



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

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

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### MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, September 08, 2016 – 6:00 p.m. City Hall, Third Floor – Aldermanic Chambers

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

II. PUBLIC HEARING:

1. **ZO-78-2016**

**311 Brent Street**

R-1B Zoning District, Ward 8

Deborah & Douglas Wheeler propose to build a 15'x19-1/2' all season room in place of an existing 10'x19-1/2' open deck and seeks a **variance** from Section **6.03(B)** Rear Yard Setback, of the Zoning Ordinance, as per documents submitted through August 3, 2016.

2. **ZO-79-2016**

**61 Faith Lane**

R-1B Zoning District, Ward 8

Donna Haddad proposes to maintain shed within required street yard setback and maintain front yard parking and seeks a **variance** from Sections **8.29 (A)1** Accessory Structures and Uses and **10.09 (B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through August 8, 2016.

3. **ZO-80-2016**

**809 Brent Street**

R-1B Zoning District, Ward 8

Lawrence Whittaker proposes to build a 28'x36' two-stall garage, having a 4.8' side yard setback where 10' is required, extend pavement resulting in a driveway width of 25.5' and maintain a 9'x12' shed in rear yard 2.6' from the side lot line and 3.8' from the rear lot line where 4' is required and seeks a **variance** from Sections **6.03 (C)** Side Yard Setback, **8.29 (A)3** Accessory Structures and Uses (2 counts) and **10.08 (C)** Driveways Width, of the Zoning Ordinance, as per documents submitted through August 9, 2016.

4. **ZO-81-2016**  
**312 Manchester Street**  
R-3 Zoning District, Ward 4

Andrew Sullivan, Esq. (Agent) proposes to maintain the conversion from a 5 to 7 dwelling units on a 10,026 SF lot where 11,000 SF is required and establish/maintain parking and seeks a **variance** from Sections **6.01** Minimum Buildable Lot Area, **10.06 (A)** Parking Layout (2 counts) **10.07 (D)** Parking Maneuvering (2 counts) **10.07 (G)** Landscaping, **10.07 (K)1** Parking Bumpers, **10.08 (C)** Driveways Width, **10.09 (B)** Parking Setbacks, **10.09 (B)1** Parking in Side Yard Setback and **10.09 (B)2** Parking in Front Yard Setback, of the Zoning Ordinance, as per documents submitted through August 10, 2016.

5. **ZO-82-2016**  
**496 Merrimack Street**  
R-2 Zoning District, Ward 4

Mark Jon Russell proposes to build a shed in the rear yard with a 3' rear yard setback where 4' is required, pave walkways in front and side yard, re-pave driveway for two parking spaces, and construct a new handicap ramp off the front porch and seeks a **variance** from Sections **6.04** Lot Coverage, **8.29 (A)3** Accessory Structures and uses and **10.09 (B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through August 15, 2016.

6. **ZO-83-2016**  
**714-716 Maple Street**  
R-2 Zoning District, Ward 2

Ronald Pellerin (Agent) proposes to construct three additional dormers to the third floor which will create 754 SF of living space with a 5.7' side yard setback where 10' is required, where the proposed building height of three stories exceeds the allowable 2.5 stories and having a floor area ratio of 0.57 where 0.5 is allowed and seeks a **variance** from Sections **6.03 (C)** Side Yard Setback, **6.05** Height in Stories and **6.06** Floor Area Ratio, of the Zoning Ordinance, as per documents submitted through August 25, 2016.

7. **ZO-84-2016**  
**795 Grove Street**  
RDV Zoning District, Ward 5

Christopher Swiniarski, Esq. (Agent) proposes to subdivide parcel into two lots, Lot 1 a conforming buildable lot and Lot 1A having a lot area of 3,554 SF where 10,000 SF is required and less than required 100 foot depth for required 100 foot lot frontage, build a 16'x31' building on Lot 1A for a small cell telecommunications facility in accordance with a variance granted on February 11, 2016 (Case ZO-10-2016) and seeks a **variance** from Sections **6.01** Minimum Buildable Area and **6.02** Minimum Lot Width, of the Zoning Ordinance, as per documents submitted through August 16, 2016.

