



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

May 12, 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:

(Tabled from April 14, 2016)

1. **ZO-25-2016**

Whalley Road - Map 675, Lot 43, Ward 9

Gary Meehan (Agent) proposes to construct a single family dwelling on a lot that does not have minimum lot frontage for a depth of 100' and where the proposed residence is located within the required rear yard setback in the R-1B zoning district and seeks a **variance** from Section **6.02** Minimum Lot Width and **6.03 (B)** Rear Yard Setback, of the Zoning Ordinance, as per documents submitted through March 16, 2016. **GRANTED (5-0)**

(Current)

2. **ZO-34-2016 (Administrative Appeal)**

8 Goffstown Road, Ward 12

Gerald Prunier, Esq. (Agent) appeals an administrative decision that required the applicant to demonstrate unit density in accordance with Section **5.12 (B)** of the Zoning Ordinance.

(Per the request of the applicant on May 9, 2016, Case # ZO-34-2016 has been withdrawn)

WITHDRAWN

3. **ZO-35-2016**
8 Goffstown Road, Ward 12

Gerald Prunier, Esq. (Agent) proposes to construct a planned development in the R-1A zoning district and seeks a **variance** from Section **5.12 (B)** which requires applicant to demonstrate that the unit density of the proposed planned development does not exceed the unit density of allowed under subdivision control, of the Zoning Ordinance, as per documents submitted through April 11, 2016. **GRANTED (5-0)**

4. **ZO-36-2016**
100 West Elmwood Avenue, Ward 9

Steven & Katrina Paquette propose to construct a 4'x2' addition to the front entryway and maintain a driveway with a width of 35.5' in the R-2 zoning district and seeks a variance from Sections **6.03 (A)** to allow for front yard setback of 11.3' where 15' is allowed, **10.08 (C)** to maintain driveway width of 35.5' and **6.04** for lot coverage of 62% where 60% is allowed, of the Zoning Ordinance, as per documents submitted through April 13, 2016. **GRANTED (5-0)**

5. **ZO-37-2016**
181 Westwind Drive, Ward 6

Jose Ribeiro proposes to pave an area of approximately 1,200 SF in the rear yard for use as a play area in the R-1A zoning district and seeks a variance from Section **6.04** for lot coverage of 49.3% where 40% is allowed, of the Zoning Ordinance, as per documents submitted through April 19, 2016. **NOT GRANTED (5-0)**

6. **ZO-38-2016 (Administrative Appeal)**
48 Henriette Street, Ward 10

Daniel Muller, Esq. (Agent) appeals an administrative decision requiring applicant to seek additional relief from the Zoning Board of Adjustment for additional units built after a variance from 2005 expired and the building permit for additional units was denied in 2013, as per document submitted through April 20, 2016. **NOT GRANTED (5-0)**

7. **ZO-39-2016**
11 Log Street, Ward 10

Richard Webster is seeking a variance from Section **13.04** Computation of Impact Fee, to waive the imposition of school impact fees for a new 20-unit apartment building under construction that consists only of one-bedroom apartments and intended to house people with disabilities in the R-2/B-2 zoning district, as per documents submitted through April 20, 2016. **GRANTED (5-0)**

8. **ZO-41-2016**
Porter and Hudson Streets, Ward 7

Joseph Wichert (Agent) proposes to construct a single-family residence with a setback of 12.5' in the street yard where 20' is required in the R-1B zoning district and seeks a **variance** from Section **6.03 (A)** Street Yard Setback, of the Zoning Ordinance, as per documents submitted through April 22, 2016. **GRANTED (5-0)**

III. **BUSINESS MEETING:**

1 **ADMINISTRATIVE MATTERS:**

- Review and approval of the Zoning Board of Adjustment Minutes of March 10, 2016 and April 14, 2016.

**REVIEW OF MINUTES OF MARCH 10, 2016 AND APRIL 14, 2016
POSTPONED TO THE JUNE 9, 2016 ZBA MEETING.**

- Any other business items from Zoning Staff or Board Members.