223

For a RE HEARING of the variance which was granted

on April 12, 1993 to Sally Argeriou was received on

April 29, 1993 (Fax), May 3, 1993 (mail)

According to New Hampshire revised statutes annotated, 1955 chapter 31:76, a meeting of the Board of

Adjustment was held on May 10, 1993

It was the decision of the majority of the appointed members of the Board of Adjustment that your request for a Re Hearing be

Granted

If granted, normal filing procedures must be followed through the Manchester Building Department.



Signed Alfred J. ... Clerk

Date May 10, 1993

NOTE: According to New Hampshire revised statutes annotated, 1955 chapter 31:77, the applicant may appeal by petition to the Superior Court within 30 days after denial.

If granted, the usual fee must be paid before the Re Hearing. Make check payable to The Board of Adjustment.





ZONING BOARD OF ADJUSTMENT

City of Manchester, N.H.

VARIANCE NOTICE OF DECISION

Rehearing

Case No. 38-70-93 Property Location 300 Karatzas Ave.

You are hereby notified that the request of Sally Argeriou
1279 Coffstown Rd.

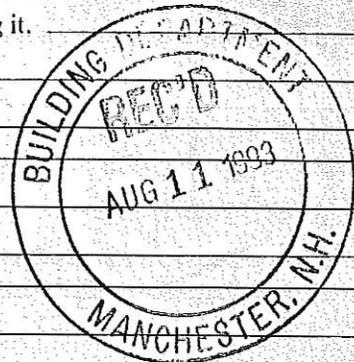
For a Variance of the Zoning Ordinance of the City of Manchester, N.H. passed to be ordained on January 6, 1965. Such request consisting of: on an unaccepted street, build a 2-story 1-family dwelling with attached garage and be allowed to install a gravel driveway where a paved driveway is required at 300 Karatzas Ave.

~~has NOT BEEN GRANTED~~, ~~has BEEN GRANTED~~, or has BEEN GRANTED WITH STIPULATIONS by three or more appointed members of the Board of Adjustment.

Stipulations or Comments: Granted in accordance with Certified Plot Plan, dated 5-3-93, and subject to contingencies in Court Decree, dated 5-31-90 (recorded in Hillsborough County Registry of Deeds, Bk 5190 Pg 1042-1061). Plot Plan does not supercede Court Decree.

Based on the information before the Board, the applicant has not met his/her/its burden in showing:

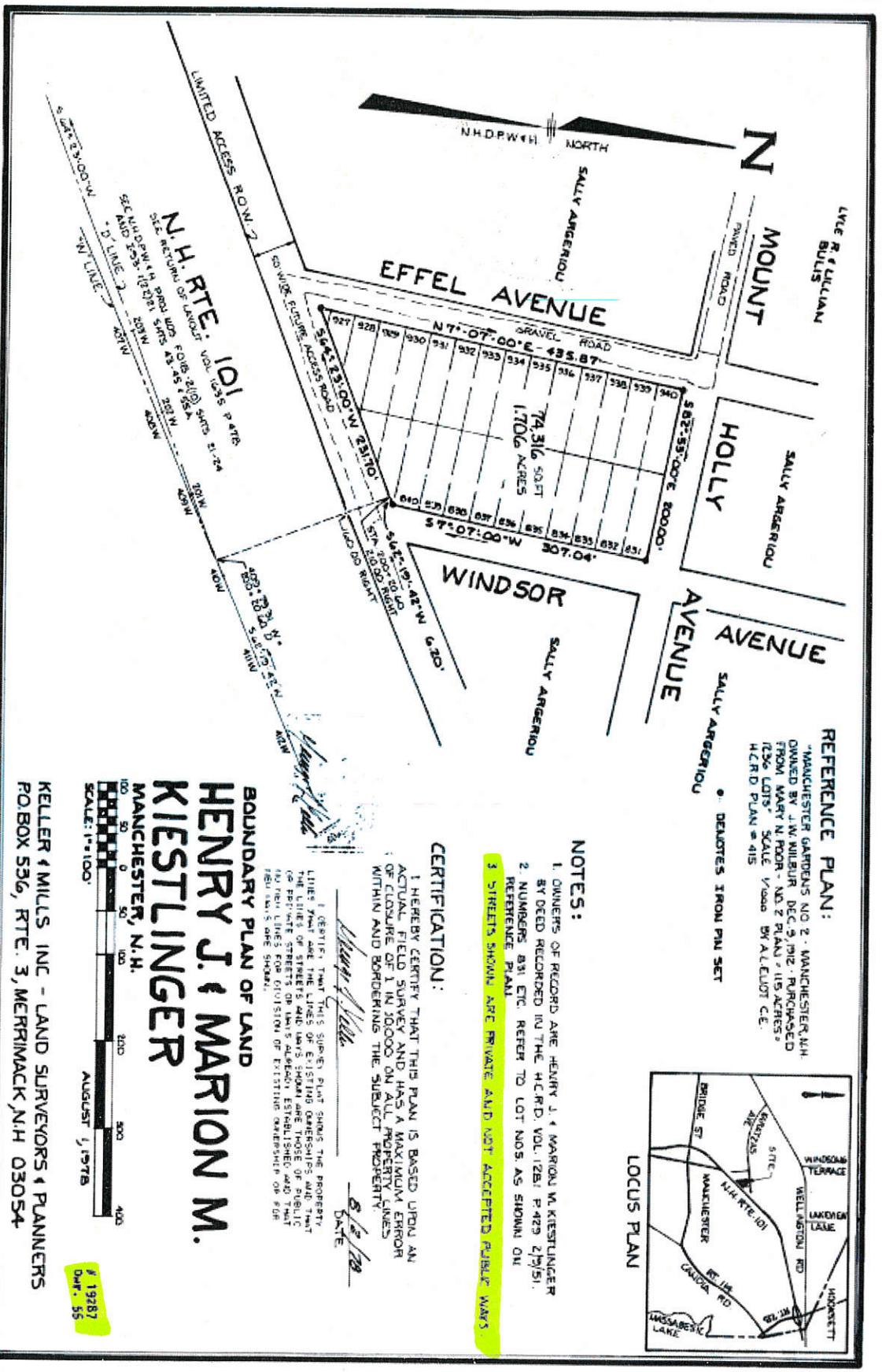
1. The requested use does not cause diminution in value of surrounding properties to be suffered. _____
2. Granting the permit would be of benefit to the public interest. _____
3. Denial of the permit would result in unnecessary hardship to the owner seeking it. _____
4. By granting the permit substantial justice would be done. _____
5. The use must not be contrary to the Spirit of the Ordinance. _____



