



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

July 14, 2016 – 6:00 p.m.

~Board Decisions~

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

II. PUBLIC HEARING:

(Postponed from June 6, 2016)

1. **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.

Per the request of the applicant, this item will continue to be postponed.

(Current Items)

2. **ZO-54-2016**
786-796 Elm Street, Ward 3

Donald Eaton (Agent) proposes to add 2 upper story wall signs (1 on Elm Street façade and 1 on Merrimack Street façade) and an awning sign over the doorway in the CBD zoning district and seeks a **variance** from Section **9.09 (A)2** Signs (3 counts), of the Zoning Ordinance, as per documents submitted through June 10, 2016. ***GRANTED (5-0)***

3. **ZO-55-2016**

311 Brent Street, Ward 8

Deborah & Douglas Wheeler propose to build a 14'x16' all season room in place of an existing 10'x16' deck in the R-1B zoning district and seek a **variance** from Section **6.03 (B)** Rear Yard Setback, of the Zoning Ordinance, as per documents submitted through June 13, 2016.

GRANTED (5-0)

4. **ZO-56-2016**

227 Willow Street, Ward 3

Joseph Wichert proposes to maintain a parking lot in the RDV zoning district and seeks a **variance** from Sections **6.04** Lot Coverage; **10.07 (G)** Landscaping; **10.07 (K)1** Parking Bumpers and **10.09 (A)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through June 15, 2016. **GRANTED (5-0)**

5. **ZO-57-2016**

312 Mystic Street, Ward 9

Daniel Muller, Jr., Esq. (Agent) proposes to modify the snow storage easement shown on the plan for prior case ZO-167-2015 as a result of Planning Board comments in the R-1B zoning district and seeks a **variance** from Section **6.02 (B)** Minimum Lot Frontage for New Lot 8A, of the Zoning Ordinance, as per documents submitted through June 17, 2016. **GRANTED (5-0) W/STIPS: Principal structure shall conform to a twenty (20) foot setback from northern lot line. Applicant shall record an easement to allow pavement on Lot 8 to encroach onto Lot 6A.**

6. **ZO-58-2016**

336 Mystic Street, Ward 9

Daniel Muller, Jr., Esq. (Agent) proposes to modify the snow storage easement shown on the plan for prior case ZO-168-2015 as a result of Planning Board comments and maintain an accessory structure on New Lot 7A and seeks a **variance** from Sections **6.02** Minimum Lot Frontage for New Lot 7A; **5.10 (A)** Shed as a Principal Use and **6.03 (B)** Rear Yard Setback, of the Zoning Ordinance, as per documents submitted through June 17, 2016. **GRANTED (5-0) W/STIPS: Principal structure shall conform to a twenty (20) foot setback from northern and eastern lot lines. Shed electrical service to be disconnected, shed to be removed within two (2) years or when new shed is constructed on Lot 7 and no parking within ten (10) feet of north lot line.**

7. **ZO-59-2016**
100 Highland Park Avenue, Ward 5

Bernard Taurasi proposes to maintain 2 sheds and storage of a trailer within 20' of the required street yard setback and maintain an addition to the garage resulting in the occupying of more than 25% of the rear yard area in the R-1B zoning district and seeks a **variance** from Sections **8.29 (A)** Accessory Structures & Uses (3 counts) and **8.29 (A)3** Accessory Structures & Uses (1 count) of the Zoning Ordinance, as per documents submitted through June 22, 2016. **GRANTED (3-2)**
W/STIPS: Remove 244 square foot shed, move or reconfigure 281 square foot shed so it is located fully beyond 20 foot street yard setback and clear limbs along highland Park Avenue.

8. **ZO-60-2016**
75 Johnson Street, Ward 7

Lonnie McCaffrey proposes to build a deck onto above ground pool resulting in accessory structure(s) occupying 32% of the rear yard, where 25% is allowed, maintain one car garage 1.3' from the side lot line where 2' was granted by variance (10/03/77) and maintain two parking spaces within 4' of lot line and within 4' of a structure in the R-1B zoning district and seeks a **variance** from Sections **8.29 (A)3** Accessory Structures & Uses (2 counts) and **10.09 (B)** Parking Setbacks of the Zoning Ordinance, as per documents submitted through June 22, 2016.
GRANTED (5-0)

9. **ZO-61-2016**
202 Peabody Avenue, Ward 6

Jessica Schick and Scott Van Den Berg propose to build a 12'x16' deck with a 9' side yard where 20' is required and maintain three parking spaces less than 4' from a structure and lot line in the R-1A zoning district and seeks a **variance** from Sections **6.03 (C)** Side yard Setback and **10.09 (B)** Parking Setbacks (3 counts), of the Zoning Ordinance, as per documents submitted through June 24, 2016. **GRANTED (5-0)**

10. **ZO-62-2016**
1111 South Willow Street, Ward 9

Thomas Burn (Agent) proposes to locate four dumpsters within required 20' side yard and 30' rear yard setback in the B-2 zoning district and seeks a **variance** from Section **8.29 (B)** Accessory Structures & Uses (4 counts), of the Zoning Ordinance, as per documents submitted through June 27, 2016. **GRANTED (5-0)**

11. **ZO-63-2016**
52 Titus Avenue, Ward 9

Keith and Cheryl Newell propose to use Lot 20 as a buildable lot with 68.20' of frontage where 75' is required and not consolidate with adjacent lot in same ownership at 52 Titus Avenue in the R-1B zoning district and seeks a **variance** from Sections **6.02** Minimum Lot Frontage and Width (2 counts) and **11.03 (D)** Non-Conforming Lots, of the Zoning Ordinance, as per documents submitted through June 29, 2016. **GRANTED (5-0)**

12. **ZO-64-2016**
554 Front Street, Ward 12

George Prodanis proposes to build an 8'x34' deck over a one-story portion of restaurant and install French doors from lounge area to utilize deck for three tables with three seats each (seat total for restaurant not to exceed 82) in the R-1A zoning district and seeks a **variance** from Section **11.04 (F)** Expansion or Changes to a Non-Conforming Use Created by Variance, of the Zoning Ordinance, as per documents submitted through June 29, 2016. **GRANTED (5-0)**

13. **ZO-65-2016**
106 Waverly Street, Ward 6

Fred Andruchuk proposes to maintain 8'x8' shed 0' from the principal structure where 4' is required in the R-1B zoning district and seeks a **variance** from Section **8.29 (A)3** Accessory Structures and Uses, of the Zoning Ordinance, as per documents submitted through June 30, 2016.

Case #ZO-65-2016 was withdrawn by the applicant on 7-8-16.

III. BUSINESS MEETING:

1 ADMINISTRATIVE MATTERS:

- Review and approval of the Zoning Board of Adjustment Minutes of June 9, 2016.
- Any other business items from the Zoning Board staff or Board Members.