



CITY OF MANCHESTER

Planning and Community Development

Planning and Zoning
Building Regulation
Code Enforcement
Community Improvement Program

Jeffrey D. Belanger, AICP
Director

Nicola Strong
Deputy Director, Planning and Zoning

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

CITY OF MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING AND LIMITED BUSINESS MEETING AGENDA

Thursday, September 10, 2026, 6:00 PM
City Hall, Third Floor, Aldermanic Chambers

I. Call to Order

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

II. Public Hearing

A. Current Cases

1) ZBA2025-149, 200 Allard Drive

IND Zoning District, Ward 11

Thomas Hildreth, Esq. (Agent) proposes to construct a stormwater treatment system, including four 20,000 gallon storage tanks and treatment equipment within the side yard setback, create four parking spaces 0' from lot lines where 4' is required and without the required bumpers, and install a sign on a fence, in the IND Zoning District, and seeks a variance from Section(s) **8.29(B) Accessory Structures and Uses, 10.09(A) Parking Setbacks, 10.07(K)1 Parking Bumpers, and 9.07(G) Signs** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through August 4, 2026. **Subject to the 2001 Zoning Ordinance.**

2) ZBA2026-054, 602 Granite Street

R-2 Zoning District, Ward 10

Daniel Burowski, LLS (Agent) proposes to construct an 8' x 16' deck with a 5' rear yard setback where 20' is required resulting in lot coverage of 75% where 72% was allowed by variance case 192-ZO-02 and maintain a shed 0' from the side lot line where 15' is required and 1' from the rear lot line where 4' is required, in the R-2 Zoning District, and seeks a variance from Section(s) **5.3.1.A.3.F Minimum Rear Yard Setback, 5.3.1.A.3.H Maximum Lot Coverage, 5.6.2 Accessory Structure Setbacks (2 counts)** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through June 1, 2026.

3) ZBA2026-055, 218 South Lincoln Street

R-2 Zoning District, Ward 9

Andrew Sullivan, Esq. (Agent) proposes to convert a two-family dwelling to a three-family dwelling, in the R-2 Zoning District, and seeks a variance from Section(s) **4.3-A.1.C**

Multifamily Dwelling of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through June 11, 2026.

4) ZBA2026-063, 26 Titus Avenue

R-1B Zoning District, Ward 9

Doug MacGuire, PE (Agent) proposes to construct two townhouse dwellings, one with eight units and the other with five units for a total of 13 multifamily dwelling units, on a lot with 49,484 SF where 78,000 SF is required, where both buildings are three stories in height where 2.5 stories is allowed and both buildings have a height of 38' where 35' is allowed, and where the parking area for the eight-unit building is within 20' of the building, in the R-1B Zoning District, and seeks a variance from Section(s) **4.3-A.1.C Multifamily Dwellings, 8.1.2 Planned Development Lot Area, 5.3.1.E Townhouse Building Type-Districts Permitted, 5.3.1.E.5.B Maximum Height in Stories, 5.3.1.E.5.C Maximum Height in Feet, 8.7.2.F.2 Parking Location for Planned Developments** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through June 22, 2026.

5) ZBA2026-072, 50 Delia Drive

R-1B Zoning District, Ward 12

Dennis and Debra Villiard propose to construct a 16' x 26' two-story addition to an existing detached two-story garage with an ADU on the second floor which will add approximately 416 SF and two bedrooms to the ADU which will result in a three-bedroom, single-family dwelling of 1,230 SF and a planned development with two principal structures on the lot, where the primary façade entrance is located on the second floor, where first-story primary façade transparency is 3.5% where 10% is required and with a blank wall of 18' where 15' is allowed, in the R-1B Zoning District, and seek a variance from Section(s) **5.3.1.A.2.A Entrance Types Required, 5.3.1.A.6.A Minimum Transparency of First-Story Primary Façade, and 5.3.1.A.6.B Blank Wall Limitations for Primary Façade** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through July 30, 2026.

6) ZBA2025-074, 191 Portsmouth Avenue

R-1B Zoning District, Ward 5

Samir Arnautovic proposes to construct a 5' x 6' gabled awning over the front stairway with a 10' front yard setback where 20' is required, in the R-1B Zoning District, and seeks a variance from Section(s) **5.3.1.A.3.C Minimum Front Yard Setback** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through July 30, 2026.

7) ZBA2026-075, 52 Faith Lane

R-1B Zoning District, Ward 8

James Levesque (Agent) proposes to construct an attached accessory dwelling unit (ADU) with gross floor area equal to 43% of the gross floor area of the principal structure where 40% is allowed, and where the existing parking space and one new parking space

will be located between the building façade and principal frontage, in the R-1B Zoning District, and seeks a variance from Section(s) **4.6.1.A.4.b Allowable Size of Attached Accessory Dwelling Unit and 7.5.1.B.2 Parking Location** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through July 31, 2026.

8) ZBA2026-076, 801 Hanover Street

R-1B Zoning District, Ward 4

Eric Borsini proposes to establish a professional chiropractor office use, on a lot with 10,760 SF of buildable lot area where 15,000 SF is required, with parking in the front yard, where the required 5' landscape buffer is not maintained around the perimeter of the parking area, with wall signage area of 7.7% of the primary façade where 3% is allowed, and where the wall signs total 40.9 SF where 32 SF is allowed, in the R-1B Zoning District and seeks a variance from Section(s) **4.3.1-A Medical Clinic, 6.2-B.G Minimum Buildable Lot Area, 6.2-B-I Surface Parking Location, 8.1.3 Parking Lot Perimeter Landscape, and 9.6-A Allowable Signage (2 counts)** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through August 8, 2026.