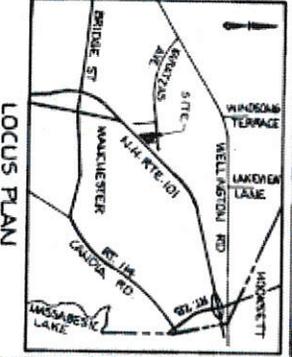
Charles A. Verrill
Chairman, Board of Adjustment

August 9, 1993
Date

Note: Per N.H. RSA 677:2, any aggrieved person affected by the Board's decision must request a rehearing from the Board within 20 days of said decision.



REFERENCE PLAN:
 MANCHESTER GARDENS NO 2 - MANCHESTER, N.H.
 OWNED BY J.M. KILBURR DEC. 5, 1912 - PURCHASED
 FROM MARY M. POOR - AND 2 PLANS - 115 ACRES -
 1256 LOTS - SCALE 1" = 400' BY ALLELOT C.E.
 H.C.R.D. PLAN # 415



- NOTES:**
1. OWNERS OF RECORD ARE HENRY J. & MARION M. KIESTLINGER BY DEED RECORDED IN THE H.C.R.D. VOL. 1251 P. 429 (12/51).
 2. NUMBERS 531 ETC. REFER TO LOT NOS. AS SHOWN ON REFERENCE PLAN
 3. STREETS SHOWN ARE PRIVATE AND NOT ACCEPTED PUBLIC WAYS

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY AND HAS A MAXIMUM ERROR OF CLOSURE OF 1 IN 20000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

Henry J. Kiestlinger
 DATE: 8/5/78

KELLER & MILLS, INC. - LAND SURVEYORS & PLANNERS
 P.O. BOX 536, RTE. 3, MERRIMACK, N.H. 03054

1978 MAR 01 E 411

19287 DWP - 55

212	B	F	23	63
-----	---	---	----	----

Effel Avenue & Mount Holly Avenue

Original dedication of both streets is shown on plan entitled "Section No. 2 Manchester Gardens, owned by J.W. Wilbur, December 9, 1912" by A.L. Eliot, CE. No formal acceptance of these dedicated ways by the Board of Mayor and Aldermen was found.

Reviewing the 1942 aerial photographs it appears there are improved streets located within the dedicated ways in the following locations:

- Effel Avenue from Wallingford Street to Mount Holly Avenue
- Mount Holly Avenue between LaGrange Avenue and Effel Avenue
- LaGrange Avenue between Dwight Street and Mount Holly Avenue
- Wallingford Avenue between Effel Avenue and Windsor Ave
- Windsor Avenue from Dwight Street to Wallingford Avenue

There may be more improved sections of these streets obscured by the tree cover.

The 1949 City directory lists:

- Effel Avenue as running from Dwight Avenue northerly with an address at 54 and vacant building without a number
- Mount Holly Avenue is listed as running between Effel Avenue and Morse Avenue with no addresses
- LaGrange Avenue runs from Dwight Street northerly with one unnumbered residence
- Wallingford Avenue runs between Effel Avenue and Morse Avenue with no addresses
- Windsor Avenue from Dwight Street northerly with three addresses residence

The plan for Route 93, I-93-1 (22)21 sheet 45 of 145 first dated 1959, marked "As Built Plans" shows an existing improved road running in the Effel Avenue right of way from Wallingford Avenue northerly. The road south of the proposed limited access right of way is marked "Abandon Road No Entry".

Additionally, the plan notes "The existing access to those houses north of the proposed interstate highway, in the vicinity of stations 397+00 to 415+00 eastbound and 399+00 to 415+00 westbound, shall be maintained until the contractor completes the access road to Wellington Road. This would indicate the only access to the homes in the area of Mount Holly, Ingraham Avenue to Norwich Street would be cut off until Karatzas Avenue was constructed. "

The "Commissioners' Return of Highway Layout – Section Ten Interstate Route 93 – Manchester I-93-1 (23)21 P-5374B lays out an access road running northerly from the Interstate Highway to Mount Holly Avenue, then easterly by Mount Holly Avenue, then northerly along Napoleon Avenue to Wellington Road. This layout is highlighted on the plans marked "Bald Hill Access Road".

ZONING REVIEW

Reviewed By: Kristin Bixby

Date: March 5, 2020

Revised By:

Revision Date:

APPLICANT NAME: Jean Gagnon
 STREET ADDRESS: Windsor Ave (Off Karatzas Ave and Linda Ln)
 ZONE: R-1A (Residential)

TELEPHONE: (603) 432-4195
 STREET STATUS: ?
 MAP / LOT: 743 / 1B
 WARD: 6

OVERLAY DISTRICTS:

- Flood Plain
- Residential-PO
- Historic District (AMH, ACH)
- Airport Navigational Hazard
- Airport Approach
- Airport Noise
- Arena Overlay
- Lake Massabesic Protection Overlay
- Manchester Landfill Groundwater Management (ML-GMZ)

PLANNING DEPARTMENT/BOARD ACTION:

- Site Plan
- Subdivision
- Planned Development
- Conditional Use Permit
- Voluntary Merger
- Heritage Commission

DIMENSIONS	EXISTING	PROPOSED
Area of Lot (Square Feet)	590,684	575,578
Area of Building on Lot (Square Feet)	-	-
Number of Stories	-	-
Total Area of All Floors (Square Feet)	-	-

