



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

October 13, 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 September 8, 2016)

1. **ZO-79-2016**

61 Faith Lane

R-1B Zoning District, Ward 8

Donna Haddad proposes to maintain shed within required street yard setback and maintain front yard parking and seeks a **variance** from Sections **8.29 (A)1** Accessory Structures and Uses and **10.09 (B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through August 8, 2016.

GRANTED (5-0)

2. **ZO-80-2016**

809 Brent Street

R-1B Zoning District, Ward 8

Lawrence Whittaker proposes to build a 28'x36' two-stall garage, having a 4.8' side yard setback where 10' is required, extend pavement resulting in a driveway width of 25.5' and maintain a 9'x12' shed in rear yard 2.6' from the side lot line and 3.8' from the rear lot line where 4' is required and seeks a **variance** from Sections **6.03 (C)** Side Yard Setback, **8.29 (A)3** Accessory Structures and Uses (2 counts) and **10.08 (C)** Driveways Width, of the Zoning Ordinance, as per documents submitted through August 9, 2016.

APPLICANT FAILED TO APPEAR 2ND TIME. BOARD VOTED ON MOTION TO REQUIRE APPLICANT TO RE-SUBMIT WITH NEW APPLICATION. – (5-0)

3. **ZO-82-2016**

496 Merrimack Street

R-2 Zoning District, Ward 4

Mark Jon Russell proposes to build a shed in the rear yard with a 3' rear yard setback where 4' is required, pave walkways in front and side yard, re-pave driveway for two parking spaces, and construct a new handicap ramp off the front porch and seeks a **variance** from Sections **6.04** Lot Coverage, **8.29 (A)3** Accessory Structures and uses and **10.09 (B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through August 15, 2016. **GRANTED (5-0) - Shed to conform, no relief for 8.29 (A)3**

(Current Items)

4. **ZO-91-2016**

28 Amherst Street

CBD Zoning District, Ward 3

Robert Wood proposes to erect 4 building signs where a maximum of 3 is allowed with a total of 44.34 SF where a maximum of 16.9 SF is allowed in the CBD zoning district and seeks a **variance** from Sections **9.09 (A)2** Signs and **9.09 (D)** Signs of the Zoning Ordinance, as per documents submitted through August 31, 2016. **GRANTED (5-0)**

5. **ZO-92-2016**

232 Prospect Street

R-2 Zoning District, Ward 2

Amie George (Lowes), Agent proposes to erect a 4 foot high fence within the triangular area required for visual clearance on corner lots in the R-2 zoning district and seeks a **variance** from Section **8.27** Visibility at Corners of the Zoning Ordinance, as per documents submitted through August 31, 2016.

GRANTED (5-0)

6. **ZO-93-2016**

4 Saint Marie Street

R-1B Zoning District, Ward 10

Monica Walmsley proposes to build a retaining wall with a maximum height of eight (8) feet in the front yard and within ten (10) feet of the property line, also install four (4) foot high picket fence on top of the wall and seeks a variance from Sections **8.27 (B)** and **8.27 (D)** Fences Walls of the Zoning Ordinance, as per documents submitted through September 2, 2016. **GRANTED (5-0)**

7. **ZO-94-2016**

109 Valentine Drive

R-1B Zoning District, Ward 8

Phuong Tu Thi Le proposes to create two (2) parking spaces on existing driveway and install a second driveway for an additional parking space in the side yard and seeks a variance from Sections **10.09 (B)** (four counts) and **10.09 (B)2** Parking Setbacks of the Zoning Ordinance, as per documents submitted through September 2, 2016. **TABLED TO THE 11-10-16 ZBA MEETING FOR CERTIFIED PLAN – (5-0)**

8. **ZO-95-2016**

723 Union Street

R-2 Zoning District, Ward 2

John Ploss proposes to maintain conversion of a bulkhead to a doghouse entrance 3.6' from parking space and maintain the addition of a 5'5"x27'10" farmers porch and a 3'x4.5' awning both in the side yard setback 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 September 19, 2016.

