



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING AGENDA

Wednesday, August 10, 2016 – 6:00 p.m.

Carol M. Rines Center, 1528 Elm Street, Room 164

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

II. PUBLIC HEARING:

1. **ZO-66-2016**
102 Bay Street, Ward 3

Ben Gamache proposes to maintain parking as shown and use a 10'7"x14' room (approximately 140 SF) for a beauty shop and seeks a **variance** from Sections 5.10 (H-6)3 Beauty and Barber Shops, Tailors, Shoe Repair and Shoeshine Parlors, 10.07 (G) Landscaping, 10.07 (K)1 Parking Bumpers and 10.07 (K)4 Parking Screening, of the Zoning Ordinance, as per documents submitted through July 14, 2016.

2. **ZO-67-2016**
780 N. Commercial St./15 Fletcher St., Ward 3

Michael Hammer (Agent) proposes a subdivision and lot line adjustment in the B-2/A.M.X zoning district and seeks a **variance** from Sections **8.27 (D)** Fences Walls, **10.07 (G)** Landscaping and **10.07 (K)1** Parking Bumpers at 780 North Commercial Street (Map 276, Lot 5-1) in the AMX zoning district; **8.27 (D)** Fences Walls and **8.29 (B)** Accessory Structures and Uses at Map 276, Lot 5, Amoskeag Dam in the B-2/AMX zoning districts; and **6.02** Minimum Lot Frontage and Width at Fletcher Street, Map 276, Lot 5-2, Eddy Substation, in the B-2 zoning district, of the Zoning Ordinance, as per documents submitted through July 11, 2016.

3. **ZO-68-2016**
100 McGregor Street, Ward 11

Scott Aubertin (Agent) proposes to erect a 3rd free-standing sign, raise the height of the main free-standing sign to 14'8" and erect 3 new additional wall signs and maintain 5 existing wall signs that exceed both the number of signs and total area of wall signs allowed and seeks a **variance** from Sections **9.09 (A)1** Signs, **9.09 (A)2** Signs and **9.09 (D)** Signs, of the Zoning Ordinance, as per documents submitted through July 12, 2016.

4. **ZO-69-2016**
245 Youville Street, Ward 11

Joshua Rivera proposes to maintain a shed 0' from the side lot line where 4' is required within the rear yard and maintain a second shed in the side yard 0' from the lot line where 10' is required and seeks a **variance** from Sections **8.29 (A)2** and **8.29 (A)3** Accessory Structures and Uses, of the Zoning Ordinance, as per documents submitted through July 11, 2016.

5. **ZO-70-2016**
317 Trolley Street, Ward 8

Richard Dryer (Agent) proposes to maintain expansion of driveway resulting in one front yard parking space and seeks a **variance** from Section **10.09 (B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through July 14, 2016.

6. **ZO-71-2016**
645 Summer Street, Ward 5

Viktor Celaj proposes to construct a 20'x30' carport in the rear yard occupying 37.5% of the rear yard area where 25% maximum is allowed and allow a 4th parking space 0 feet from the carport where 4 feet is required in the R-2 zoning district and requests a **variance** from Sections **8.29 (A)3** Accessory Structures and Uses and **10.09 (B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through July 28, 2016.

7. **ZO-72-2016**
32 Roy Avenue, Ward 7

Glen Brehio (Agent) proposes to build a 368 SF deck with a rear yard setback of 12.7 feet where 20 feet is required and maintain a detached garage with a 2 foot side yard setback where 10 feet is required in the R-2 zoning district and seeks a **variance** from Sections 6.03 (B) Rear Yard Setback and 8.29 (A)2 Accessory Structures and Uses, of the Zoning Ordinance, as per documents submitted through July 18, 2016.

8. **ZO-73-2016**
2060 Brown Avenue, Ward 9

Steve Clermont (Agent) proposes to utilize up to 100 of the existing parking spaces for storage of vehicles and not provide the required screening in accordance with Section 8.28 in the IND zoning district and seeks a variance from Section **8.28** Outside Storage of Vehicles, of the Zoning Ordinance, as per documents submitted through July 28, 2016.

9. **ZO-74-2016**
650 Elm Street, Ward 3

Nicolaas Meijer (Agent) proposes to erect a 5'x12-1/2' projecting sign that is larger than the 8 feet in height maximum allowed and for use by occupants on upper or lower floors with no sign frontage in the CBD zoning district and seeks a variance from Sections 9.07 (F) Signs and 9.09 (A)3 Signs, of the Zoning Ordinance, as per documents submitted through July 21, 2016.

10. **ZO-75-2016**
81 Mack Avenue, Ward 9

Robyn Casey (Agent) proposes to replace an existing free-standing sign with an area of 152 SF and 33 feet in height with a new free-standing sign with an area of 225 SF and 35 feet in height in the IND zoning district and seeks a **variance** from Section **9.09 (D) Signs (2 counts)**, of the Zoning Ordinance, as per documents submitted through July 22, 2016.

11. **ZO-76-2016**
140 Blaine Street, Ward 10

Daniel Silva (Agent) proposes to convert sheet metal shop to landscape contractor shop in the B-2/R-3 zoning districts and seeks a **variance** from Section **5.10 (C)2 Building Contractor Yards**, of the Zoning Ordinance, as per documents submitted through July 26, 2016.

12. **ZO-77-2016**
308 Lake Avenue, Ward 5

Khalid Mohamed (Agent) proposes to use convenience store office for taxi company consisting of one vehicle driven by store owner and only operated while store is closed in the R-3 zoning district and seeks a **variance** from Section **5.10 (E)1 Taxi, Bus, Railroad passenger Terminal**, of the Zoning Ordinance, as per documents submitted through July 27, 2016.

III. BUSINESS MEETING:

1. ADMINISTRATIVE MATTERS:

1. Review and approval of the ZBA Minutes of July 14, 2016.
2. Any other business items from the Zoning Board of Adjustment 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.**