ARTICLE 5 - USES	PERMITTED PER	NOT PERMITTED PER	REMARKS
<input type="checkbox"/> Buildable Lot for a Single Family Dwelling	5.10 (A) 1		Subject to any required approvals from Health Department of NH DES regarding on-site septic
<input type="checkbox"/>			

ARTICLE 6 DIMENSIONAL REQUIREMENTS	SECTION	ALLOWED/REQUIRED	PROPOSED/EXISTING	REMARKS
<input type="checkbox"/> Min. Buildable Lot Area	6.01	12,500 SF	449,770 SF	OK
<input type="checkbox"/> Minimum Lot Front	6.02	100' (Min)	139.9'	OK
<input type="checkbox"/> Minimum Lot Width	6.02	100' (Min)	139.9'	OK
<input type="checkbox"/> Front Yard Setback	6.03 (A)	25' (Min)	-	-
<input type="checkbox"/> Side Yard Setback	6.03 (C)	20' (Min)	-	-
<input type="checkbox"/> Side Yard Setback	6.03 (C)	20' (Min)	-	-
<input type="checkbox"/> Rear Yard Setback	6.03 (B)	20' (Min)	-	-
<input type="checkbox"/> Lot Coverage (%)	6.04	40% (Min)	-	-
<input type="checkbox"/> Height in Feet	6.05	35' (Max)	-	-
<input type="checkbox"/> Height in Stories	6.05	2.5 (Max)	-	-
<input type="checkbox"/> Floor Area Ratio	6.06	0.3 (Max)	-	-

GENERAL ZONING PROVISIONS

ZONING ITEM	SECTION	ALLOWED/REQUIRED	PROPOSED	REMARKS
<input type="checkbox"/> Parking, No. of Spaces	10.03 (B)	2	*	-
<input type="checkbox"/> Parking, Setbacks	<input type="checkbox"/> 10.09 (A) <input type="checkbox"/> 10.09 (B)	- See Ord.	- -	- -
<input type="checkbox"/> Parking, Screening	10.07(K)4	N/R	-	-
<input type="checkbox"/> Parking, Paving	10.07 (E)	Required	N/A	-
<input type="checkbox"/> Parking, Bumpers	10.07 (K)1	N/R	-	-
<input type="checkbox"/> Parking, Layout	10.06 (A)	See Ord.	See Plan	-
<input type="checkbox"/> Parking, Maneuvering	10.07(D)	See Ord.	See Plan	-
<input type="checkbox"/> Loading, Off-Street # of Spaces	10.05 (2)	N/R	-	-
<input type="checkbox"/> Loading, Dimension of Area	10.06 (C)	-	-	-
<input type="checkbox"/> Loading, Maneuvering	10.06 (C)	-	-	-
<input type="checkbox"/> Driveways, Width	10.08 (C)	24'	-	-
<input type="checkbox"/> Driveways, Location	<input type="checkbox"/> 10.08 (A) <input type="checkbox"/> 10.08 (B)	See Ord. See Ord.	See Plan See Plan	- -
<input type="checkbox"/> Visibility at Corners	8.27 (E)	Required	-	-
<input type="checkbox"/> Accessible Spaces, Number	10.03 (D)	N/R	-	-
<input type="checkbox"/> Accessible Spaces, Dimensions	<input type="checkbox"/> 10.06 (B)	-	-	-
<input type="checkbox"/> Screening/Buffers	<input type="checkbox"/> 6.08 (A) <input type="checkbox"/> 6.08 (B)	N/R	-	-
<input type="checkbox"/> Landscaping	10.07 (G)	N/R	-	-
<input type="checkbox"/> Signs	<input type="checkbox"/> 9.08 (A) <input type="checkbox"/> 9.09 (B)	- -	- -	- -
<input type="checkbox"/> Fences, Walls	<input type="checkbox"/> 8.27 (B) <input type="checkbox"/> 8.27 (C) <input type="checkbox"/> 8.27 (D)	- - -	- - -	- - -
<input type="checkbox"/> Accessory Structures & Uses	<input type="checkbox"/> 8.29 (A) <input type="checkbox"/> 8.29 (B)	- -	See Plan -	- -
<input type="checkbox"/> Other	-	-	-	-

PARKING SPACE REQUIREMENT:

Building Use	Unit of Measurement	Computation	Spaces Required
Single Family Dwelling	2 per unit	2 spaces x 1 dwelling unit = 2 spaces	2
		TOTAL:	2

Additional Information: Awaiting confirmation from Highway Department regarding street status.

DATE OF PLAN SUBMISSION: February 10, 2020

ZONING REVIEW

Reviewed By: Kristin Bixby

Date: March 5, 2020

Revised By:

Revision Date:

APPLICANT NAME: Jean Gagnon
 STREET ADDRESS: 300 Karatzas Ave
 ZONE: R-1A (Residential)

TELEPHONE: (603) 432-4195
 STREET STATUS: ?
 MAP / LOT: 747 / 6
 WARD: 6

OVERLAY DISTRICTS:

- Flood Plain
- Residential-PO
- Historic District (AMH, ACH)
- Airport Navigational Hazard
- Airport Approach
- Airport Noise
- Arena Overlay
- Lake Massabesic Protection Overlay
- Manchester Landfill Groundwater Management (ML-GMZ)

PLANNING DEPARTMENT/BOARD ACTION:

- Site Plan
- Subdivision
- Planned Development
- Conditional Use Permit
- Voluntary Merger
- Heritage Commission

DIMENSIONS	EXISTING	PROPOSED
Area of Lot (Square Feet)	146,135	161,241
Area of Building on Lot (Square Feet)	2,572	2,572
Number of Stories	2	2
Total Area of All Floors (Square Feet)	2,906	2,906

ARTICLE 5 - USES	PERMITTED PER	NOT PERMITTED PER	REMARKS
<input type="checkbox"/> Single Family Dwelling	5.10 (A) 1		Subject to any required approvals from Health Department or NH DES regarding on-site septic
<input type="checkbox"/>			

