



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

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### MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING AGENDA

**Thursday, February 23, 2017 – 6:00 pm - Rescheduled from February 9, 2017**  
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 Case)

1. **ZO-94-2016**  
**109 Valentine Drive, R-1B Zoning District, Ward 8**

Phuong Tu Thi Le proposes to create 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 February 2, 2017.

2. **ZO-122-2016**  
**1111 Candia Road, IND Zoning District, Ward 6**

Richard Keller proposes to maintain additional parking 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 and **10.09 (A)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through November 25, 2016. **[Withdrawn by Applicant]**

(Current Cases)

3. **ZO-11-2017**  
**96 Brook Street, R-3 Zoning District, Ward 3**

Diolienda Delizia proposes to maintain a 6' high fence in the front yard and 5 exterior parking spaces in the R-3 zoning district and seeks a **variance** from Sections **8.27(B)** Fences Walls, **10.06(A)** Parking Layout, **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 December 29, 2016.

4. **ZO-12-2017**  
**27 Gay Street (Map 673/Lot 13), R-1B Zoning District, Ward 8**

John Cronin, Esq. (Agent) proposes to construct a two-family dwelling in the R-1B zoning district where the minimum lot area, frontage and width are not met and where the non-conforming lot is subject to consolidation and seeks a **variance** from Sections **5.10(A)5** Two-Family Dwelling, **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and Width, **8.27(B)** Fences Walls and **11.03(D)2(d)** Conditions for Development of Non-Conforming, of the Zoning Ordinance, as per documents submitted through January 11, 2017.

5. **ZO-13-2017**  
**700 Lake Avenue, R-2 Zoning District, Ward 5**

Tracey Roll (Agent) proposes to construct a 14,823 SF pharmacy with a drive-thru and clinic with one exam room, front yard and business parking in a residential district, signage as shown on plans and 8' high fencing for screening around dumpster enclosure within front or street yards and seeks a **variance** from Sections **5.10(F)4** Convenience Retail Uses Greater than 8,000 SF, **5.10(G)6** With Drive-Thru Service, **5.10(H-2)1** Offices of Health Care Practitioners and Outpatient Health Care, **8.27(B)** Fences Walls, **9.08(A)** and **(B)** Signs, **10.02(F)** Business Parking in Residential District and **10.09(B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through January 10, 2017.

6. **ZO-14-2017 (Subsequent Application)**  
**312 Cypress Street, R-2 Zoning District, Ward 5**

Daniel Muller, Jr. Esq. (Agent) proposes to repair a fire damaged building and convert from a one to a two-family dwelling, maintain 2 parking spaces on the gravel driveway off Cypress Street and maintain 1 additional parking space on the paved area off of Garland Avenue and seeks a **variance** from Sections **6.01** Minimum Buildable Lot, **6.02** Minimum Lot Frontage and Width, **6.03(A)** Street Yard Parking, **6.03(B)** Rear Yard Setback, **10.07(E)** Parking Paving and **10.09(B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through January 30, 2017.

7. **ZO-15-2017**  
**382 Boynton Street, R-1B Zoning District, Ward 10**

Joseph Wichert (Agent) proposes to subdivide the subject property, where the parent parcel, Lot 10 will remain improved with a two-family dwelling, detached garage and carriage house. As proposed, Lot 10 will have a lot area of 10,300 SF where 15,000 SF is required, lot width and lot frontage of 74.2' where 150' is required, and a side yard setback of 10' where 20' is required, as well as a front yard gravel parking space. New Lot 10A will be 7,910 SF in size, with lot frontage and width of 51.1', where 75' is required 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, **10.07(E)** Parking Paving and **10.09(B)** Parking Setbacks with respect to Lot 10 and **6.02** Minimum Lot Frontage and Width (2 counts) with respect to new Lot 10A, of the Zoning Ordinance, as per documents submitted through January 26, 2017.

8. **ZO-16-2017**  
**59 Stearns Street, R-1B Zoning District, Ward 12**

Eric and Theresa Greenland propose to maintain/create front yard parking as part of converting the garage to a family room. Also, maintain a 9'x12' shed in the rear yard within 4' of the property lines and seek a **variance** from Sections **8.29(A)3** Accessory Structures and Uses, **10.08(C)** Driveways Width and **10.09(B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through January 30, 2017.

9. **ZO-17-2017**  
**242 Whitford Street, R-1A Zoning District, Ward 1**

Stephen Schade (Agent) proposes to maintain 21'x26' detached garage in the side yard with a height greater than the 15' maximum allowed in the R-1A zoning district and seeks a **variance** from Section **8.29(A)** Accessory Structures and Uses, of the Zoning Ordinance, as per documents submitted through January 27, 2017.

10. **ZO-18-2018**  
**34 South Kilby Street, R-1B Zoning District, Ward 8**

Michael and Lisa McCormick propose to construct a second story addition with a rear yard setback of 5.2' and a side yard setback of 1.2' and seek a **variance** from Sections **6.03(B)** Rear Yard Setback and **6.03(C)** Side Yard Setback, of the Zoning Ordinance, as per documents submitted through January 30, 2017.

III. **BUSINESS MEETING:**

1. **ADMINISTRATIVE MATTERS:**

1. Review and approval of the Zoning Board of Adjustment Minutes of January 12, 2017.
2. Any other business items from the Zoning 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.