



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management  
Building Regulations  
Community Improvement Program  
Zoning Board of Adjustment

Jeffrey D. Belanger, AICP  
Director

Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning

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Deputy Director Building Regulations

### MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, June 8, 2023 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

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

II. PUBLIC HEARING:

*(Tabled from 5/11/23 Hearing)*

1. **ZBA2023-046**  
**114 Mast Road, R-1B Zoning District, Ward 10**

Robyn Viktor proposes to construct a 5'7" x 12' 2 1/4" one-story addition for a bathroom with a 5' side yard setback where 10' is required and seeks a variance from section **6.03(C)** Side Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 24, 2023.

*(Postponed from 5/11/23 Hearing)*

2. **ZBA2023-029**  
**357 Central Street, R-2 Zoning District, Ward 5**

Andrew Tine, Esq. (Agent) requests a reasonable accommodation to occupy three dwelling units in a three unit multifamily dwelling with seven (7) unrelated persons in the first floor dwelling unit, six (6) unrelated persons in the second floor dwelling unit and five (5) unrelated persons in the third floor dwelling unit where the Zoning Ordinance allows four (4) unrelated persons in a dwelling unit and alternatively seeks a variance to occupy a three-family dwelling as a congregate housing use with nine bedrooms accommodating 18 unrelated persons from section **5.10(A)10** Congregate Housing, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through April 19, 2023.

*(Current Cases)*

3. **ZBA2023-050**  
**55-57 Manchester Street, CBD Zoning District, Ward 3**

Amy Chhom (Agent) proposes to create five (5) additional dwelling units on the first floor of a former commercial space resulting in thirteen (13) dwelling units on a lot with 3,764 SF where 8,000 is required and seeks a variance from section **8.04** Minimum Lot Size for Multi-Family Dwellings, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 2, 2023.

4. **ZBA2023-051**  
**808 Brent Street, R-1B Zoning District, Ward 8**

Aaron Silvey (Agent) proposes to construct a detached deck for an above ground pool on a corner lot with a 14' street yard setback where 20' is required and maintain a front yard parking space within 4' of the property line and seeks a variance from sections **8.29(A)1** Accessory Structures and **10.09(B)** Parking Setbacks (2 counts), of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 3, 2023.

5. **ZBA2023-052**  
**1080 Ray Street, R-1A Zoning District, Ward 1**

Gary Fecteau (Agent) proposes to construct a one-story addition with a 12.5' side yard setback where 20' is required and seeks a variance from section **6.03(C)** Side Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 9, 2023.

6. **ZBA2023-053**  
**265 Ashland Street, R-1B Zoning District, Ward 2**

Kara Bernard proposes to construct a 10' x 16' one-story addition with a 9' front yard setback where 20' is required and seeks a variance from section **6.03(A)** Front Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 10, 2023.

7. **ZBA2023-054**  
**715 Lake Avenue, R-1B Zoning District, Ward 5**

Paul Manning proposes to construct a porch with a side yard setback of 16.2' where 20' is required and maintain a ramp in the front yard with a front yard setback of 15' where 20' is required and seeks a variance from sections **6.03(A)** Front 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 May 11, 2023.

8. **ZBA2023-055**  
**55 Dove Lane, R-1B Zoning District, Ward 6**

David Skerry proposes to construct a 10' x 14' shed in the side yard with a 4' side yard setback where 10' is required and seeks a variance from section **8.29(A)2** Accessory Structures and Uses, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 12, 2023

9. **ZBA2023-056**  
**359 Myrtle Street, R-2 Zoning District, Ward 2**

Brian George proposes to construct a shed 3' from the rear lot line where 4' is required, create three parking spaces within 4' from a building or lot line and seeks a variance from sections **10.09B** Parking Setbacks and **8.29(A)** Accessory Structures and Uses, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 12, 2023

10. **ZBA2023-058**  
**298 Straw Road, R-1A Zoning District, Ward 12**

Roger Maurais proposes to construct a single family home where the primary entrance does not face the front lot line and create a storage area for a recreational vehicle in the front yard and seeks a variance from sections **3.03** Primary Façade and **8.29(A)1** Accessory Structures and Uses, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 18, 2023.

11. **ZBA2023-061**  
**69 Ridge Road, R-1A Zoning District, Ward 1**

Daniel Muller, Esq. (Agent) proposes to construct a 10' x 10' shed with a 4' street yard setback on a corner lot and create a 550 SF patio resulting in 42% lot coverage where 40% is allowed and seeks a variance from sections **8.29(A)1** Accessory Structures and **6.04** Lot Coverage, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 19, 2023.

12. **ZBA2023-067**  
**200 Brock Street, R-1B Zoning District, Ward 10**

Daniel Muller, Esq. (Agent) proposes to expand an existing non-conforming use of a three building, six unit residential planned development by constructing a two-family dwelling and a three-family dwelling, resulting in a total of 11 dwelling units and seeks a variance from sections **5.10(A)5** Two-Family Dwelling and **5.10(A)6** Multi-Family Dwelling, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 19, 2023.

13. **ZBA2023-060**  
**27 Myrtle Street, R-3 Zoning District, Ward 3**

Daniel Muller, Esq. (Agent) proposes to convert a one-family dwelling to a two-family dwelling on a lot with 4,509 SF where 5,000 SF is required and with lot frontage and width of 45.03' where 50' is required and create two parking spaces where one is within 4' of a building and the other is within 4' of the rear lot line and seeks a variance from sections **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and 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 May 22, 2023.

14. **ZBA2023-062**  
**209 Massabesic Street, R-2 Zoning District, Ward 5**

Bipinchandra Patel proposes to convert a one-family dwelling to a two-family dwelling on a lot with 5,054 SF where 6,500 SF is required and with lot frontage and width of 50.4' where 75' is required in the R-2 zoning district and seeks a variance from sections **6.01** Minimum Buildable Lot Area and **6.02** Lot Frontage and Width, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 22, 2023.

15. **ZBA2023-063**  
**249 Barrett Street, R-1B Zoning District, Ward 1**

Daniel Girard proposes to maintain and repave a parking space in the side yard within 4' of a building in the R-2 zoning district 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 May 23, 2023.

**III. BUSINESS MEETING:**

1. **ADMINISTRATIVE MATTERS:**

*(Request for Rehearing)*

16. **ZBA2023-011**  
**55 Edward J. Roy Drive, Zoning District, Ward**

Attorney Roy Tilsley, Jr. (Agent) requests a rehearing of case ZBA2023-011, appealing the decision of the Zoning Board of Adjustment denying the special exception to add drive-through service to a restaurant, gas station and convenience store use as per documents submitted through May 12, 2023.

2. **Review and approval of the ZBA Minutes of April 13, 2023 and May 11, 2023.**
3. **Any other business items from the ZBA staff or Board Members.**

<p>Full text of the agenda items is on file for review in the Planning &amp; Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
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