ARTICLE 6 DIMENSIONAL REQUIREMENTS	SECTION	ALLOWED/REQUIRED	PROPOSED/EXISTING	REMARKS
<input type="checkbox"/> Min. Buildable Lot Area	6.01	12,500 SF	140,541 SF	OK
<input type="checkbox"/> Minimum Lot Front	6.02	100' (Min)	100'	OK
<input type="checkbox"/> Minimum Lot Width	6.02	100' (Min)	100'	OK
<input type="checkbox"/> Front Yard Setback	6.03 (A)	25' (Min)	490'	OK
<input type="checkbox"/> Side Yard Setback	6.03 (C)	20' (Min)	90'	OK
<input type="checkbox"/> Side Yard Setback	6.03 (C)	20' (Min)	325'	OK
<input type="checkbox"/> Rear Yard Setback	6.03 (B)	20' (Min)	88'	OK
<input type="checkbox"/> Lot Coverage (%)	6.04	40% (Min)	9%	OK
<input type="checkbox"/> Height in Feet	6.05	35' (Max)	Less	OK
<input type="checkbox"/> Height in Stories	6.05	2.5 (Max)	2	OK
<input type="checkbox"/> Floor Area Ratio	6.06	0.3 (Max)	0.018	OK

GENERAL ZONING PROVISIONS

ZONING ITEM	SECTION	ALLOWED/REQUIRED	PROPOSED	REMARKS
<input type="checkbox"/> Parking, No. of Spaces	10.03 (B)	2	3	OK - Garage
<input type="checkbox"/> Parking, Setbacks	<input type="checkbox"/> 10.09 (A) <input type="checkbox"/> 10.09 (B)	- See Ord.	- See Plan	- OK
<input type="checkbox"/> Parking, Screening	10.07(K)4	N/R	-	-
<input type="checkbox"/> Parking, Paving	10.07 (E)	Required	Existing	OK - Removing and relocating driveway
<input type="checkbox"/> Parking, Bumpers	10.07 (K)1	N/R	-	-
<input type="checkbox"/> Parking, Layout	10.06 (A)	See Ord.	See Plan	OK
<input type="checkbox"/> Parking, Maneuvering	10.07(D)	See Ord.	See Plan	OK
<input type="checkbox"/> Loading, Off-Street # of Spaces	10.05 (2)	N/R	-	-
<input type="checkbox"/> Loading, Dimension of Area	10.06 (C)	-	-	-
<input type="checkbox"/> Loading, Maneuvering	10.06 (C)	-	-	-
<input type="checkbox"/> Driveways, Width	10.08 (C)	24'	12'	OK
<input type="checkbox"/> Driveways, Location	<input type="checkbox"/> 10.08 (A) <input type="checkbox"/> 10.08 (B)	See Ord. See Ord.	See Plan See Plan	OK OK
<input type="checkbox"/> Visibility at Corners	8.27 (E)	N/A	-	-
<input type="checkbox"/> Accessible Spaces, Number	10.03 (D)	N/R	-	-
<input type="checkbox"/> Accessible Spaces, Dimensions	<input type="checkbox"/> 10.06 (B)	-	-	-
<input type="checkbox"/> Screening/Buffers	<input type="checkbox"/> 6.08 (A) <input type="checkbox"/> 6.08 (B)	N/R	-	-
<input type="checkbox"/> Landscaping	10.07 (G)	-	-	-
<input type="checkbox"/> Signs	<input type="checkbox"/> 9.08 (A) <input type="checkbox"/> 9.09 (B)	- -	- -	- -
<input type="checkbox"/> Fences, Walls	<input type="checkbox"/> 8.27 (B) <input type="checkbox"/> 8.27 (C) <input type="checkbox"/> 8.27 (D)	- - -	- - -	- - -
<input type="checkbox"/> Accessory Structures & Uses	<input type="checkbox"/> 8.29 (A) <input type="checkbox"/> 8.29 (B)	See Ord. -	See Plan -	OK - Shed and pool area in rear yard. -
<input type="checkbox"/> Other	-	-	-	-

PARKING SPACE REQUIREMENT:

Building Use	Unit of Measurement	Computation	Spaces Required
Single Family Dwelling	2 per unit	2 spaces x 1 dwelling unit = 2 spaces	2
		TOTAL:	2

Additional Information: Approximated location of septic system provided by the surveyor is located in close proximity to the existing pool area. Awaiting confirmation from Highway Department regarding street status.

DATE OF PLAN SUBMISSION: February 10, 2020

Kevin A. Sheppard, P.E.
Public Works Director

Timothy J. Clougherty
Deputy Public Works Director



Commission
Toni Pappas
Patrick Robinson
James Burkush
Trixie Vazquez
Armand Forest

CITY OF MANCHESTER

Department of Public Works

March 30, 2020

Jonathan Golden
City of Manchester
Planning and Community Development
1 City Hall Plaza
Manchester, New Hampshire 03101

RE: 300 Karatzas Ave (S2020-005)

Jonathan:

We have reviewed the following information for the above referenced site:

- Site Plan dated February 7, 2020
- Planning Department Memo dated March 4, 2020

We offer the following comments on the above submitted information:

1. The following note shall be added to the plans, "If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site, the property owner shall be required to install necessary erosion protection at no expense to the City"
2. The following note shall be added to the plans, "All work must conform to the City of Manchester, Department of Public Works Standard Specifications and any work within the City right-of-way requires an excavation permit"
3. The datums for all digital files submitted shall be NAD83/92 (HARN) for the horizontal datum or NAD83, and NAVD 88 for the vertical datum and shall be shown on the plans.

Please have the applicant submit the necessary document to DPW with any revised plans and a written response letter addressing the comment above. A minimum of one week is required to review any follow up materials. As always, feel free to contact us with any questions.

