



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management  
Building Regulations  
Community Improvement Program  
Zoning Board of Adjustment

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### MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING AGENDA Thursday, November 10, 2016 – 6:00 p.m. City Hall, Third Floor – Aldermanic Chambers

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

II. PUBLIC HEARING:

(Tabled from October 13, 2016)

1. **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.

2. **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.

3. **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.

(Current)

4. [ZO-104-2016](#)  
[23 Apple Brook Way, #2, R-S Zoning District, Ward 8](#)

William and Barbara Berg propose to use 864 SF basement area for accessory dwelling unit to be occupied by persons 52 years of age and seeks a **variance** from Sections **8.06 (B)** Related Occupant Age 62+ and **8.29 (C)** Apartment Shall Not Exceed 600 SF and a **special exception** from Section **5.11 (L)1** Accessory Dwelling Within a One Family Detached Residence, of the Zoning Ordinance, as per documents submitted through October 27, 2016.

5. [ZO-105-2016](#)  
[151 Rosegate Farm Drive, R-S Zoning District, Ward 8](#)

[Allen and Ann Williams propose to construct a 16'x26' detached garage in the street yard and pave additional driveway area increasing lot coverage to 19.7% where 15% maximum is allowed and seeks a variance from Sections 6.04 Lot Coverage and 8.29 \(A\)1 Accessory Structures and Uses, of the Zoning Ordinance, as per documents submitted through October 6, 2016.](#)

6. [ZO-106-2016](#)  
[157 Mitchell Street, R-1B Zoning District, Ward 9](#)

John and Lise Fredette propose to maintain a pool deck 1.2' from the rear lot line with accessory structures occupying more than 25% of the rear yard area and seek a **variance** from Section **8.29 (A)3** Accessory Structures and Uses (2 Counts), of the Zoning Ordinance, as per documents submitted through October 13, 2016.

7. [ZO-107-2016](#)  
[2233 River Road, R-1A Zoning District, Ward 1](#)

Joe Sears (Agent) proposes to construct 6 tennis courts with an 8' fence and construct a parking area with 23 parking spaces and seeks a **variance** from Section **10.09 (B)** Parking Setbacks and a **special exception** from Section **5.10 (H)3** Outdoor Recreation Facility, Golf Course or Membership Sports Club, of the Zoning Ordinance, as per documents submitted through October 27, 2016.

8. [ZO-108-2016](#)  
[42 Old Wellington Road, R-1B Zoning District, Ward 4](#)

Brian and Carolee Stafford propose to maintain existing driveway width and extend to create a parking space in the front yard and seek a **variance** from Section **10.09 (B)2** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through October 12, 2016.

9. [ZO-109-2016](#)  
[345 Cilley Road, R-2 Zoning District, Ward 9](#)

Thomas Huot (Agent) propose to maintain existing parking layout with 33 spaces where prior variance allowed 30 spaces, also maintain a 6 foot high stockade fence in the street/front yard where 4 feet maximum is allowed and seeks a **variance** from Sections **10.02 (F)** Business Parking in Residential District and **10.09 (B)2** Parking Setbacks and seeks an **equitable waiver** from Sections **8.27 (B)** Fences Walls, **10.06 (A)** Parking Layout and **10.07 (G)** Landscaping, of the Zoning Ordinance, as per documents submitted through October 24, 2016.

10. [ZO-110-2016](#)  
[405 Front Street, R-1B Zoning District, Ward 12](#)

Samuel Eames proposes to maintain paved area in front yard for one parking and seeks a **variance** from Section **10.09 (B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through October 14, 2016.

11. [ZO-111-2016](#)  
[346 Orange Street, R-2 Zoning District, Ward 2](#)

Thomas Huot (Agent) proposes to construct a 5'x20' front porch (with stairs) having a 4.1' side yard setback where 10' is required and a 9.3' front setback where 15' is required, a 21.7'x24' two-story addition with 7.3' side yard where 10' is required and rebuild the 1st floor deck (with steps) having a 1.1' side yard setback where 10' is required and seeks a **variance** from Sections **6.03 (A)** Front Yard Setback and **6.03 (C)** Side Yard Setback (3 counts), of the Zoning Ordinance, as per documents submitted through October 21, 2016.

12. [ZO-112-2016](#)  
[178 Beech Street, R-3 Zoning District, Ward 7](#)

Paul Gingues (Agent) proposes to maintain expansion of a parking area from 3 to 6 spaces and construct a 10'x10' shed in the rear yard with lot coverage of 84% where 75% maximum is allowed and seeks a **variance** from Sections **6.04 Lot Coverage**, **10.07 (G)** Landscaping, **10.07 (K)4** Parking Screening and **10.09 (B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through October 17, 2016.

13. [ZO-113-2016](#)  
[196 Blaine Street, R-3 Zoning District, Ward 10](#)

Nicholas Golon (Agent) proposes to reconstruct and expand the Blaine Street substation and seeks a special **exception** from Section **5.10 (E)12** Essential Public Services, Utilities and Appurtenances, of the Zoning Ordinance, as per documents submitted through October 17, 2016.

