



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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Planning & Land Use Management
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Zoning Board of Adjustment

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MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING AGENDA Thursday, December 08, 2016 – 6:00 p.m. City Hall, Third Floor – Aldermanic Chambers

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

II. PUBLIC HEARING:

(Tabled from 11/10/16)

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.

This case has been postponed to the January 14, 2017 public hearing.

2. [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.

3. [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.

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

John Arnold, Esq. (Agent) proposes to erect an 8 foot high 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.

(Current)

5. [ZO-122-2016](#)
[1111 Candia Road, IND Zoning District, Ward 6](#)

Richard Keller proposes to increase height of 3 emission stacks from 33 to 58 feet, plus maintain and increase 1 emission stack from 43 to 68 feet where 50 feet is allowed by Ordinance, also maintain additional parking and seeks a **variance** from Sections 6.05 Height in Feet, **10.06 (A)** Parking Layout, **10.07 (D)** Parking Maneuvering, **10.08 (A)** Driveways Location, **10.08 (C)** Driveways Width and **10.09 (A)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through November 25, 2016.

6. [ZO-123-2016](#)
[1377 Island Pond Road, R-1A Zoning District, Ward 6](#)

Kenneth Faucher proposes to maintain expansion of the driveway which results in a parking space being located in the front yard and seeks a **variance** from Section **10.09 (B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through November 23, 2016.

7. [ZO-124-2016](#)
[715 Massabesic Street, R-2 Zoning District, Ward 7](#)

[John Cronin, Esq. \(Agent\) proposes an extension of the expiration time limit on approved variance case #18-ZO-2008 and seeks a variance from Sections 14.02 \(B\)4 and 15.03 \(B\) Two Year Variance Expiration, of the Zoning Ordinance, as per documents submitted through November 29, 2016.](#)

8. [ZO-125-2016](#)
[253 Wilson Street and 621 Hayward Street, R-3 Zoning District, Ward 7](#)

[Andrew Sullivan, Esq. \(Agent\) proposes to adjust the lot line between Lots 2 and 3 on Tax Map 342 and maintain parking layout on Lot 3 and seeks a variance from Sections 6.04 Lot Coverage, 10.07 \(G\) Landscaping and 10.09 \(B\) Parking Setbacks at Lot 3, aka 253 Wilson Street, of the Zoning Ordinance, as per documents submitted through November 30, 2016.](#)

III. BUSINESS MEETING:

1 ADMINISTRATIVE MATTERS:

1. Review and approval of the Zoning Board of Adjustment Minutes of November 10, 2016.

2. Any other business items from the Zoning Board of Adjustment staff or Board Members.

<p>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.</p>
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