



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

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Planning & Land Use Management  
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Zoning Board of Adjustment

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**MANCHESTER ZONING BOARD OF ADJUSTMENT**  
**VIRTUAL PUBLIC HEARING / LIMITED BUSINESS MEETING**  
**Thursday, August 13, 2020 – 6:00 PM**  
Watch live on Channel 22 Manchester Public Access Television or  
Stream Live at <https://www.manchestertv.org/22>

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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. **ZBA2020-055**  
50 Joshua Drive, R-1B Zoning District, Ward 8

Phuong V. Le proposes to create one new front yard parking space within 4' of the property line and building and maintain a 10' x 10' shed in the rear yard 2' from the side lot line where 4' is required 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 June 24, 2020.

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2. **ZBA2020-064**  
**50 Chalet Way, R-1B Zoning District, Ward 2**

Ross Boisvert proposes to establish a restaurant use and function facility, both serving alcohol, at the existing ski area lodge with interior and exterior seating and game areas and seeks a variance from sections **5.10(G)2** Restaurant of Greater than 5,000 Square Feet Serving Alcoholic Beverages and **5.10(G)3** Function Center of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 30, 2020.

3. **ZBA2020-059**  
**805 Belmont Street, R-2 Zoning District, Ward 2**

Wallace Pineault proposes to construct a 14'x20' shed in the side yard with a 9' setback from the side lot line where 10' is required and expand existing driveway resulting in two parking spaces 0' from the front lot line and the proposed shed 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 July 2, 2020.

4. **ZBA2020-060**  
**255 Melrose Street, R-1B Zoning District, Ward 7**

Lauren Lessard proposes to establish a commercial kennel at a single family residence without the required 50' limited activity buffer, with lot area of 10,209 SF where 45,000 is required, with lot frontage of 111' where 150' is required, with a side yard setback of 10' where 20' is required, and create one new parking space in the front yard within 4' of the building and the property line and seeks a variance from sections **5.10(B)5** Commercial Kennel, **6.08(B)9** Screening Buffers, **8.09** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage, **6.03(C)** Side Yard Setback, **10.09(B)** Parking Setbacks and **10.02(F)** Business Parking in a Residential District of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 2, 2020.

5. **ZBA2020-061**  
**101 Woodland Avenue, R-1B Zoning District, Ward 6**

Francis Brown proposes to construct a 24' x 24' detached garage in the rear yard resulting in 31.5% lot coverage of the rear yard by accessory structures or uses, maintain a shed in the rear yard with a side yard setback of 2.5' where 4' is required and maintain a 5'x12' one story addition and a 4'x6' deck in the rear yard with a 3' side yard setback where 10' is required and seeks a variance from sections **8.29(A)3** Accessory Structures and Uses (2 counts) and **6.03(C)** Side Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 7, 2020.

6. **ZBA2020-062**  
**11 Estate Drive, R-1B Zoning District, Ward 2**

Kenneth Thorpe proposes to maintain two front yard parking spaces as a result of a garage converted to living space, also maintain a gazebo 8' from the side lot line where 10' is required, a pool with a deck 10" from the side lot line and a shed 3'8" from the rear lot line where both require a minimum setback of 4' and seeks a variance from sections **10.09(B)** Parking Setbacks (2 counts) and **8.29(A)2** Accessory Structures and Uses in the side yard and **8.29(A)3** Accessory Structures and Uses in the rear yard of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 7, 2020.

7. **ZBA2020-063**  
**451 Campbell Street, R-1A Zoning District, Ward 1**

Tom Huot (Agent) proposes to enclose a carport to create living space with a front yard setback of 23.5' and a street yard setback of 13.8' where 25' is required, construct a new set of stairs with a landing with a 9.5' street yard setback where 25' is required, create three new street yard parking spaces, maintain front steps and landing with a 16' front yard setback where 25' is required, as well as maintain a weather tower in the street yard and a pond located in the front yard and seeks a variance from sections **6.03(A)** Front Yard Setback (Campbell Street), **6.03(A)** Street Yard Setback (Juniper Street), **10.09(B)** Parking Setbacks and **8.29(A)1** Accessory Structures and Uses (2 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 8, 2020.

8. **ZBA2020-065**  
**35 Pine Avenue, R-1B Zoning District, Ward 8**

Christopher Berube proposes to maintain the accessory storage of a camping trailer in the front yard, maintain a 6' high fence located in the front yard on the western side lot line next to the trailer, maintain a second front yard parking space, maintain a 10' x 12' shed and a 10' x 10' rear deck within the 25' wetlands setback and erect a 6' fence in the front yard along the eastern side lot line and seeks a variance from sections **8.21(A)1** Accessory Structures and Uses, **8.27(B)** Fences Walls, **10.09(B)2** Parking Setbacks and **6.09(A)** Minimum Setbacks from Wetlands of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 10, 2020.

9. **ZBA2020-066**  
**48 Huse Road, R-1B Zoning District, Ward 8**

Matthew Stanton (Agent) proposes to change the use of the property, which also has a single family home, from a warehouse to a building contractor's yard with accessory structure material bins for outside storage located within 10' of the side lot line where 20' is required and without the required screening of an 8' high solid fence or wall, create three new commercial parking spaces in a residential zone without parking bumpers or landscaped perimeter and erect a free standing sign 0' from the front lot line where 10' is

required and seeks a variance from sections **5.10(C)2** Building Contractor Yard, **8.11** Required Screening for Building Contractor Yard, **8.29(A)2** Accessory Structures and Uses, **10.02(F)** Business Parking in Residential District, **10.07(K)1** Parking Bumpers, **10.07(G)** Landscaping and **9.08(C)** Signs of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 13, 2020.

