



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP
Director

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

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING January 12, 2017 – 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 Cases)

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-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, **6.04** Lot Coverage, **6.06** Floor Area Ratio, **8.18 (B)** Special Setback Distances, **8.27 (C)** and **8.27 (D)** Fences Walls, **10.06 (A)** Parking Layout, **10.07 (G)** Landscaping and **11.04 (F)** Expansion of Non-Conforming use Created by Variance, of the Zoning Ordinance, as per documents submitted through December 22, 2016.

3. [ZO-122-2016](#)

1111 Candia Road, IND Zoning District, Ward 6

Richard Keller proposes to maintain additional parking in the IND zoning district and seeks a variance from Sections **10.06 (A)** Parking Layout, **10.07 (D)** Parking Maneuvering, **10.08 (A)** Driveways Location, **10.08 (C)** Driveways Width, **10.09 (A)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through November 25, 2016.

(Current Items)

4. [ZO-01-2017](#)

[38 Rockland Avenue, R-1B Zoning District, Ward 10](#)

Henry Peratto proposes to maintain driveway width of 48', front yard parking and 2 sheds in the rear yard within 4' of property lines and seeks an equitable waiver from Sections **8.29 (A)3** Accessory Structures and Uses (2 counts), **10.08 (C)** Driveways Width and seeks a variance from Section **10.09 (B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through November 30, 2016.

5. [ZO-02-2017](#)

[1234 River Road, Ward, R-1A Zoning District, Ward 1](#)

John Cronin, Esq. (Agent) proposes to maintain 2 handicap spaces and allow 1 future parking space within the front yard area and seeks a variance from Section **10.09 (B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through November 30, 2016.

6. [ZO-03-2017](#)

[912 Somerville Street, R-2 Zoning District, Ward 7](#)

Michael Robinson proposes to add the sale of pizza to existing convenience store and seeks a special exception from Section **11.04 (E)** Expansion or Changes in a Non-Conforming use Created by Amendment to this Ordinance, of the Zoning Ordinance, as per documents submitted through December 19, 2016.

7. [ZO-04-2017](#)

[37-41 Manchester Street, CBD Zoning District, Ward 3](#)

Sophia Raymond (Agent) proposes to permit a sexually oriented business within 500 feet of a church and seeks a variance from Section **8.19 (B) 2b** Sexually Oriented Business – Retail and Workshops, not permitted within 500 feet of a Church, of the Zoning Ordinance, as per documents submitted through December 20, 2016.

8. [ZO-05-2017](#)

[40 Lake Avenue, CBD Zoning District, Ward 3](#)

Richard R. Lundborn, P.E. (Agent) proposes to construct a commercial surface parking lot within 1,000 feet of the Civic Center site and erect a free-standing sign and seeks a variance from Section(s) **5.10 (I)8** Commercial Surface Parking Lot and **9.09 (D)** Signs, of the Zoning Ordinance, as per documents submitted through December 21, 2016.

9. **ZO-06-2017 (Subsequent Application)**
138-146 Londonderry Turnpike, R-1A Zoning District, Ward 6

Jason M. Craven, Esquire, (Agent) proposes to allow offices of health care practitioners and outpatient health care and seeks a variance from Section **5.10 (H-2)1** Offices of Health Care Practitioners and Outpatient Health Care, of the Zoning Ordinance, as per documents submitted through December 22, 2016.

10. **ZO-07-2017**
138-146 Londonderry Turnpike, R-1A Zoning District, Ward 6

Jason M. Craven, Esquire, (Agent) proposes to allow banking, financial, real estate and insurance offices and other business and professional offices and seeks a variance from section(s) **5.10 (H-1)1** Banking, Financial, Real Estate and Insurance Offices and **5.10 (H-1)2** Other Business and Professional Offices, of the Zoning Ordinance, as per documents submitted through December 22, 2016.

11. **ZO-08-2017**
Youville Street, Map 436, Lots 2, 2C, 2D and 2E, R-1B Zoning District, Ward 6

Daniel Muller, Esquire, (Agent) proposes to subdivide parcel into 4 single family building lots where proposed Lot 2 has insufficient lot frontage and lot width and where proposed Lots 2C, 2D and 2E have insufficient lot area, lot frontage, lot width and cannot satisfy front, side and rear setbacks and seeks a variance from Section(s) **6.01** Minimum Buildable Lot Area (3 counts), **6.02** Minimum Lot Frontage and Width (8 counts), **6.03 (A)** Front and Street Yard Setback (3counts), **6.03 (C)** Side Yard Setback (6 counts) and **6.03 (B)** Rear Yard Setback (3 counts), of the Zoning Ordinance, as per documents submitted through December 22, 2016.

12. **ZO-09-2017**
1 Sundial Avenue, RDV Zoning District, Ward 9

Jason M. Craven, Esquire, (Agent) proposes to erect 2 new free-standing signs on property where 2 free-standing signs already exist, resulting in a total of 4 free-standing signs on the property where only 2 are allowed and seeks a variance from Section **9.09 (A)1** Signs of the Zoning Ordinance, as per documents submitted through December 27, 2016.

13. **ZO-10-2017 (Subsequent Application)**
48 Henriette Street, R-1B Zoning District, Ward 10

Michael Chen, Esquire, (Agent) proposes to maintain the increase in units from 32 rooming units and 8 apartments to 34 rooming units and 8 apartments and seeks a variance from Section(s) **10.03 (B)** Parking Number of Spaces and **11.04 (F)** Expansion of Use Created by Variance of the Zoning Ordinance, as per documents submitted through December 28, 2016.

III. BUSINESS MEETING:

1 ADMINISTRATIVE MATTERS:

[Review and approval of the ZBA Minutes of December 8, 2016.](#)

[Any other business items from the Zoning Staff or Board Members.](#)

2 REGULATORY MATTERS:

1. ZO-06-2017 (Subsequent Application)

138-146 Londonderry Turnpike, R-1A Zoning District, Ward

Jason M. Craven, Esquire, (Agent) proposes to allow offices of health care practitioners and outpatient health care and seeks a variance from Section **5.10 (H-2)1** Offices of Health Care Practitioners and Outpatient Health Care, of the Zoning Ordinance, as per documents submitted through December 22, 2016.

2. ZO-10-2017 (Subsequent Application)

48 Henriette Street, R-1B Zoning District, Ward 10

Michael Chen, Esquire, (Agent) proposes to maintain the increase in units from 32 rooming units and 8 apartments to 34 rooming units and 8 apartments and seeks a variance from Section(s) **10.03 (B)** Parking Number of Spaces and **11.04 (F)** Expansion of Use Created by Variance of the Zoning Ordinance, as per documents submitted through December 28, 2016.