GRANTED (5-0)

9. **ZO-96-2016**

49 Ashland Street

R-2 Zoning District, Ward 4

John Arnold, Esq. (Agent) proposes to convert property from private school to professional offices, create front/street yard parking on former paved playground, business parking in a residential district, less than required 10' landscape perimeter and erect an 8' fence around the perimeter of the property and seeks a **variance** from Sections **5.1 (H-1)2** Other Business and Professional Offices, **8.27 (B)** Fences Walls, **8.27 (E)** Visibility at Corners, **10.02 (F)** Business Parking in Residential District, **10.07 (G)** Landscaping and **10.09 (B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through September 29, 2016.

GRANTED (5-0)

10. **ZO-97-2016**

59 Nashua Street

R-3 Zoning District, Ward 4

Thomas Denisco, Jr. proposes to maintain paved area for three front yard parking spaces with no landscape buffer, resulting in 40 foot driveway width and one space within four feet of lot line and seeks a variance from Sections **10.06 (A)** Parking Layout, **10.07 (G)** Landscaping **10.08 (C)** Driveways Width and **10.09 (B)** Parking Setbacks, as per documents submitted through September 21, 2016.

TABLED TO THE 11/10/16 ZBA MEETING. APPLICANT WAS NOT IN ATTENDANCE – (5-0)

11. **ZO-98-2016**

200 Gay Street

IND Zoning District, Ward 8

Joseph Michelin (Agent) proposes to convert 14,000 SF from warehousing to automotive repair and update/maintain parking layout and seeks a variance from Sections **5.10 (I)4** Automotive Repair, **5.04** Lot Coverage, **10.07 (G)** Landscaping and **10.07 (K)1** Parking Bumpers, of the Zoning Ordinance, as per documents submitted through October 4, 2016. **WITHDRAWN BY APPLICANT ON 10-13-16**

12. **ZO-99-2016**

30 Jones Street

R-2 Zoning District, Ward 5

Andrew Sullivan, Esq. (Agent) proposes to subdivide property into two 50'x100' lots approximately 5,000 SF where 75' of frontage and lot area of 6,500 SF is required. Parent parcel, Lot 11, will remain improved with a single family dwelling. The new lot, Lot 11A, will be unimproved, and seeks a **variance** from Sections **6.01** Minimum Buildable Lot Area and **6.02** Minimum Lot Frontage and Width at both Lots 11 and 11A, of the Zoning Ordinance, as per documents submitted through October 4, 2016. **GRANTED (5-0)**

13. **ZO-100-2016**

445 South Willow Street

B-2 Zoning District, Ward 9

John Cronin, Esq. (Agent) proposes to locate a dumpster 6' and 7' from lot lines where 20' is required and seeks a variance from Section **8.29 (B)** Accessory Structures and Uses of the Zoning Ordinance, as per documents submitted through September 22, 2016. **GRANTED (5-0)**

14. **ZO-101-2016**

700 Hanover Street

R-1B Zoning District, Ward 4

Keith Lacasse (Agent) proposes to build an addition to the existing nursing home for all expansion of kitchen, dining and activity rooms (no additional beds) and seeks a variance from Sections **6.03 (A)** Street Yard Setback, **6.06** Floor Area Ratio, **8.18 (B)** Special Setback Distances and **11.04 (F)** Expansion of Non-Conforming use Created by Variance, of the Zoning Ordinance, as per documents submitted through September 29, 2016. **TABLED TO 11/10/16 ZBA MEETING FOR PLAN (5-0)**

15. **ZO-102-2016**

880 Page Street

IND Zoning District, Ward 5

Robert Dionne (Agent) proposes to change the use of 7,000 SF space from church to rehearsal and private lesson studios for Majestic Theatre and Ted Herbert's Music School and seeks a **variance** from Section **5.10 (H-4)3** Dance or Music Studios and Schools of the Zoning Ordinance, as per documents submitted through September 30, 2016. **GRANTED (5-0)**

16. **ZO-103-2016**

Hobart Street (Map 502, Lot 2-1)

R-1B Zoning District, Ward 6

Jacob Doerfler (Agent) proposes to construct a single family home on a lot that does not have the required lot width for the required 100' of depth and seeks a variance from Section **6.02** Minimum Lot Width, of the Zoning Ordinance, as per documents submitted through September 28, 2016. **GRANTED (5-0)**

III. BUSINESS MEETING:

1 ADMINISTRATIVE MATTERS:

1. Review and approval of the ZBA Minutes of September 8, 2016.
APPROVED WITHOUT AMENDMENT (5-0)