10. **ZBA2020-049**  
**356 Reed Street, R-1B Zoning District, Ward 12**

Bryan Button proposes to maintain a rear deck connecting a 24' above ground pool to the house resulting in a 10' rear setback where 30' is required, a cabana in the side yard with a 3' setback where 10' is required and three parking spaces in the front yard with two being undersized and all three within 4' of the lot line or building and seeks a variance from sections **6.03(B)** Rear Yard Setback, **8.29(A)** Accessory Structures and Uses, **10.09(B)** Parking Setbacks and **10.07(B)** Parking Layout of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 13, 2020.

11. **ZBA2020-068**  
**316 Amory Street, R-2 Zoning District, Ward 11**

Sarah Dreckmann proposes to construct a detached 15'x20' deck in the rear street yard with a street yard setback of 8' where 15' is required and seeks a variance from section **8.29(A)** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 15, 2020.

12. **ZBA2020-069**  
**41 Katinka Drive, R-1A Zoning District, Ward 6**

Shantel Frost proposes to construct a 12'x16' shed approximately 2' from wetlands where 25' is required and seeks a variance from section **6.09(A)** Minimum Setback from Wetlands of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 16, 2020.

13. **ZBA2020-070**  
**265 Aaron Drive, R-1B Zoning District, Ward 6**

Daniel and Paula Alexander propose to construct an approximately 27' x 12' concrete patio resulting in lot coverage of 51% where 50% is allowed and maintain a 10'x 14' rear deck with stairs with a rear yard setback of 20' where 30' is required and seek a variance from sections **6.04** Lot Coverage and **6.03(B)** Rear Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 16, 2020.

14. **ZBA2020-071**  
**68 Webster Street, B-1 Zoning District, Ward 1**

Greg Timbas proposes to create six new parking spaces 0' from the side lot line with access to be provided via an easement from the adjacent property, without the required 10' landscaped perimeter, where the drive aisle is 21' where 22' is required, and with pavement other than that required for access located within 10' of the front lot line and with one parking space with a width of 7' where 8.5' is required and seeks a variance from sections **10.09(A)** Parking Setbacks, **10.06(A)** Parking Layout, **10.07(K)1** Parking Bumpers and **10.07(G)** Landscaping of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 16, 2020.

15. **ZBA2020-038**  
**1667 Elm Street, R-3(PO) Zoning District, Ward 3**

Jason Gagnon (Agent) proposes to replace an existing free-standing sign located 2' from the street lot line where 5' is required and 12.8' in height where 12' high was granted by variance case 91-ZO-1979 previously granted relief for a height of 12' and seeks a variance from section **9.08(C)** Signs of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 17, 2020.

16. **ZBA2020-072**  
**54 Gilford Street, R-1B Zoning District, Ward 10**

David Moynihan proposes to construct a full second floor over the existing 1.5 story dwelling with a 15' front yard setback where 20' is required and a 9' side yard setback where 10' is required and seeks a variance from sections **6.03(A)** Front Yard Setback and **6.03(C)** Side Yard Setback in the rear yard of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 17, 2020.

17. **ZBA2020-051**  
**66 Murphy Street, R-1B Zoning District, Ward 9**

Lynette Standish proposes to construct a 16' x 30' garage with a 3' side yard setback where 10' is required and create one new front yard parking space resulting in a driveway width of 26' where 24' is allowed and with two parking spaces within the front yard setback and within 4' of the front lot line and the proposed garage and seeks a variance from sections **6.03(C)** Side Yard Setback, **10.08(C)** Driveways Width and **10.09(B)** Parking Setbacks in the rear yard of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 24, 2020.

18. **ZBA2020-078**  
**294 Brennan Street, R-1B Zoning District, Ward 6**

Joan Pinard proposes to construct a 10' x 12' sunroom with a rear yard setback of 25' where 30' is required and with a side yard setback of 9' where 10' is required and seeks a variance from sections **6.03(B)** Rear Yard Setback and **6.03(C)** Side Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 28, 2020.

19. **ZBA2020-057**  
**88 Randall Street, R-2 Zoning District, Ward 9**

Kendall Mannon proposes to construct a second floor onto an existing single family one story home with a 17.5' setback where 20' is required, construct a 6' x 41' farmer's porch on the front of the house with a 11.5' front yard setback where 20' is required and construct a 22' x 24' detached garage in the rear yard within 2' of the side lot line where 4' is required and seeks a variance from sections **6.03(A)** Front Yard Setback (2 counts) 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 July 28, 2020.

20. **ZBA2020-058**  
**218 Whitney Street, R-1A Zoning District, Ward 1**

Evelyn Harbour proposes to maintain a 6.5' x 7' extension of an existing deck with a side yard setback of 6.5' where 20' is required, as well as maintain a roof over a portion of the existing deck allowed by variance case 136-ZO-1987, and maintain one additional front yard parking space and seeks a variance from sections **6.03(C)** Side Yard Setback and **10.09(B)** Parking Setbacks, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 28, 2020.

21. **ZBA2020-067**  
**81 Milford Street, R-2 Zoning District, Ward 10**

Grant Kakazu proposes to create two new front yard parking spaces with one space 2' from the side lot line and the other space 2' from the building and seeks a variance from section **10.09(B)** Parking Setbacks (4 counts), of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 29, 2020.

**III. BUSINESS MEETING:**

**1. ADMINISTRATIVE MATTERS:**

**22. ZBA2020-033**

**220 Londonderry Turnpike, B-2 Zoning District, Ward 6**

Attorney John Cronin (Agent) requests a rehearing of case ZBA2020-033, appealing the effective denial of the request for relief from Section **7.11(C)1** Prohibited Uses Within Lake Massabesic Protection Overlay District where the condition of approval was not satisfied.

1. **Review and approval of the ZBA Minutes of May 7, 2020 and June 11, 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.