



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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

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MANCHESTER ZONING BOARD OF ADJUSTMENT

PUBLIC HEARING / LIMITED BUSINESS MEETING

January 14, 2016 – 6:00 p.m.

~Board Decisions~

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

 - II. PUBLIC HEARING:
 1. **ZO-01-2016**
38 Jefferson Street, Ward 3
Irhad Kapidzija proposes to maintain existing parking spaces within 4 feet of the front and side lot lines and within 4 feet of the structure and also maintain deck within the side yard setback in the R-3 zoning district and seeks a **variance** from Sections 6.03 (C) Side Yard Setback and 10.09 (B) Parking Setbacks of the Zoning Ordinance, as per documents submitted through November 16, 2015.

(Per the request of the applicant on January 4, 2016, this application has been postponed until the February 11, 2016 hearing.)

 2. **ZO-02-2016 (Subsequent Application)**
77 Brent Street, Ward 8
Frank Morris proposes to widen a driveway to create a third parking space in the R-1B Zoning District and seeks a **variance** from Section 10.09 (B) Parking Setbacks, as per documents submitted through December 1, 2015. **GRANTED (5-0)**

3. **ZO-03-2016**

222 Glenwood Avenue, Ward 10

Richard Simmons & Caroline Sico propose to maintain front yard parking that was to be removed in accordance with permit #3922-2002, which allowed the garage to be converted into living space in the R-1B zoning district and seeks a **variance** from Section 10.09 (B) Parking Setbacks, as per documents submitted through December 11, 2015. **GRANTED (5-0)**

4. **ZO-04-2016**

468 Pepsi Road, Ward 6

Deah Owens (Agent) proposes to expand existing parking lot of 23 spaces by creating a gravel parking area for an additional 43 spaces in an area approved by SP-17-1988 as 17 future "paved" parking spaces in the IND zoning district and seeks a **variance** from Section 10.07 (E) Parking Paving, as per documents submitted through December 18, 2015. **NOT GRANTED (0-5)**

5. **ZO-05-2016**

655 South Willow Street, Ward 9

Ken Rhodes (Agent) proposes to subdivide out a portion of lot to isolate existing restricted area in the IND zoning district (B-2 pending BMA approval) and seeks a **variance** from Sections 6.03 (A) Street Yard Setback, 10.07 (G) Landscaping and 10.09 (A) Parking Setbacks at Lot 2 and 6.04 Lot Coverage, 10.03 (D) Accessible Spaces, 10.07 (G) Landscaping and 10.09 (A) Parking Setbacks at Lot 2A as per documents submitted through December 15, 2015. **GRANTED (5-0)**

(Granting of variance conditioned on rezoning of parent parcel to B-2)

6. **ZO-06-2015**

50 Marston Street, Ward 10

Kevin Bilodeau (Agent) proposes to remove existing metal awning over front entrance and replace with new gabled wood awning in the R-1B zoning district and seeks a **variance** from Section 6.03 Front Yard Setback of the Zoning Ordinance, as per documents submitted through December 21, 2015. **GRANTED (5-0)**

7. **ZO-07-2016**

800 Second Street, Ward 10

Katherine Basso (Agent) proposes to maintain 79.2% lot coverage where 75% maximum is allowed, which is the result of paving landscape and snow storage areas as approved by SP-24-2011 without the required approvals, also maintain 6 parking spaces within 10 feet of the building without required bumpers as shown on the plan approved by SP-24-2011 in the B-2 zoning district and seeks a **variance** from Sections 6.04 Lot Coverage and 10.07 (K)1 Parking Bumpers of the Zoning Ordinance, as per documents submitted through December 21, 2015.

NOT GRANTED (5-0)

8. **ZO-08-2015**

470 Pine Street, Ward 3

Tom DeBlois (Agent) proposes to change use of four (4) classrooms on second floor of vacant private junior high school to offices for Neuro Developmental Institute of New Hampshire (including physical and occupational rehabilitation) in the C-1 zoning district and seeks a **variance** from Section 5.10 (H-2)6 Physical and Occupational Rehabilitation Center of the Zoning Ordinance, as per documents submitted through December 23, 2015. **GRANTED (5-0)**

III. **BUSINESS MEETING:**

1 **ADMINISTRATIVE MATTERS:**

Review and approval of the Zoning Board of Adjustment Minutes of December 10, 2015.

APPROVED W/AMENDMENT

2 **REGULATORY MATTERS:**

ZO-02-2016 (Subsequent Application)

77 Brent Street, Ward 8

Frank Morris proposes to widen a driveway to create a third parking space in the R-1B Zoning District and seeks a variance from Section 10.09 (B) Parking Setbacks, as per documents submitted through December 1, 2015.

GRANTED (5-0)

ZO-167-2015 (Request for Rehearing)

312 Mystic Street, Ward 9

Attorney Andrew Sullivan (Agent) proposes to re-hear case #ZO-167-2015, appealing the decision of the Zoning Board of Adjustment granting Zoning relief required to subdivide parcel into two lots, where the existing two-family dwelling will be maintained on Lot 8, which will have a lot area of 10,016 SF where 15,000 SF is required, and maintain parking as shown. New Lot 8A is a proposed new buildable lot for a single family dwelling with 21.87' of lot frontage where 75' is required in the R-1B zoning district. **NOT GRANTED (5-0)**

ZO-168-2015 (Request for Rehearing)

336 Mystic Street, Ward 9

Attorney Andrew Sullivan (Agent) proposes to re-hear case #ZO-168-2015, appealing the decision of the Zoning Board of Adjustment granting Zoning relief to subdivide Lot 7 of Tax Map 696 into two lots. The subdivided Lot 7 will be a conforming lot with an existing single family dwelling, with a new parking space within 4' of the dwelling structure and lot line. Proposed new Lot 7A will be a new buildable lot for a single family dwelling with 40' of frontage where 75' is required in the R-1B zoning district. **NOT GRANTED (5-0)**