



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

March 10, 2016 – 6:00 p.m.

~Board Decisions~

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

II. PUBLIC HEARING:

(New Cases)

1. **ZO-12-2016**

1475 South Willow Street, Ward 8

Brian Pratt (Agent) proposes to construct a retaining wall greater than four feet in height within ten feet of the property line in the B-2 zoning district and seeks a **variance** from Section **8.27 (D)** Fences, Walls, of the Zoning Ordinance, as per documents submitted through February 29, 2016. **GRANTED (4-0)**

2. **ZO-13-2016**

1477 South Willow Street

Brian Pratt (Agent) proposes to construct an addition to the existing building in the B-2 zoning district and seeks a **variance** from Sections **6.04** for lot coverage greater than 75%; **8.27 (D)** for a retaining wall greater than 4 feet in height within 10 feet of a property line; **10.07 (G)** for not having a 10 foot landscaped perimeter and **10.09 (A)** for parking within 4 feet of a side lot line, of the Zoning Ordinance, as per documents submitted through February 29, 2016. **GRANTED (4-0)**

3. **ZO-14-2016**

2305 Brown Avenue

Chris Rice (Agent) proposes to maintain non-material changes to an approved site plan that resulted in lot coverage greater than 75% in the B-2 zoning district and seeks a **variance** from Section **6.04** Lot Coverage, of the Zoning Ordinance, as per documents submitted through February 4, 2016. **GRANTED (4-0)**

4. **ZO-15-2016**

93 Katinka Drive, Ward 6

Muzafer & Lindsey Aku propose to construct an accessory dwelling unit in the R-1A zone and seek a **variance** from Sections **8.26 (B)** for an occupant younger than 62 years of age and **8.26 (C)** for an accessory dwelling unit greater than 600 SF, of the Zoning Ordinance, as per documents submitted through February 4, 2016. Also, according to Section **5.11 (L)1** an Accessory Dwelling Unit may be allowed by special exception. **VARIANCE – GRANTED (4-0) SPECIAL EXCEPTION – GRANTED (4-0)**

5. **ZO-16-2016**

211 Ash Street, Ward 2

Michael Soucy proposes to maintain an accessory structure converted to a single family dwelling in the R-2 zone and seeks a **variance** from Sections **5.08** for more than one principal structure; **6.01** for lot size of 5,891 SF where 10,000 SF is required; **6.02** for lot width of 50' where 75' is required; **6.03 (B)** for rear yard setback of zero (0) feet where 20' is required; **6.03 (C)** for side yard setback of 2' where 20' is required; **6.04** for lot coverage of 68.1% where 60% is allowed; **6.06** for floor area ratio of .57 where .5 is allowed; **10.03 (B)** for 5 parking spaces where 6 are required and **5.12** for relief from Planning Board approval for a planned development, of the Zoning Ordinance, as per documents submitted through February 9, 2016.

TABLED (4-0)

6. **ZO-17-2016**

118 Wells Street, Ward 6

Jonathan Bourque proposes to construct a 24' by 16' garage with an attached 24' by 12' carport in the R-1A zone and seeks a **variance** from Sections **8.29 (A)2** for a side yard setback of 11.9' where 20' is required and for a rear yard setback of 23.5' where 30' is required and **10.07 (E)** for a gravel parking area under the carport and no paved access drive to the garage, of the Zoning Ordinance, as per documents submitted through February 9, 2016. **8.29 (A)2 GRANTED – (4-0) – 10.07 (E) DENIED (4-0)**

7. **ZO-18-2016**

94 Sinclair Avenue

Claire & Eugene Normand propose to maintain a fence in the front yard greater than four feet in height; and also construct a new garage the same size as the existing garage to be replaced only two feet further from the street in the R-1A zoning district and seek a variance from Sections **8.27 (B)** Fences, Walls (two counts) and **8.29 (A)** Accessory Structures and Uses, of the Zoning Ordinance, as per documents submitted through February 11, 2016. **GRANTED (4-0)**

8. **ZO-19-2016**

1649 Candia Road

Jeffrey Merritt (Agent) proposes to demolish a portion (27,425 SF) of the existing facility housing Anderson Equipment at 1649 Candia Road and construct a new addition of 16,373 SF and seeks a variance from Sections **6.08 (B)7** storage of equipment or machinery within required 50' limited activity buffer; **7.11 (C)1** sales, rental and repair of heavy equipment in the Lake Massabesic Protection Overlay District where not allowed; **7.11 (C)2** impervious pavement within 50' of water ways or wetlands in the Lake Massabesic Protection Overlay District; **8.27 (B)** 8' fence in side yard where maximum of 6' is allowed; **8.28** outside storage of equipment without required screening; **10.02 (F)** business parking in a residential district and **11.04 (G)** expansion/change of a non-conforming use, of the Zoning Ordinance, as per documents submitted through February 19, 2016. **GRANTED (4-0)**

9. **ZO-20-2016**
1250 South Willow Street

Steven Clermont (Agent) proposes to add a freestanding sign within area restricted from corner clearance obstructions resulting in six freestanding signs where two are permitted in the B-2 zoning district and seeks a **variance** from Sections **8.27 (E)** visual clearance on corner lots and **9.09 (A)1** (2 counts) addition of 6th sign exceeds maximum of 2 allowed and sign placed 3 feet from lot line where a minimum of 5 feet is required, of the Zoning Ordinance, as per documents submitted through February 24, 2016.

GRANTED (4-0)

10. **ZO-21-2016**
125 Theophile Street

Daniel Spenard proposes to construct a new 30'x19' garage to replace an existing carport within the required front, side and rear setbacks and with a parking space within four feet of the garage and front lot line and seeks a variance from Sections **6.03 (A)** front yard setback, **6.03 (B)** rear yard setback, **6.03 (C)** side yard setback and **10.09 (A)** parking setback, of the Zoning Ordinance, as per documents submitted through February 22, 2016. **GRANTED (4-0)**

III. **BUSINESS MEETING:**

1. **ADMINISTRATIVE MATTERS:**

1. Review and approval of the Zoning Board of Adjustment Minutes of February 11, 2016.

APPROVED (3-0) (Dupre abstained)

2. Discussion and adoption of proposed changes to Zoning Board of Adjustment bylaws.

APPROVED (4-0)