



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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

Thursday, May 7, 2020 – 6:00 PM

Watch live on Channel 22 Manchester Public Access Television or
Stream Live at <https://www.manchestertv.org/22>

Note: PUBLIC COMMENTS may be submitted at any time up to the close of the public hearing for each case by email sent to ZBA@manchesternh.gov or a voice message called into (603) 792-6736. All comments must include your name and address and the case number.

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

II. PUBLIC HEARING:

(Current Items)

1. **ZBA2020-013**
118 South Lincoln Street, R-2 Zoning District, Ward 9

Fernando Hilarion proposes to maintain a 6' high vinyl fence in the street yard where 4' is allowed, with a portion located within the required visual clearance area on corner lots and seeks a variance from sections **8.27(B)** Fences Walls and **8.27(E)** Visibility at Corners of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 4, 2020.

2. **ZBA2020-014**
126 Thornton Street, R-2 Zoning District, Ward 11

John and Sandra Skora propose to maintain two front yard parking spaces within the front yard setback and within 4' of the front lot line, maintain an existing shed located 2' away from the north side lot line and allow accessory structures to occupy 39% of the rear yard area, where 25% is allowed and seek a variance from sections **10.09(B)** Parking Setbacks and

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8.29(A)3 Accessory Structures and Uses (2 counts), of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 6, 2020.

3. **ZBA2020-015**
71 Trenton Street, R-1B Zoning District, Ward 1

Ronald Losier proposes to create a third parking space in the street yard setback where one is allowed, with a driveway width of 36' where 24' is allowed and seeks a variance from sections **10.08(C)** Driveway Width, **10.09(B)** Parking Setbacks and **10.09(B)2** Parking Setbacks, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 17, 2020.

4. **ZBA2020-016**
738 Hooksett Road, B-2 Zoning District, Ward 8

John Sokul (Agent) proposes construct an urgent care facility with front yard setbacks of 11' along Hooksett Road and 15' along Campbell Street where 20' is required, with a side yard setback of 7.8' where 20' is required, with a free standing sign 0.5' from the front lot line where 5' is required, with a parking area with less the required 10' landscape perimeter, with less than the required 25' buffer between the B-2 and R1-A zoning districts, as well as parking spaces within 4' of the proposed building and a trash enclosure within the side yard setback and seeks a variance from sections **6.03(A)** Front Yard Setback - Hooksett Road, **6.03(A)** Street Yard Setback – Campbell Street, **6.03(C)** Side Yard Setback, **9.09(A)1** Signs, **10.07(G)** Landscaping, **6.08(A)** Screening Buffers, **8.29(B)** Accessory Structures and Uses and **10.09(A)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 17, 2020.

5. **ZBA2020-017**
170 Baker Street, RDV/B-2 Zoning District, Ward 9

Jason Donovan (Agent) proposes to construct a one-story 5,430 SF bank with a drive-thru, with a 4' landscape perimeter around the parking area where 10' is required and with pavement other than site access within 10' of the street lot line and seeks a variance from sections **10.07(G)** Landscaping and **10.09(A)** Parking Setbacks, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 20, 2020.

6. **ZBA2020-018**
205 and 211 Second Street, R-3 Zoning District, Ward 10

Daniel D. Muller, Esq. (Agent) proposes to consolidate Tax Map 314, Lots 12 and 13 and establish a warehouse use without a required loading space and seeks a variance from sections **5.10(E)** Warehousing or Wholesale Storage and Distribution Facilities and **10.05(2)** Loading Off-Street Number of Spaces, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 30, 2020.

7. **ZBA2020-019**
630 Harvard Street, R-3 Zoning District, Ward 7

John Cronin, Esq., proposes to reconstruct two nonconforming wood framed portions of the building, where one portion is approximately 14' x 63' in size with a 0' street yard setback from the Prescott St. lot line and the second portion is approximately 20' x 40' in size with a 0' setback from the Harvard St. lot line where 10' is required in both instances, where the applicant requests that the variance for reconstruction be valid for seven years, where two years are allowed by the Ordinance and maintain the street yard parking along Hall Street with undersized parking spaces within 4' of the building and property line, with no parking bumpers or landscape buffer and which require backing into a public way and seeks a variance from sections **11.05(A)** Non-Conforming Structures, **10.09(A)** Parking Setbacks, **10.06(A)** Parking Layout, **10.07(K)1** Parking Bumpers, **10.07(D)** Parking Maneuvering, **10.07(G)** Landscaping and **10.02(F)** Business Parking in Residential Districts, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 30, 2020.

8. **ZBA2020-020**
268 Goffstown Road, R-1B Zoning District, Ward 12

Steve Poduchowski proposes to maintain 6 parking spaces that are within 4' of the property line and/or building, without required parking bumpers, where vehicles must back out into the public way, with undersized parking spaces and drive aisle, without a 10' landscape buffer and with a driveway width of 32' where 24' is allowed and seeks a variance from sections **10.09(B)** Parking Setbacks (10 counts), **10.06(A)** Parking Layout, **10.07(D)** Parking Maneuvering, **10.07(K)1** Parking Bumpers, **10.07(K)4** Parking Screening and **10.07(G)** Landscaping, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 27, 2020.

III. BUSINESS MEETING:

1. **ADMINISTRATIVE MATTERS:**

1. **Annual ZBA Meeting and election of officers.**
2. **Review and approval of the ZBA Minutes of March 12, 2020.**

3. **Any other business items from the ZBA staff or Board Members.**

Each case file is available on-line at <http://www.manchesternh.gov/Departments/Planning-and-Comm-Dev/Zoning-Board/Project-Applications>. Or search for "Manchester NH ZBA Project Applications".

The order of the agenda is subject to change on the call of the Chairman.