



# 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

February 11, 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:

(New Cases)

1. **ZO-01-2016**

**38 Jefferson Street, Ward 3**

Irhad Kapidzija proposes to construct a new second floor within the side yard setbacks, maintain a porch within the side yard setback and maintain parking within 4' from a structure and 4' from the side lot line 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 February 1, 2016. **GRANTED (5-0)**

2. **ZO-09-2016** (Subsequent Application)

**750 East Industrial Park Drive, Ward 6**

Marcia Skersey (Agent) proposes to occupy 2,000 SF for an amusement arcade in the IND zone and seeks a **variance** from Section 5.10 (H-4)2 Amusement Arcade, Dance Hall, of the Zoning Ordinance, as per documents submitted through January 12, 2016.

**VOTE TO HEAR SUBSEQUENT APPLICATION - GRANTED (5-0)**

**VARIANCE GRANTED (5-0)**

3. **ZO-10-2016**  
**795 Grove Street, Ward 5**

Christopher Swiniarski (Agent) proposes to build a 16'x31' building for a small cell telecommunications facility within 50' of the limited activity buffer with pavement other than site access within 10' of street lot line and arborvitae within corner lot clearance area in the RDV zoning district and seeks a **variance** from Sections 6.08 (B) Screening/Buffers, 8.27 (E) Visibility at Corners and 10.09 (A) Parking Setbacks of the Zoning Ordinance, as per documents submitted through January 14, 2016.

**MOTION TO GRANT VARIANCE FOR LOT SIZE (not noticed) - GRANTED (3-2)  
VARIANCE (6.08 (B) – 8.27 (E) – and 10.09 (A)) (noticed) – GRANTED (5-0)**

4. **ZO-11-2016**  
**55 River Road, Ward 3**

Gary Beaulieu proposes to convert solarium (aka penthouse unit) into two (2) dwelling units resulting in 78 dwelling units in the building plus accessory office (for building use only) on the 2nd floor, also maintain canopy, circular drop off area with 25' driveway width and distance between driveways within 30 feet of each other in the R-3 zoning district and seeks a **variance** from Section 6.01 Minimum Building Lot Area and an **equitable waiver** from Section(s) 6.03 (A) Front Yard Setback; 10.08 (B) Driveway Location and 10.08 (C) Driveway Width of the Zoning Ordinance , as per documents submitted through January 20, 2016.

**GRANTED (5-0) – ONE VOTE FOR VARIANCE AND EQUITABLE WAIVERS**

III. **BUSINESS MEETING:**

1. **ADMINISTRATIVE MATTERS:**

1. Review and approval of the Zoning Board Minutes of January 6, 2016.  
**APPROVED WITH AMENDMENT (5-0)**