



CITY OF MANCHESTER, NH  
ZONING BOARD ADJUSTMENT  
ONE CITY HALL PLAZA  
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May 14, 2010

## DECISIONS OF THE ZONING BOARD OF ADJUSTMENT MAY 13, 2010 PUBLIC HEARING

### PUBLIC HEARING AGENDA

Tabled from the March 11, 2010 Public Hearing:

1. Case #28-ZO-2010 – Fawn Gobis (Owner) proposes to build a 9' x 25' farmer's porch with stairs in front yard, a 10' x 20' farmer's porch with stairs in rear yard, install in-ground pool in side yard and an 8' high fence in front/side yard and seeks **variances** from Section(s) 6.07 Front setback and Side setback, 8.22 (B) Fence and 8.24 (A) 2 Accessory structures, District R-3, of the Z.O., as per plans submitted through February 9, 2010 at **66 Nashua St. - Withdrawn 5-06-2010**

New Cases:

2. Case #13-ZO-2010 – Joseph Wichert (Agent) proposes to subdivide lot to create six lots; Lot #5 to have less than the required depth of 100' and seeks a **variance** from Section 6.02 Lot depth for Lot 5, District R-1B, of the Z.O., as per plans submitted through January 14, 2010 at **255 So. Porter St. – Withdrawn 4-29-2010**
3. Case #35-ZO-2010 – Vladimir Surduchenko (Owner) proposes to maintain steps in front yard, deck in side yard, storage shed in rear yard and parking in front yard and seeks **variances** from Sections 6.07 (3 counts) Front setback, Side setback and Lot coverage, 10.09 (B) Parking setbacks, 10.08 (C) Driveway width, 10.08 (B) Driveway location and 8.24 (A) 3 Accessory structures, District R-2, of the Z.O., as per plans submitted through February 18, 2010 at **51-53 Sprague St. - Granted**
4. Case #32-ZO-2010 – Dean Dezak (Agent) proposes to add sales, repair & outdoor display of small engine machines & related products to existing auto repair and auto sales and seeks **variances** from Sections 5.10 (F) 1 Sales, Repair & Outdoor Display of small engine, machines & related products, District IND, of the Z.O., as per plans submitted through February 25, 2010 at **254 Sheffield Rd. - Granted**
5. Case #50-ZO-2010 – Deborah Brewster (Agent) proposes to consolidate adjacent parcels, demolish existing structures and build a one-story restaurant with drive through service and seeks **variances** from Section 5.10 (G) 6 Restaurant with drive-through service, 8.17 (B) Drive through uses, 10.02 (F) Business Parking in residential districts, 10.09 (B) Parking setbacks, 10.06 (A) Parking layout, 10.08 (C) Driveway width, 6.08 (B) Screening/Buffers, 10.07 (G) Landscaping and 9.08 Signs (2 counts) A 1 & B, District R-1B, of the Z.O., as per plans submitted through March 23, 2010 at **1037 Hanover St./1045 Hanover St. - Granted**

6. Case #53-ZO-2010 – Amy M. Angerami (Owner) proposes to maintain additional pavement in front and side yards for additional parking space and storage of boat and seeks **variances** from Sections 10.09 (B) Parking setbacks, 10.07 (C) Parking layout and 8.24 (A) 2 Accessory structure, District R-1B, of the Z.O., as per plans submitted through March 29, 2010 at **185 Jobin Dr. – Partially granted/Partially denied. Pavement and storage of boat in side yard is denied. Two parking spaces in driveway are granted.**
7. Case #54-ZO-2010 – Charles Freiburger (Agent) proposes to build wheelchair access ramp in street yard and seeks variances from Section 6.07 (2 counts) Street setback and Rear setback, District R-2, of the Z. O., as per plans submitted through March 30, 2010 at **653 Dix St. - Granted**
8. Case #55-ZO-2010 – Douglas Sepessy (Owner) proposes to maintain commercial vehicle in street yard and seeks **variances** from Sections 10.09 (B) Parking setbacks and 10.02 (F) Business parking in residential district, District R-1A, of the Z.O., as per plans submitted through March 30, 2010 at **88 Arizona St. - Granted**
9. Case #56-ZO-2010 – Steven Tanner (Owner) proposes to maintain a 12' x 12' shed 3' from lot line; build a 6' x 22' front porch with stairs 8' from lot line where 20' is required and seeks **variances** from Section 6.07 Front setback and 8.24 (A) 3 Accessory structures, District R-1B, of the Z.O., as per plans submitted through March 30, 2010 at **33 Floyd Ave. - Granted**
10. Case #57-ZO-2010 – Mary Foye (Owner) proposes to expand existing 1-stall garage to a 2-stall garage leaving a street yard of 21'-8" where 25' is required and seeks **variances** from Section 6.07 Street yard setback, District R-1A, of the Z.O., as per plans submitted through March 31, 2010 at **198 Walnut Hill Ave. Granted**
11. Case #58-ZO-2010 – Thomas Lynch (Owner) proposes to maintain shed in proposed side yard, also maintain deck added to pool and parking as shown on plan and seeks **variances** from Section 10.09 (B) Parking setbacks and 8.24 (A) 2 & 3 Accessory structures, District R-1B, of the Z.O., as per plans submitted through April 7, 2010 at **34 Woodgate Court. - Granted**
12. Case #59-ZO-2010 – Claudette Myers (Owner) proposes to construct a 22' x 24', 2-stall detached garage in street yard and seeks a **variance** from Section 8.24 (A) 1 Accessory structure, District R-1B, of the Z.O., as per plans submitted through April 7, 2010 at **615 Calef Rd. - Granted**
13. Case #60-ZO-2010 - Richard Gaudreau (Owner) proposes to maintain farmer's porch, deck, parking and paved area, also relocate shed in street yard and seeks **variances** from Sections 6.07 (2 counts) Front setback and Street setback, 10.09 (B) Parking setbacks, 10.06 (A) Parking layout, 10.08 (C) Driveway width, 10.08 (A) Driveway location and 8.24 (A) 1 Accessory structures, District R-1B, of the Z.O., as per plans submitted through April 16, 2010 at **195 Dunbar St. - Granted**
14. Case #61-ZO-2010 - Holly Madulka (Owner) proposes to create one additional parking space in front yard and seeks **variances** from Sections 10.09 (B) Parking setbacks and 10.08 (C) Driveway width of the Z.O., as per plans submitted through April 7, 2010 at **869 Union St. - Granted**
15. Case #62-ZO-2010 – Maureen Beauregard (Owner) proposes to demolish existing buildings (2) and erect one 3-story, 12-unit apartment building for permanent supportive housing for homeless women and children and seeks **variances** from Article 3 “Lot Line, Front” and Sections 8.04 Buildable Lot Area, 10.05 (2) Number of loading spaces and 10.07 (G) Landscaping, District RDV, of the Z.O., as per plans submitted through April 9, 2010 at **282 Belmont St. – Granted**