9) ZBA2026-077, 58 Myrtle Street

MX-2 Zoning District, Ward 3

Zacchaeus Olunze proposes to maintain the expansion of a parking area to create two new parking spaces in the front yard, located directly in front of the primary façade, that require backing out onto the sidewalk to exit through the curb cut, where the driveway width is 50' at the property line where 24' is allowed, where the two spaces are within 2' of the building and one space is undersized at 15' 5" where 18.5' is required, with lot coverage of 99% where 90% is allowed, and without the required Type I Landscape Buffer around the parking area, in the MX-2 Zoning District, and seeks a variance from Section(s) **5.3.1.F.3.I Surface Parking Location, 7.5.2.B.2 Principal Frontage Parking, 7.5.2.D Safety of Parking Design, 7.4.2.A Maximum Driveway Width, 7.5.2.A Parking Setbacks (2 counts), 7.3-A.B Parking Layout, 5.3.1.F.3.H Maximum Lot Coverage, and 8.1.1.B Type I Landscape Buffer** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through August 12, 2026.

10) ZBA2026-078, 26 Sullivan Street

MX-2 Zoning District, Ward 11

Christopher Drescher, Esq. (Agent) proposes to construct a nine-unit small multifamily building on a lot with 5,430 SF of buildable lot area where 10,000 SF is required, with a height of four stories where three stories are allowed, where all the proposed dwelling units do not have access to a street facing entrance, with a retaining wall greater than 4' in height within 10' of a lot line, and where the retaining wall reaches a height of 18' in the rear yard where 8' is allowed, in the MX-2 Zoning District, and seeks a variance from Section(s) **5.3.1.F.4.D Required Buildable Lot Area, 5.3.1.F.5.B Height in Stories, 5.3.1.F.4.B Street Facing Entrance Required for All Dwelling Units, 8.2.4.B Retaining**

Wall Setback, 8.2.4-A Retaining Wall Height of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through August 12, 2026.

11) ZBA2026-079, Baker Street, Tax Map 735, Lot 19

MX-1 Zoning District, Ward 9

Ronald St. Cyr (Agent) proposes to establish a seasonal use of the sale of Christmas trees on the lot for a duration of 45 days where 30 days is allowed, with an office trailer on the lot located 1' from the front lot line where 10' is required, and install a 6' high temporary fence in the front yard where 4' is allowed, in the MX-1 Zoning District, and seeks a variance from Section(s) **4.7.4 Seasonal Sales of Goods Not Produced on the Lot, 4.7.1.A.1 Duration of Seasonal Sales, 4.7.4.A.3 Accessory Structures Associated with Seasonal Sales, and 8.2.4-A Fence Height – Front Yard** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through August 14, 2026.

12) ZBA2026-080, 374 Thornton Street

MX-1 Zoning District, Ward 5

Joseph Wichert, LLS (Agent) proposes to subdivide a lot to create one new buildable lot where proposed Lot 48 will remain improved with a single-family dwelling and detached garage with 13,040 SF of buildable lot area, and where proposed Lot 48B will have 13,955 SF of gross lot area, but only 1,812 SF of buildable land area due to steep slopes where 6,000 SF is required, in the MX-1 Zoning District, and seeks a variance from Section(s) **5.3.1.B.3.G Minimum Buildable Lot Area for Lot 48B** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through August 14, 2026.

13) ZBA2026-081, 975 Cedar Street

MX-1 Zoning District, Ward 5

Joseph Wichert, LLS (Agent) proposes to maintain seven accessory structures, consisting of five sheds and two lean-tos, in the street yard of a through lot, in the MX-1 Zoning District, and seeks a variance from Section(s) **5.6.2.A Accessory Structures in the Street Yard** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through August 14, 2026.

14) ZBA2026-082, 800 Gold Street

BC-2 Zoning District, Ward 9

Eli Leino, Esq. (Agent) proposes to establish an animal boarding use, including day care and training, on a lot with 30,608 SF where 45,000 SF is required, in the BC-2 Zoning District, and seeks a variance from Section(s) **4.4.6.C.1 Animal Boarding Minimum Lot Area** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through August 17, 2026.

15) ZBA2026-083, 248 Vinton Street

MX-1 Zoning District, Ward 9

Susan Gaynor and Glenn Della-Monica propose to maintain a deck with a ramp 2' from the rear lot line where 20' is required, maintain a covered deck in the rear yard 2' from the rear lot line where 4' is required, and maintain a small refuse toter storage box in the front yard, in the MX-1 Zoning District, and seek a variance from Section(s) **5.3.1.A.3.F Minimum Rear Yard Setback and 5.6.2.C Accessory Structures in the Rear Yard, and 5.6.2.A Accessory Structures in the Front Yard** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through August 21, 2026.

III. Business Meeting

- A. Review and approval of the ZBA Minutes of August 13, 2026.**
- B. Any other business items from the ZBA staff or Board Members.**

IV. Adjournment

V. Contact Information

Address: One City Hall Plaza, Manchester, New Hampshire 03101

Phone: (603) 624-6450

Fax: (603) 624-6529

[Email the Planning and Community Development Department at pcd@manchesternh.gov](mailto:pcd@manchesternh.gov)

[Visit the City of Manchfester website at http://www.manchesternh.gov](http://www.manchesternh.gov)