14. [ZO-114-2016](#)  
[181 Woodbine Drive, R-1B Zoning District, Ward 5](#)

Thomas & Lisa Doyon propose to change the capacity of a daycare from 6 children to 6 children plus up to 3 children who attend a full day school program and seeks a **variance** from Sections **6.01** Minimum Buildable Lot area, **6.02** Minimum Lot Frontage and Width (2 counts), **6.03 (C)** Side Yard Setback (2 counts) and a **special exception** from Section **5.10 (J)6** Commercial Child Daycare Facilities, of the Zoning Ordinance, as per documents submitted through October 27, 2016.

15. [ZO-115-2016](#)  
[24 South Gray Court, R-1B Zoning District, Ward 8](#)

Robert & Jane Boisvert propose to change the capacity of daycare from 5 children to 6 children plus up to 3 children who attend a full day school program and maintain driveway width of 30' where 24' is allowed, along with front yard parking and seeks a **variance** from Sections **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and Width (2 counts), **6.03 (C)** Side Yard Setback, **10.08 (C)** Driveways Width, **10.09 (B)** Parking Setbacks (2 counts) and **10.09 (B)2** Front Yard Parking and a **special exception** from Section **5.10 (J)6** Commercial Child Daycare Facilities, of the Zoning Ordinance, as per documents submitted through October 31, 2016.

16. [ZO-116-2016](#)  
[90 Walnut Hill Avenue, R-1A Zoning District, Ward 1](#)

Joseph Wichert (Agent) proposes to build a front entranceway with a 16.5' front setback where 25' is required, an addition for a sunroom attaching the dwelling to the existing detached garage and build a second story over the garage with a 4.3' side yard setback where 20' is required and seeks a **variance** from Sections **6.03 (A)** Front Yard Setback and **6.03 (C)** Side Yard Setback, of the Zoning Ordinance, as per documents submitted through October 20, 2016.

17. [ZO-117-2016](#)  
[447 Hanover Street, R-2 Zoning District, Ward 4](#)

Matthew Routhier (Agent) proposes to pave an area for 4 parking spaces, increasing lot coverage to 77% where 60% is the maximum allowed and seeks a **variance** from Section **6.04** Lot Coverage, of the Zoning Ordinance, as per documents submitted through October 20, 2016.

18. [ZO-118-2016](#)  
[85 South Lincoln Street, R-2 Zoning District, Ward 9](#)

Nihad Omerbegovic proposes to maintain front entryway with steps having a 7' front yard setback where 15' is required, also maintain landing and steps to first and second floors having 11' street yard setback where 15' is required and maintain 1 gravel parking space and seeks a variance from Sections **6.03 (A)** Front and Street Yard Setback (2 counts), **10.07 (B)** Parking Layout, **10.07 (E)** Parking Paving and **10.09 (B)** parking Setbacks, of the Zoning Ordinance, as per documents submitted through October 25, 2016.

19. [ZO-119-2016](#)  
[49 Ashland Street, R-2 Zoning District, Ward 4](#)

[John Arnold, Esq. \(Agent\) proposes to erect an 8 foot high black coated chain link fence within the side yard and on top of an existing retaining wall and seeks a variance from Sections 8.27 \(B\) and 8.27 \(C\) Fences Walls, of the Zoning Ordinance, as per documents submitted through October 26, 2016.](#)

20. [ZO-120-2016](#)  
[2429 Elm Street, R-1A Zoning District, Ward 1](#)

John Howe (Agent) proposes to build an addition onto the rear of the dwelling with a 16.5' side yard setback where 20' is required and rebuild/extend the deck with a 10' side yard setback where 20' is required and seeks a **variance** from Section **6.03 (C)** Side Yard Setback, of the Zoning Ordinance, as per documents submitted through October 26, 2016.

21. [ZO-121-2016](#)  
[15 Tanglewood Court, R-1B Zoning District, Ward 10](#)

Jennifer & Jason Beauchesne propose to use 832 SF basement for an accessory dwelling unit and create a parking space on the existing driveway within 4' of front property line and seeks a **variance** from Sections **8.26 (C)** Accessory Unit Shall Not Exceed 600 SF Gross Floor Area and **10.09 (B)** Parking Setbacks and a **special exception** from Section **5.11 (L)1** Accessory Dwelling Within a Single Family Detached Residence, of the Zoning Ordinance, as per documents submitted through October 28, 2016.

**III. BUSINESS MEETING:**

**1. ADMINISTRATIVE MATTERS:**

- 1. Review and approval of the ZBA Minutes of October 13, 2016.**
- 2. Any other business items from the ZBA staff or Board Members.**

**Full text of the agenda items is on file for review in the Planning & Community Development Department.  
The order of the agenda is subject to change on the call of the Chairman.**