16. Case #63-ZO-2010 – Dawn Brockett (Agent) proposes to occupy portion of carriage house for work-based, self-help organization and seeks a **variance** from Section 5.10 (J) 8 Social service organization, District R-1B, of the Z.O., as per plans submitted through April 28, 2010 at **2013 Elm St. - Continued**
17. Case #64-ZO-2010 – Sr. Jacqueline Verville (Agent) proposes to occupy 1,300 sq. ft. for learning center for both adults and children and seeks **variances** from Sections 5.10 (J) 8 Social Service Organization and 11.04 (F) Change in non-conforming use created by variance, District R-3, of the Z.O., as per plans submitted through April 23, 2010 at **293-301 Amory St. - Granted**
18. Case #65-ZO-2010 – Karen Asselin (Owner) proposes to maintain farmer’s porch in front yard with 0’ setback where 20’ is required and seeks a **variance** from Section 6.07 Front setback, District R-1B, of the Z.O., as per plans submitted through April 28, 2010 at **182 Fox St. - Tabled**
19. Case #66-ZO-2010 – Jennifer Beaudin (Owner) proposes to increase required setback for detached garage by building a 225 sq. ft. addition for bedroom attached to rear of dwelling and maintain attached front deck and seeks **variances** from Sections 6.07 Front yard setback and 8.24 (A) Accessory structures, District R-2, of the Z.O., as per plans submitted through April 29, 2010 at **53 Stevens St. - Granted**
20. Case #67-ZO-2010 – Roger Delisle (Owner) proposes to create two parking spaces for each dwelling unit; erect a 6’ stockade fence in front yard, maintain 8’ x 8’ shed in rear yard and seeks **variances** from Sections 10.09 (B) Parking setbacks, 10.08 (C) Driveway widths, 8.22 (B) Fences and 8.24 (A) 3 Accessory structures, District R-1B, of the Z.O., as per plans submitted through April 26, 2010 at **77-79 Lucille St. Granted**
21. Case #68-ZO-2010 – Ellen Treanor, CFO, Easter Seals/ Mike Davey, Pro Con Construction (Agents) propose to re-stripe parking, add additional parking spaces, extend canopy and vestibule; also add 20’ x 44’ concrete patio and seeks **variances** from Sections 6.07 Lot coverage, 10.09 (B) Parking setbacks, 10.07 (K) 1 Parking bumpers, 10.06 (A) Parking layout and 10.07 (D) Parking maneuvering, District B-2, of the Z.O., as per plans submitted through April 27, 2010 at **555 Auburn St. - Granted**
22. Case #69-ZO-2010 – Attorney Andrew Sullivan (Agent) proposes to remove barn portion of building and replace with 2-story addition for two additional units resulting in a six-family dwelling and configure parking on lot and seeks **variances** from Sections 5.10 (A) 6 Multi-family dwelling, 6.07 Rear setback, 10.09 (B) Parking setbacks, 10.07 (K) Parking bumpers and 10.07 (G) Parking landscaping, District R-2, of the Z.O., as per plans submitted through April 30, 2010 at **63-65 Malvern St. – Granted w/stip.: Section 10.07 (K) Parking bumpers is denied; applicant must provide.**
23. Case #70-ZO-2010 – Attorney Jackie Slaga (Agent) proposes to erect antennas within proposed false chimneys, which will extend to a height of approximately 60’ and seeks **variances** from Section 5.10 (E) 8 Telecommunications Antennae on existing structures and 6.05 Height in feet, District R-2, of the Z.O., as per plans submitted through April 30, 2010 at **435 Amory St. - Granted**
24. Case #71-ZO-2010 – France Howard (Owner) proposes to remove existing garage roof and add a second story, continue construction of a 30’x 24’, 2-story garage addition and seeks a **variance** from Section 8.24 (A) 3 Accessory structures (height), District R-1A, of the Z.O., as per plans submitted through April 28, 2010 at **126 Phillip St. – Granted**

25. Case #72-ZO-2010 – Attorney Ryan Williams (Agent) proposes to erect a 111’ high monopole telecommunications tower with associated equipment building and maintain business storage structure in residential portion of lot and seeks **variances** from Sections 5.10 (E) 7 Telecommunications Towers, 6.07 (2 counts) Height in feet and Lot coverage and 11.04 (B) Expansion of non-conforming use, District B-2/R-1B, of the Z.O., as per plans submitted through April 30, 2010 at **907 Second St. Postponed until the June 10, 2010 Public Hearing.**

Raymond P. Clement, Chairman  
Zoning Board of Adjustment

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.