



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, March 12, 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. **ZBA2020-005**
300 Porter Street, R-1B Zoning District, Ward 7

Alexander Lambroulis proposes to maintain a deck with a 2.8' side yard setback where 3.8' was previously allowed by variance and with a 16' front yard setback where 20' is required, maintain a detached deck located 1' from the rear and side property lines where 4' is required and where the detached deck and shed in the rear yard account for 35.8% lot coverage by accessory structures in the rear yard where 25% is allowed, maintain a driveway width of 28' where 24' is allowed, as well as maintain two parking spaces in within the front yard setback and four parking spaces within 4' of a property line or building and seeks a variance from sections **6.03(C)** Side Yard Setback, **6.03(A)** Front Yard Setback, **8.29(A)3** Accessory Structures and Uses (3 counts), **10.08(C)** Driveway Width, **10.09(B)2** Parking Setbacks (2 counts) and **10.09(B)** Parking Setbacks (4 Counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 21, 2020.

2. **ZBA2020-009**
43 Highwood Drive, R-1A Zoning District, Ward 2

Elizabeth Nolin, Esq. (Agent) proposes to construct a 24' x 24' one-story, two-stall detached garage with a side yard setback of 13' where 20' is required, also maintain one front yard parking space and seeks a variance from sections **8.29(A)2** Accessory Structures and Uses and **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 24, 2020.

3. **ZBA2020-010**
117 Heather Street, R-1A Zoning District, Ward 1

Alan Chong proposes to convert a single family home to a museum and seeks a variance from section **5.10(J)5** Museum of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 26, 2020.

4. **ZBA2020-011**
536 South Willow Street, R-1B(PO) Zoning District, Ward 8

James and Susan Fontaine propose to construct an accessible ramp, with a 4' front yard setback and a 4' street yard setback where 20' is required and maintain a 6' high fence in the front yard where 4' is allowed and seek a variance from sections **6.03(A)** Front Yard Setback (2 counts) and **8.27(B)** Height of Fences of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 2, 2020.

5. **ZBA2020-012**
1500 South Willow Street, B-2 Zoning District, Ward 8

Charles F. Cleary, Esq., (Agent) proposes to replace the 202.5 SF main pylon sign on Tax Map 666A, Lot 2 with a 301.75 SF free-standing sign where 200 SF is allowed and maintain a third free-standing sign of 320 SF on Tax Map 666A, Lot 3 where two free-standing signs are allowed and seeks a variance from section **9.09(A)1** Signs (2 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 28, 2020.

III. **BUSINESS MEETING:**

1. **ADMINISTRATIVE MATTERS:**

1. **Review and approval of the ZBA Minutes of February 13, 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.**