8. **ZO-85-2016**  
**247 Whitney Avenue**  
R-1A Zoning District, Ward 1

Kimberly Griswold proposes to create 2 front yard parking spaces, maintain decks with rear setbacks of 23 and 25 feet where 30 feet is required, maintain pool in rear yard closer than 4 feet from the principal structure and maintain retaining wall over 4 feet in height and closer than 10 feet from the property line and seeks a **variance** from Sections **6.03 (B)** Rear Yard Setback, **8.27 (D)** Fences Walls, **8.29 (A)3** Accessory Structures and Uses and **10.09 (B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through August 25, 2016.

9. **ZO-86-2016**  
**700 Lake Avenue**  
R-2 Zoning District, Ward 5

David Fenstermacher (Agent) proposes to construct a 14,823 SF pharmacy with a drive-thru and clinic with one exam room, front yard and business parking in a residential district, signage as shown on plans, 8 foot high fencing for screening and dumpster enclosure within front or street yards, exterior lighting fixtures at height in excess of 10 feet within 50 feet limited activity buffer and seeks a variance from Sections **5.10 (F)4** Convenience Retail Uses Greater than 8,000 SF, **5.10 (G)6** With Drive-Thru Service, **5.10 (H-2)1** Offices of Health Care Practitioners and Outpatient Health Care, **6.08 (B)2** Screening Buffers, **8.27 (B)** Walls, **9.08 (B)** and **(C)** Signs, **10.02 (F)** Business Parking in Residential District and **10.09 (B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through August 18, 2016.

10. **ZO-87-2016**  
**269 Hanover Street**  
R-3 Zoning District, Ward 4

Brian Pratt (Agent) proposes to construct a parking lot for 22 spaces to be utilized by residential tenants of owner's properties nearby and seeks a **variance** from Sections **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and Width, **10.06 (A)** Parking Layout, **10.07 (G)** Landscaping and **10.07 (K)4** Parking Screening, of the Zoning Ordinance, as per documents submitted through August 19, 2016.

11. **ZO-88-2016**  
**1852 Lake Shore Road**  
R-1A Zoning District, Ward 6

Joseph Wichert (Agent) proposes to subdivide property into 2 lots and maintain a 2-family dwelling on the parent parcel known as Tax Map 485, Lot 13 which will be 21,539 SF in size where 25,000 SF is required, with 137 feet frontage where 200 feet is required and a side yard setback of 21 feet where 40 feet is required. On new lot (Tax Map 485, Lot 13A) the proposed driveway is located within 50 feet of wetlands in the Lake Massabesic Protection Overlay District where not allowed and seeks a **variance** from Sections **7.11 (C)2** Prohibitions Within the Lake Massabesic

Protection Overlay District at Lot 13A, **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and Width and **6.03 (C)** Side Yard setback at Lot 13, of the Zoning Ordinance, as per documents submitted through August 19, 2016.

12. **ZO-89-2016**  
**235 Hanover Street**  
CBD Zoning District, Ward 3

Scott Aubertin (Agent) proposes to erect a projecting sign 20 feet in height where projecting signs larger than 8 feet in height are prohibited and seeks a variance from Section **9.07 (F)** Signs, of the Zoning Ordinance, as per documents submitted through August 22, 2016.

13. **ZO-90-2016**  
**286 Prospect Street**  
R-2 Zoning District, Ward 2

Glen Brehio (Agent) proposes to build a 386 SF deck with a 3.9' side yard setback where 10' is required and seeks a **variance** from Section **6.03 (C)** Side Yard Setback, of the Zoning Ordinance, as per documents submitted through August 23, 2016.

**III. BUSINESS MEETING:**

**1. ADMINISTRATIVE MATTERS:**

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