



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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Director

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, February 13, 2020 – 6:00 PM 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:

(Current Items)

1. **ZBA2020-001**
1497 Union Street, R-1A Zoning District, Ward 1

Marcel Lapierre proposes to maintain a driveway with a width of 41' where 24' is allowed as well as one front yard parking space and seeks a variance from sections **10.08(C)** Driveway Width and **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 9, 2020.

2. **ZBA2020-003**
591 Cedar Street, R-2 Zoning District, Ward 5

Anthony Innie proposes to enclose an existing carport with a 3.5' side yard setback where 10' is required, maintain an 8' x 8' hot tub in required side yard setback and pave a 3.5' walkway along the carport resulting in lot coverage of 67% where 60% is allowed, as well as maintain an undersized parking space in the Cedar Street driveway and seeks a variance from sections **6.03(C)** Side Yard Setback, **8.29(A)** Accessory Structures and Uses, **6.04** Lot Coverage, **10.07(B)** Parking Layout and **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 10, 2020.

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3. **ZBA2020-004**
180 Kenney Street, R-2 Zoning District, Ward 5

Kyle Jensen proposes to maintain a driveway width of 31' where 24' is allowed and maintain two front yard parking spaces and seeks a variance from sections **10.08(C)** Driveway Width and **10.09(B)** Parking Setbacks (2 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 21, 2020.

4. **ZBA2020-006**
1000 Hall Street, R-1B Zoning District, Ward 2

Matthew Routhier (Agent), proposes to construct an in-ground pool, approximately 16.4' x 28', that results in rear yard lot coverage with accessory structures on a corner lot of 33% where 25% is allowed, create a new parking space in the front yard, as well as maintain a 12' x 16' shed in the rear yard 2.3' from the side lot line, maintain a 6' fence located in the front yard, and maintain a front yard parking space located within 3' of a 6' x 6' shed located in the side yard and seeks a variance from sections **8.29(A)3** Accessory Structures and Uses (2 counts), **10.09(B)** Parking Setbacks (2 counts) and **8.27(B)** Fences Walls of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 24, 2020.

5. **ZBA2020-008**
105 River Bank Road, R-1B Zoning District, Ward 8

Normand Hebert proposes to construct a 6' x 24.5' addition with a front yard setback of 11.8' where 20' is required, maintain a 10' x 16' shed in the side yard with a 3' side yard setback where 10' is required, maintain a front yard parking space within 4' of a building and the front and side lot lines, as well as maintain a driveway width of 29' where 24' is allowed and seeks a variance from sections **6.03(A)** Front Yard Setback, **10.09(B)** Parking Setbacks (4 counts), **10.08(C)** Driveway Width and **8.29(A)2** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 30, 2020.

6. **ZBA2019-177**
70 Russell Street, R-2 Zoning District, Ward 2

Andrew A. Prolman, Esq. (Agent) proposes to convert a two-family dwelling to congregate housing and establish additional parking spaces without a 10' landscaped buffer, required parking screening, or parking bumpers, and where four parking spaces are undersized and within 4' of the side lot line and where one is within 4' of a building and seeks a variance from sections **5.10(A)10** Congregate Housing, **10.07(G)** Landscaping, **10.07(K)4** Parking Screening, **10.07(K)1** Parking Bumpers, **10.06(A)** Parking Layout and **10.09(B)** Parking Setbacks (5 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 4, 2020.

III. BUSINESS MEETING:

1. ADMINISTRATIVE MATTERS:

1. **Review and approval of the ZBA Minutes of January 9, 2020.**

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.**