Sincerely,

Owen Friend-Gray, PE
Engineering Division

PLAN REFERENCES

- "MANCHESTER GARDENS NO. 2 MANCHESTER, NH OWNED BY J.W. WILBUR" DATED DEC. 9, 1912 SCALE 1:1000" PREPARED BY A.L. ELIOT L.S. AND H.C.R.D. PLAN NO. 415-C.
- "SUBDIVISION PLAN OF LAND ROPA, INC., MANCHESTER, N.H. SCALE: 1" = 100' OCT. 18, 1977" PREPARED BY THOMAS F. MORAN, INC. BEDFORD, NH H.C.R.D. PLAN NO. 11708.
- "SUBDIVISION PLAN, GRANDVIEW ESTATES, LINDSTROM LANE, MANCHESTER, NH OWNED AND PREPARED FOR MILTON AND SALLY ARGERIOU, 300 KARATZAS AVENUE, MANCHESTER, NEW HAMPSHIRE, SCALE: 1" = 50' AUGUST 8, 2005" LAST REVISED ON 5/11/06, PREPARED BY TFM, BEDFORD, NH H.C.R.D. NO. 34907.
- "DRAINAGE EASEMENT PLAN, TAX MAP 743, LOTS 1B AND 2A AND LOT 15 GRANDVIEW ESTATES, LINDSTROM LANE, MANCHESTER, NH ACROSS LAND OWNED BY PEAK DEVELOPMENT CORPORATION AND MILTON AND SALLY ARGERIOU, SCALE: 1" = 50' SEPTEMBER 19, 2006" PREPARED BY TFM, BEDFORD, NH H.C.R.D. NO. 35158.

NOTES

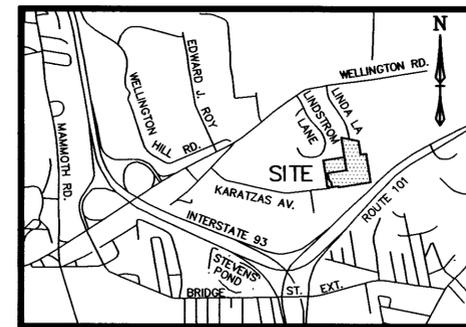
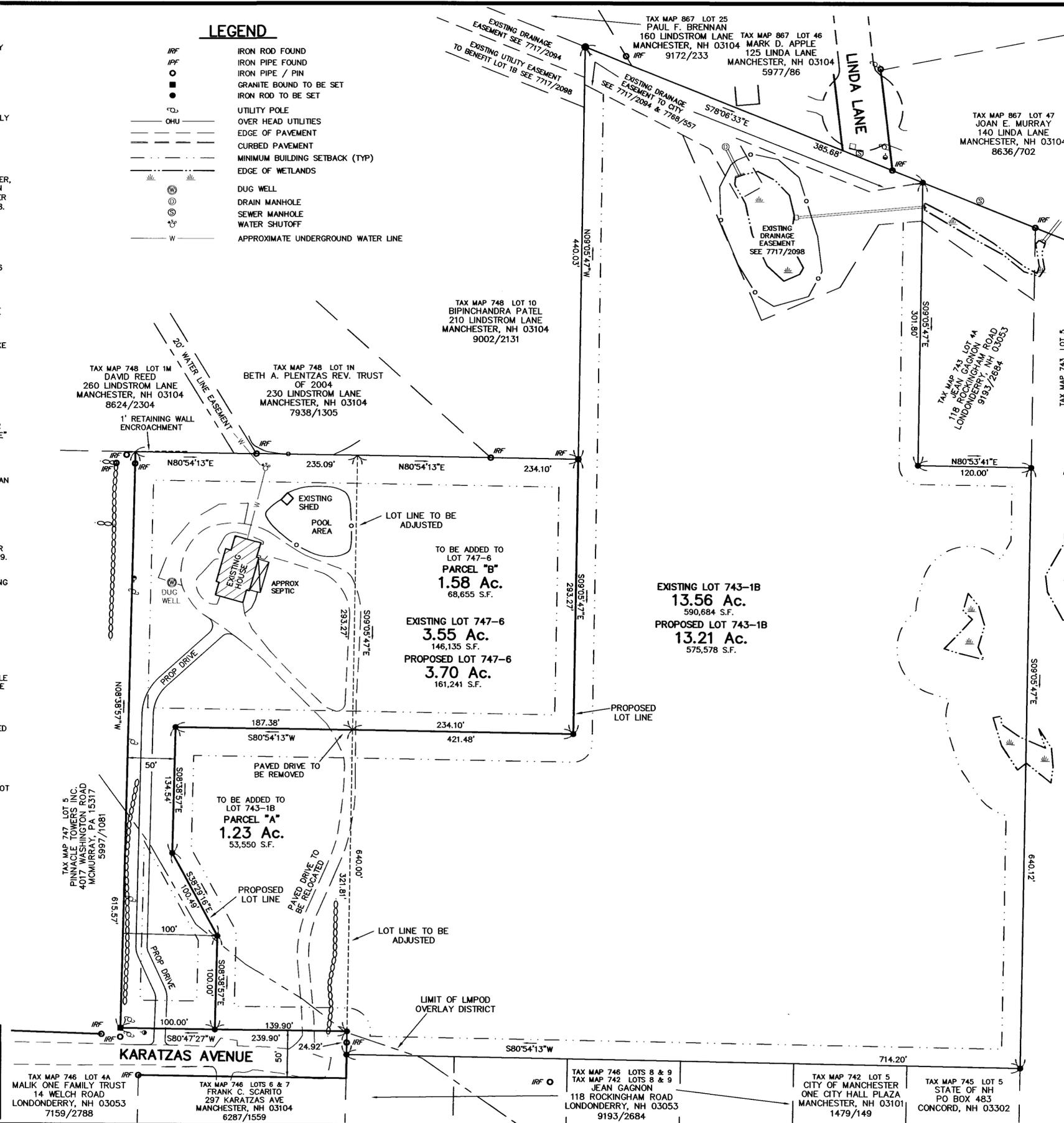
- THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS 743-1B AND 747-6 BY CREATING PARCEL "A" (1.23 Ac.), WHICH IS TO BE ADDED TO 743-1B FROM LOT 474-6 AND TO CREATE PARCEL "B" (1.58 Ac.) WHICH IS TO BE ADDED TO LOT 747-6 FROM LOT 473-1B.
- ORIGINAL AND ADJUSTED PARCEL AREAS:

