



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING March 10, 2016 – 6:00 p.m. City Hall, Third Floor – Aldermanic Chambers

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

(New Cases)

1. **ZO-12-2013**

1475 South Willow Street, Ward 8

Brian Pratt (Agent) proposes to construct a retaining wall greater than four feet in height within ten feet of the property line in the B-2 zoning district and seeks a **variance** from Section **8.27 (D)** Fences, Walls, of the Zoning Ordinance, as per documents submitted through February 29, 2016.

2. **ZO-13-2016**

1477 South Willow Street

Brian Pratt (Agent) proposes to construct an addition to the existing building in the B-2 zoning district and seeks a **variance** from Sections **6.04** for lot coverage greater than 75%; **8.27 (D)** for a retaining wall greater than 4 feet in height within 10 feet of a property line; **10.07 (G)** for not having a 10 foot landscaped perimeter and **10:09 (A)** for parking within 4 feet of a side lot line, of the Zoning Ordinance, as per documents submitted through February 29, 2016.

3. **ZO-14-2016**

2305 Brown Avenue

Chris Rice (Agent) proposes to maintain non-material changes to an approved site plan that resulted in lot coverage greater than 75% in the B-2 zoning district and seeks a **variance** from Section **6.04** Lot Coverage, of the Zoning Ordinance, as per documents submitted through February 4, 2016.

4. **ZO-15-2015**

93 Katinka Drive, Ward 6

Muzafer & Lindsey Aku propose to construct an accessory dwelling unit in the R-1A zone and seek a **variance** from Sections **8.26 (B)** for an occupant younger than 62 years of age and **8.26 (C)** for an accessory dwelling unit greater than 600 SF, of the Zoning Ordinance, as per documents submitted through February 4, 2016. Also, according to Section **5.11 (L)1** an Accessory Dwelling Unit may be allowed by **special exception**.

5. **ZO-16-2016**
211 Ash Street, Ward 2

Michael Soucy proposes to maintain an accessory structure converted to a single family dwelling in the R-2 zone and seeks a **variance** from Sections **5.08** for more than one principal structure; **6.01** for lot size of 5,891 SF where 10,000 SF is required; **6.02** for lot width of 50' where 75' is required; **6.03 (B)** for rear yard setback of zero (0) feet where 20' is required; **6.03 (C)** for side yard setback of 2' where 20' is required; **6.04** for lot coverage of 68.1% where 60% is allowed; **6.06** for floor area ratio of .57 where .5 is allowed; **10.03 (B)** for 5 parking spaces where 6 are required and **5.12** for relief from Planning Board approval for a planned development, of the Zoning Ordinance, as per documents submitted through February 9, 2016.

6. **ZO-17-2016**
118 Wells Street, Ward 6

Jonathan Bourque proposes to construct a 24' by 16' garage with an attached 24' by 12' carport in the R-1A zone and seeks a **variance** from Sections **8.29 (A)2** for a side yard setback of 11.9' where 20' is required and for a rear yard setback of 23.5' where 30' is required and **10.07 (E)** for a gravel parking area under the carport and no paved access drive to the garage, of the Zoning Ordinance, as per documents submitted through February 9, 2016.

7. **ZO-18-2016**
94 Sinclair Avenue

Claire & Eugene Normand propose to maintain a fence in the front yard greater than four feet in height; and also construct a new garage the same size as the existing garage to be replaced only two feet further from the street in the R-1A zoning district and seek a variance from Sections **8.27 (B)** Fences, Walls (two counts) and **8.29 (A)** Accessory Structures and Uses, of the Zoning Ordinance, as per documents submitted through February 11, 2016.

8. **ZO-19-2016**
1649 Candia Road

Jeffrey Merritt (Agent) proposes to demolish a portion (27,425 SF) of the existing facility housing Anderson Equipment at 1649 Candia Road and construct a new addition of 16,373 SF and seeks a variance from Sections **6.08 (B)7** storage of equipment or machinery within required 50' limited activity buffer; **7.11 (C)1** sales, rental and repair of heavy equipment in the Lake Massabesic Protection Overlay District where not allowed; **7.11 (C)2** impervious pavement within 50' of water ways or wetlands in the Lake Massabesic Protection Overlay District; **8.27 (B)** 8' fence in side yard where maximum of 6' is allowed; **8.28** outside storage of equipment without required screening; **10.02 (F)** business parking in a residential district and **11.04 (G)** expansion/change of a non-conforming use, of the Zoning Ordinance, as per documents submitted through February 19, 2016.

9. **ZO-20-2016**
1250 South Willow Street

Steven Clermont (Agent) proposes to add a freestanding sign within area restricted from corner clearance obstructions resulting in six freestanding signs where two are permitted in the B-2 zoning district and seeks a **variance** from Sections **8.27 (E)** visual clearance on corner lots and **9.09 (A)1** (2 counts) addition of 6th sign exceeds maximum of 2 allowed and sign placed 3 feet from lot line where a minimum of 5 feet is required, of the Zoning Ordinance, as per documents submitted through February 24, 2016.

10. **ZO-21-2016**
125 Theophile Street

Daniel Spenard proposes to construct a new 30'x19' garage to replace an existing carport within the required front, side and rear setbacks and with a parking space within four feet of the garage and front lot line and seeks a variance from Sections **6.03 (A)** front yard setback, **6.03 (B)** rear yard setback, **6.03 (C)** side yard setback and **10.09 (A)** parking setback, of the Zoning Ordinance, as per documents submitted through February 22, 2016.

III. **BUSINESS MEETING:**

1. **ADMINISTRATIVE MATTERS:**

1. Review and approval of the Zoning Board of Adjustment Minutes of February 11, 2016.
2. Discussion and adoption of proposed changes to Zoning Board of Adjustment bylaws.
3. Any other business items from Zoning Staff or Board Members.

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.