



# 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

June 9, 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-40-2016 (Subsequent Application)**  
**324 South Main Street, Ward 10**

Joe Wichert (Agent) proposes to relocate existing sign to 2' from front lot line where 5' is required and maintain parking expansion in the B-1 and R-2 zoning district and seeks a **variance** from Sections **9.08 (A)1** Signs, **10.02 (F)** Business Parking in Residential District, **10.07 (G)** Landscaping, **10.07 (K)1** Parking, Bumpers, **10.07 (K)4** Parking, Screening, **10.08 (C)** Driveways, Width and **10.09 (A)** and **10.09 (B)** Parking, Setbacks, of the Zoning Ordinance, as per documents submitted through May 24, 2016. **GRANTED (5-0) W/ STIP: Bollards to be installed 1 per space on southern end of lot.**

2. **ZO-42-2016**  
**320 Blevens Drive, Ward 1**

Brian Baumgardner proposes to maintain expansion of deck with a 6' rear yard setback where 30' is required and maintain an 8'x8' shed in the side yard with a 7' setback where 10' is required in the R-1B zoning district and seeks a **variance** from Sections **6.03 (B)** Rear Yard Setback and **8.29 (A)2** Accessory Structures & Uses, of the Zoning Ordinance, as per documents submitted through May 2, 2016. **GRANTED (5-0)**

3. **ZO-43-2016**  
**67 Donald Street, Ward 10**

Denise and Mark Fournier propose to maintain expansion of driveway with a parking space within 4 feet of a building and a width of 26.5 feet where 24 feet maximum is allowed in the R-1B zoning district and seeks a **variance** from Sections **10.08 (C)** Driveways, Width and **10.09 (B)** Parking, Setbacks of the Zoning Ordinance, as per documents submitted through May 11, 2016.

**GRANTED (5-0)**

4. **ZO-44-2016**  
**720 Cohas Avenue, Ward 6**

Darren Grasso proposes to maintain shed in the front yard in the R-1A zoning district and seeks a variance from Section **8.29 (A)1** Accessory Structures & Uses, of the Zoning Ordinance, as per documents submitted through May 16, 2016.

**GRANTED (5-0)**

5. **ZO-45-2016**  
**26 Leighton Street, Ward 12**

Kathleen Haley-Kersting proposes to create a second parking space within the required front yard setback and maintain shed 0' from rear lot line where 4' is required in the R-1B zoning District and seeks a **variance** from Sections **8.29 (A)** Accessory Structures & Uses and **10.09 (B)** Parking, Setbacks, of the Zoning Ordinance, as per documents submitted through May 16, 2016.

**GRANTED (5-0)**

6. **ZO-46-2016**  
**553-557 South Commercial Street, Ward 3**

Robert Simonds proposes to erect a 20 SF freestanding identification sign within the CBD zone where freestanding signs are not permitted and erect an 80 SF "now leasing" banner where 32 SF maximum is allowed and seeks a **variance** from Sections **9.03 (F)** and **9.09 (D)** Signs of the Zoning Ordinance, as per documents submitted through May 19, 2016.

**GRANTED (5-0) W/STIP:**

***banner is allowed to remain only 6 months from issuance of permit.***

7. **ZO-47-2016**  
**130 Middle Street, Ward 3**

Ira Chaplain (Agent) proposes to convert general office use on first floor to retail antique shop in the R-3 and Amoskeag Corporation Housing Historic Overlay zoning districts and seeks a **variance** from Section **5.10 (F)5** Sale of General Goods and Merchandise within an Establishment of up to 8,000 SF, of the Zoning Ordinance, as per documents submitted through May 19, 2016.

***This case has been postponed to the July 14, 2016 hearing.***

8. **ZO-48-2016**  
**223 Jewett Street, Ward 7**

Robert Kondi proposes to create two street/front yard parking spaces in the R-2 zoning district and seeks a **variance** from Sections **10.08 (C)** Driveways, Width and **10.09 (B)** Parking, Setbacks, of the Zoning Ordinance, as per documents submitted through May 20, 2016.

**GRANTED (5-0)**

9. **ZO-49-2016**  
**81 Gold Street, Ward 9**

Gina Liporto proposes to build a garage/hall/pantry addition with bonus room over garage having a 9' side yard in the R-1B zoning district and seeks a **variance** from Section **6.03 (C)** Side Yard Setback (2 counts), of the Zoning Ordinance, as per documents submitted through May 24, 2016.

**GRANTED (5-0)**

10. **ZO-50-2016**  
**189 Norfolk Street, Ward 9**

Charles & Betty Liporto propose to maintain 3 parking spaces in the front yard 0' from front lot line, maintain membrane structure within required side yard setback 1' from lot line where 20' is required and maintain shed in rear yard 1.5' from side lot line where 4' is required in the R-1B zoning district and seeks a **variance** from Sections **8.29 (A)2** and **8.29 (A)3** Accessory Structures & Uses, **10.08 (C)** Driveways, Width and **10.09 (B)** Parking, Setbacks, of the Zoning Ordinance, as per documents submitted through May 26, 2016. **GRANTED (3-2)**

11. **ZO-51-2016**  
**166 Seames Drive, Ward 8**

Margaret Hayes proposes to maintain a 10'x16' three season porch and a 14'x16' open deck having a rear yard setback or 25.8' where 30' is required. Addition of the three season porch places the existing detached garage, which is 4' from the side lot line, into the required 10' side yard setback. Also, maintain a shed in the rear yard within 4' of the side lot, into the required 10' side yard setback. Also, maintain a shed in the rear yard within 4' of the side lot line in the R-1B zoning district and seeks a **variance** from Sections **6.03 (B)** Rear Yard Setback, **8.29 (A)2** and **8.29 (A)3** Accessory Structures and Uses, of the Zoning Ordinance, as per documents submitted through May 27, 2016. **GRANTED (5-0)**

12. **ZO-52-2016**  
**810 Goffstown Road, Ward 12**

Aaron Doucet (Agent) proposes to construct a 10'x16' enclosed addition with a rear setback of 54', where 100' is required, maintain a 14'x14' shed within the required 30' side yard setback, maintain 2 additional parking spaces in the front yard, maintain an unpaved turnaround area and maintain lot coverage of 18% where 15% is allowed in the R-S zoning district and seeks a **variance** from Sections **6.03 (B)** Rear Yard Setback, **6.04** Lot Coverage, **8.29 (A)2** Accessory Structures & Uses, **10.09 (B)** Parking, Setbacks and **10.07 (E)** Parking, Paving, of the Zoning Ordinance, as per documents submitted through May 27, 2016. **GRANTED (4-1)**

13. **ZO-53-2016**  
**71 Hamburg Street, Ward 10**

Laurie Pappas (Agent) proposes to remove existing 16'x21' rear portion of house and rebuild a 16'x19' addition with 6' side yard setback in the R-1B zoning district and seeks a **variance** from Section **6.03 (C)** Side Yard Setback, of the Zoning Ordinance, as per documents submitted through May 31, 2016. **GRANTED (5-0)**

**III. BUSINESS MEETING:**

**1. ADMINISTRATIVE MATTERS:**

1. Review and approval of the Zoning Board of Adjustment Minutes of March 10, 2016 and April 14, 2016.  
March 10, 2016 Minutes – Approved Without Amendment.  
April 14, 2016 Minutes – Approved With Amendment.  
May, 12, 2016 Minutes – Approved Without Amendment
2. Any other business items from Zoning Staff or Board Members.