TAX MAP 743 LOT 1B	EXISTING	AFTER ADJUSTMENT
	13.56 Ac.	13.21 Ac.
TAX MAP 747 LOT 6	3.55 Ac.	3.70 Ac.
- PRESENT ZONING: RESIDENTIAL (R-1A) AND LIES WITHIN THE LAKE MASSABESIC PROTECTION OVERLAY DISTRICT (LMPD) MINIMUM BUILDABLE LAND AREA = 12,500 S.F. MINIMUM LOT FRONTAGE = 100' MINIMUM FRONT SETBACK = 25' MINIMUM SIDE SETBACK = 20' MINIMUM REAR SETBACK = 30' BUILDABLE AREA FOR ADJUSTED LOT 474-6 = 140,541 S.F.
- IN THE EVENT OF ANY FUTURE CONSTRUCTION, THE CONTRACTOR SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 11 UPTON DRIVE, WILMINGTON, MA, (1-800-344-7233; WWW.DIGSAFE.COM) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
- LOT 747-6 (ASSESSORS ADDRESS - 300 KARATZAS AVE) HAS AN EXISTING HOUSE WITH MUNICIPAL WATER AND ONSITE SEPTIC. LOT 743-1B (ASSESSORS ADDRESS - WINDSOR LANE) IS VACANT AND IS NOT BUILDABLE UNTIL MUNICIPAL WATER AND SEWER ARE ONSITE OR ONSITE SEPTIC AND WELL HAVE BEEN APPROVED.
- NO STATE PERMITS ARE REQUIRED.
- THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN PER F.I.R.M. PANEL NO. 33011C0245D, EFFECTIVE SEPTEMBER 25, 2009.
- THE HORIZONTAL AND VERTICAL DATUMS ARE BASED UPON INFORMATION SUPPLIED BY THE CITY OF MANCHESTER ENGINEERING DEPARTMENT AND PLAN REFERENCE #1.
- LOT 747-6 IS BENEFITED BY A WATER LINE EASEMENT ACROSS LOT 748-1M, SEE H.C.R.D. DEED 7717/2098
- LOT 473-1B IS SUBJECT TO DRAINAGE EASEMENTS, SEE H.C.R.D. DEED 7717/2094, 7717/2098 & 7768/557. LOT 473-1B IS BENEFITED BY A UTILITY EASEMENT ACROSS LOT 478-10, SEE H.C.R.D. 7717/2098.
- THIS PLAN CONTAINS A TOTAL OF 2 SHEETS. SHEET 1 IS ON FILE AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE ENTIRE SET IS ON FILE AT THE CITY OF MANCHESTER PLANNING DEPARTMENT, WHICH TOGETHER CONSTITUTE THE PLAN WHICH IS APPROVED BY THE MANCHESTER PLANNING BOARD.
- ALL CONDITIONS SUBSEQUENT TO APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE OF FINAL APPROVAL.
- WITH THE APPROVAL OF THIS PLAN SET, THE CITY OF MANCHESTER PLANNING BOARD HAS APPROVED THE FOLLOW WAIVER:
 A. TO APPENDIX B, APPLICATION CHECKLIST SECTION 1.(B), TO NOT REQUIRE THE NOTES ON THE RIGHT SIDE OF THE PLAN.

CONDITIONS OF APPROVAL

LEGEND

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IPN IRON PIPE / PIN
- GRB GRANITE BOUND TO BE SET
- IRB IRON ROD TO BE SET
- UP UTILITY POLE
- OHU OVER HEAD UTILITIES
- EPV EDGE OF PAVEMENT
- CPV CURBED PAVEMENT
- MBT MINIMUM BUILDING SETBACK (TYP)
- EWL EDGE OF WETLANDS
- DUG WELL
- DMN DRAIN MANHOLE
- SMN SEWER MANHOLE
- WSH WATER SHUTOFF
- W APPROXIMATE UNDERGROUND WATER LINE



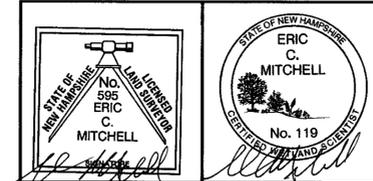
VICINITY
SCALE: 1" = 2000'

SHEET INDEX

- SHEET 1 OF 2 LOT LINE ADJUSTMENT PLAN
- SHEET 2 OF 2 TOPOGRAPHIC PLAN

WETLAND NOTES

1. THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON OCTOBER 9-10, 2019 AND I CONCUR THAT THEY WERE MAPPED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



I HEREBY CERTIFY THAT THIS PLAN IS BASED UPON AN ACUAL FIELD SURVEY AND HAS A MAXIMUM ERROR OF CLOSURE OF 1 IN 10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

Eric C. Mitchell 2/07/2020
 ERIC C. MITCHELL L.L.S. NO. 595 DATE

LOT LINE ADJUSTMENT PLAN
TAX MAP 747 LOT 6
TAX MAP 743 LOT 1B
300 KARATZAS AVE & LINDA LANE
MANCHESTER, NH

OWNER LOTS 747-6 & 743-1B
JEAN GAGNON
 118 ROCKINGHAM ROAD, LONDONDERRY, NH 03053
 SEE H.C.R.D. BOOK 9132 PAGE 2684
FEBRUARY 7, 2020

SCALE: 1" = 60'

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
 PLANNING - SURVEYING - ENVIRONMENTAL
 P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298
 PH. (603) 627-1181

REV.	DATE	DESCRIPTION	BY
REVISIONS			

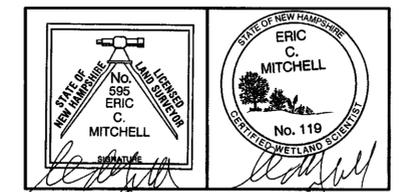
- TAX MAP 746 LOT 4A MALIK ONE FAMILY TRUST 14 WELCH ROAD LONDONDERRY, NH 03053 7159/2788
- TAX MAP 746 LOTS 6 & 7 FRANK C. SCARITO 297 KARATZAS AVE MANCHESTER, NH 03104 6287/1559
- TAX MAP 748 LOTS 8 & 9 JEAN GAGNON 118 ROCKINGHAM ROAD LONDONDERRY, NH 03053 9193/2684
- TAX MAP 742 LOT 5 CITY OF MANCHESTER ONE CITY HALL PLAZA MANCHESTER, NH 03101 1479/149
- TAX MAP 745 LOT 5 STATE OF NH PO BOX 483 CONCORD, NH 03302

BUILDABLE AREA TABLE					
LOT	TOTAL	WETLAND	SLOPES	EASEMENTS	BUILDABLE
747-6	161,241 S.F.	0 S.F.	20,700 S.F.	0 S.F.	140,541 S.F.
743-1B	575,578 S.F.	2,250 S.F.	85,700 S.F.	37,858 S.F.	449,770 S.F.

