



# 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 VIRTUAL PUBLIC HEARING / LIMITED BUSINESS MEETING

Thursday, May 28, 2020 – 6:00 PM

Watch live on Channel 22 Manchester Public Access Television or  
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**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](mailto: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. **ZBA2020-024**  
132-134 Orange Street, R-3 Zoning District, Ward 3

This case is a rehearing that was requested by William Stergios who appealed the grant of a variance to Agnes Nyakundi at the November 14, 2019 hearing.

Agnes Nyakundi proposes to create four new parking spaces in the side yard where one space is within 3' of the building and with lot coverage of 86.6% and seeks a variance from sections **6.04** Lot Coverage and **10.09(B)** Parking Setbacks, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 20, 2020.

2. **ZBA2020-025**  
**118 Taylor Street, R-2 Zoning District, Ward 7**

Normand Lemay proposes to maintain a front yard parking space within 4' of the building and lot line and seeks a variance from section **10.09(B)** Parking Setbacks, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 28, 2020.

3. **ZBA2020-026**  
**376 Harvard Street, R-3 Zoning District, Ward 7**

Andrew Sullivan, Esq. (Agent) proposes to subdivide the subject property to create one new conforming buildable lot (Lot 25A) where the remainder of the parent parcel (Lot 25) will remain improved with an existing two family dwelling with 89.74' of lot frontage, but only maintains that lot width for 50' where 100' feet is required, as well as create a second parking space in the front yard setback and seeks a variance from sections **6.02** Minimum Lot Width and **10.09(B)1** Parking Setbacks at Lot 25, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 29, 2020.

4. **ZBA2020-022**  
**374 Merrimack Street, R-2 Zoning District, Ward 4**

Roy Tisley, Jr. Esq. (Agent) proposes to reconstruct a damaged non-conforming 6-family dwelling where the one year period allowed by Section 11.05(C)3(c) for reconstruction a damaged non-conforming structure has lapsed, where the proposed structure represents an expansion of the existing structure on a lot with lot area of 8,002 SF where 10,000 SF is required, with lot frontage and width of 60.13' where 100' is required, with side yard setbacks of 5' and 14.9' where 20' is required, with a front yard setback of 3.7' where 15' is required, with lot coverage of 80.3% where 75% is allowed, where the building height is 3 stories where 2.5 stories are allowed, with a floor area ratio of 0.94 where 0.5 is allowed, as well as create 6 parking spaces within 4' of the building or lot line, where no screening of parking areas is provided as required, with a drive aisle width of 13.5' where 22' is required and with a landscaped perimeter around the parking area less than the required 10' and seeks a variance from sections **11.05(C)3(c)** Reconstruction of Non-Conforming Structure, **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and Width (2 counts), **6.03(A)** Front Yard Setback, **6.03(C)** Side Yard Setback (2 counts), **6.05** Height in Stories, **6.05** Lot Coverage, **6.06** Floor Area Ratio, **10.09(B)** Parking Setbacks, **10.07(K)4** Parking Screening, **10.06(A)** Parking Layout and **10.07(G)** Landscaping of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 30, 2020.

5. **ZBA2020-023**  
**380 Merrimack Street, R-2 Zoning District, Ward 4**

Roy Tisley, Jr. Esq. (Agent) proposes to expand the parking area and provide delineated parking spaces where the eastern drive aisle is 18.3' wide where 22' is required, where the landscape perimeter around the parking area is less than the required 10' and where three spaces are within 4' of the building as well as to construct a new set of stairs on the rear of the building with a side yard setback of 14' where 20' is required and seeks a variance from sections **10.06(A)** Parking Layout, **10.07(G)** Landscaping, **10.09(B)** Parking Setbacks and **6.03(C)** Side Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 30, 2020.

6. **ZBA2020-030**  
**445 Westwood Drive, R-1B Zoning District, Ward 8**

Glen Ruggiero proposes to maintain a second front yard parking space within the front yard setback and within 4' of the front lot line as well as maintain a shed in the rear yard within 4' of the side and rear lot lines and seeks a variance from sections **10.09(B)** Parking Setbacks and **8.29(A)3** Accessory Structures and uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 5, 2020.

7. **ZBA2020-031**  
**506 Bartlett Street, R-2 Zoning District, Ward 11**

Brian Cantella, (Agent) proposes to convert a single-family to a two-family dwelling on a lot with a 1,707 SF lot area where 6,500 SF is required and with lot frontage and width of 44.67' where 75' is required and seeks a variance from sections **6.01** Minimum Buildable Lot Area and **6.02** Minimum Lot Frontage and Width (2 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 6, 2020.

8. **ZBA2020-021**  
**154 Wells Street, R-1A Zoning District, Ward 6**

Michael Poullos proposes to construct a 2-story 24' x 34' attached garage on a corner lot with living space above, having side yard setbacks of 11' and 18' where 20' each is required and seeks a variance from section **6.03** Side Yard Setback (2 counts), of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 8, 2020.

9. **ZBA2020-029**  
**644 Grove Street, R-2 Zoning District, Ward 5**

Joseph Wichert (Agent), proposes to subdivide the subject parcel to create one new buildable lot, where proposed Lot 38A which will have lot area of 5,018 SF where 6,500 SF is required and lot frontage and width of 50.06' where 75' is required and proposed Lot 38 will remain improved with a single family dwelling with lot area of 5, 017 SF where 6,500 SF is required, with lot frontage and width of 50.06' where 75' is required, with a side yard setback of 4.9' where 10' is required, as well as maintain an above ground pool in the rear yard with a 2' setback from the side lot line where 4' is required and seeks a variance from sections **6.01** Minimum Buildable Lot Area and **6.02** Minimum Lot Frontage and Width (2 counts) at proposed Lot 38A and **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and Width (2 counts), **6.03(C)** Side Yard Setback and **8.29(A)3** Accessory Structures and Uses at proposed Lot 38, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 13, 2020.

10. **ZBA2020-036**  
**97 Megan Drive, R-1B Zoning District, Ward 6**

Tulio Demelo, proposes to maintain an undersized second parking space within the front yard setback and seeks a variance from sections **10.09(B)** Parking Setbacks and **10.06(A)** Parking Layout of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 18, 2020.

**III. BUSINESS MEETING:**

1. **ADMINISTRATIVE MATTERS:**

1. **Review and approval of the ZBA Minutes of May 7, 2020.**
2. **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.