LEGEND	
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
○	IRON PIPE / PIN
●	GRANITE BOUND TO BE SET
○	IRON ROD TO BE SET
○	UTILITY POLE
OHU	OVER HEAD UTILITIES
---	EDGE OF PAVEMENT
---	CURBED PAVEMENT
---	MINIMUM BUILDING SETBACK (TYP)
---	EDGE OF WETLANDS
---	SLOPES > 25%
⊙	DUG WELL
⊙	DRAIN MANHOLE
⊙	SEWER MANHOLE
⊙	WATER SHUTOFF
W	APPROXIMATE UNDERGROUND WATER LINE

WETLAND NOTES

1. THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON OCTOBER 9-10, 2019 AND I CONCUR THAT THEY WERE MAPPED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



REV.	DATE	DESCRIPTION	BY
REVISIONS			

TOPOGRAPHIC PLAN

**TAX MAP 747 LOT 6
TAX MAP 743 LOT 1B
300 KARATZAS AVE & LINDA LANE
MANCHESTER, NH**

OWNER LOTS 747-6 & 743-1B
JEAN GAGNON

118 ROCKINGHAM ROAD, LONDONDERRY, NH 03053
SEE H.C.R.D. BOOK 9132 PAGE 2684

FEBRUARY 7, 2020

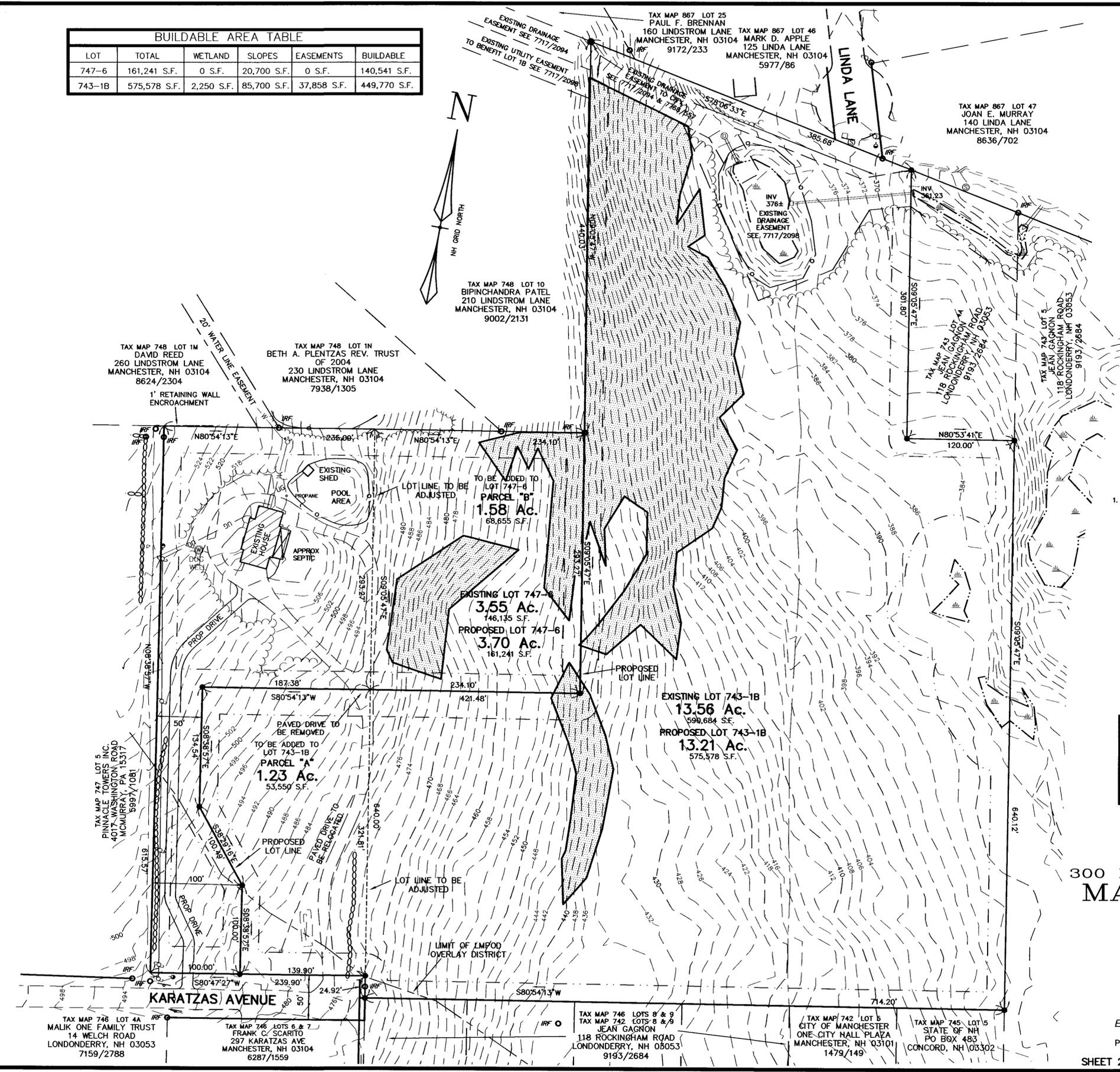
SCALE: 1" = 60'

PREPARED BY

ERIC C. MITCHELL & ASSOC. INC.
PLANNING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

SHEET 2 OF 2

REV: DWG: LLA FLD: BK/PG: 563/2 JOB NO: 15-28



M:\Projects\2020\15-28\15-28.dwg, 1/15/2020 11:41:03 PM

ECM

Eric C. Mitchell & Associates, Inc.

Planning, Site Design, Surveying, Environmental

February 10, 2020



City of Manchester
Planning Board
One City Hall
Manchester, NH 03101

Re: Tax Map 747, Lot 6 & Tax Map 743, Lot 1B
Owner: Jean Gagnon
Karatzas Avenue, Manchester, New Hampshire
ECM Job No. 15-28

Dear Chairman:

On behalf of our client, Jean Gagnon, a waiver is requested to Appendix B, Application Checklist.

Section 1.(B), notes on the right side of the plan. There is a long list of notes which will not fit on the right side of the plan with the required endorsements and title block. All of the notes are clearly shown on the left side of the plan.

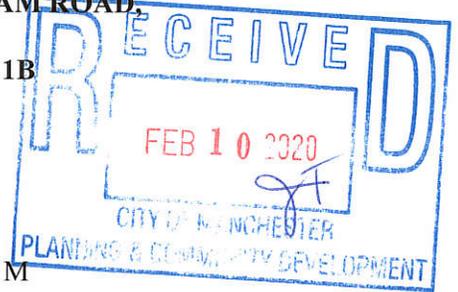
Thank you for your consideration.

Sincerely,

Eric C. Mitchell
President

300 KARATZAS AVE
S2020-005

ABUTTERS LIST
PREPARED FOR: JEAN GAGNON, 118 ROCKINGHAM ROAD,
LONDONDERRY, NH 03053
TAX MAP 747, LOT 6 & TAX MAP 743, LOT 1B
KARATZAS AVENUE
MANCHESTER, NEW HAMPSHIRE
ECM JOB # 15-28
Dated: 02-10-2020



Tax Map 742, Lot 5
City of Manchester, Plaza 2
One City Hall
Manchester, NH 03101

Tax Map 748, Lot 1M
David Reed
260 Lindstrom Lane
Manchester, NH 03104

Tax Map 747, Lot 6
Tax Map 473, Lot 1B
Tax Map 472, Lots 8 & 9
Tax Map 743, Lots 4A & 5
Tax Map 746, Lots 8 & 9
Jean Gagnon
118 Rockingham Road
Londonderry, NH 03053

Tax Map 748, Lot 1N
Beth A. Plentzas Rev. Tr. 2004
230 Lindstrom Lane
Manchester, NH 03104

Tax Map 745, Lot 5
State of New Hampshire
Ingraham Avenue
Manchester, NH 03101

Tax Map 748, Lot 1O
Bipinchandra Patel
210 Lindstrom Lane
Manchester, NH 03104

Tax Map 746, Lot 2B
Islamic Society of NH
373 S. Willow St., Units D2-3
Manchester, NH 03103

Tax Map 867, Lot 25
Paul F. Brennan
160 Lindstrom Lane
Manchester, NH 03104

Tax Map 746, Lot 4 & 4A
Malik One Family Trust
14 Welch Road
Londonderry, NH 03053

Tax Map 867, Lot 46
Mark D. Apple
125 Linda lane
Manchester, NH 03104

Tax Map 746, Lots 6 & 7
Frank C. Scarito
297 Karatzas Avenue
Manchester, NH 03104

Tax Map 867, Lot 47
Joan E. Murray
140 Linda Lane
Manchester, NH 03104

Tax Map 747, Lot 3
Lisa & Mark Whitmore, Rev. Trust
240 Karatzas Avenue
Manchester, NH 03104

Consultants:
Eric C. Mitchell & Associates, Inc.
38 South River Road
Bedford, NH 03110

Tax Map 747, Lots 4 & 5
Pinnacle Towers, Inc.
4017 Washington Road
McMurray, PA 15317

TES Environmental Consultants, LLC
1494 Route 3A, Unit 1
Bow, NH 03304



CITY OF MANCHESTER
PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP
Director

Planning & Land Use Management
Building Regulations
Code Enforcement Division
Community Improvement Program
Zoning Board of Adjustment

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

VARIANCE NOTICE OF DECISION

Case No.: ZBA2020-077

Property Location: 300 Karatzas Avenue

You are hereby notified that the request of: Jean Gagnon (Owner)
118 Rockingham Road
Londonderry, NH 03053

Eric C. Mitchell and Associates, Inc. (Agent)
38 South River Road
Bedford, NH 03110

to subdivide and consolidate portions 300 Karatzas Avenue (Tax Map 747, Lot 6) and Tax Map 743, Lot 1B, where 300 Karatzas Avenue received a variance in 1993 to construct a single family home with no frontage on an accepted public way, by reducing the width of 300 Karatzas Avenue from 239.90' to 100' for 50% of the lot depth, and consolidating with Tax Map 743, Lot 1B, and where a portion of Lot 1B will be consolidated with 300 Karatzas Avenue in the R-1A zoning district from the terms of Section(s) **11.04(F)** Expansion or Changes in a Non-Conforming Use, Lot Created by Variance of the Zoning Ordinance of the City of Manchester, New Hampshire, has been **GRANTED** as per documents submitted through July 28, 2020 in accordance with Article V of the Board's BY-LAWS on September 10, 2020.

Condition: **Parcel B, as shown on plan dated July 27, 2020, to remain undeveloped and remain a portion of 300 Karatzas Avenue.**

If denied, the decision is based on a finding that one or more the following five criteria was not satisfied:

- 1. The variance will not be contrary to the public interest.
- 2. The spirit of the ordinance is observed.
- 3. Substantial justice is done. .
- 4. The values of surrounding properties are not diminished.
- 5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

Explanation: _____

Robert G. Breault
Chairman, Zoning Board of Adjustment

Date: _____

NOTE: Permits or other approvals as may be required for vesting **must** be obtained within **two years** of the date of the public hearing, or the variance will expire.

Per RSA 677:2, any aggrieved person affected by the Board's decision may request a rehearing within 30 days.