



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 & 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, August 13, 2026, 6:00 PM
City Hall, Third Floor, Aldermanic Chambers

REVISED AUGUST 10, 2026

ZBA2026-063, 26 TITUS AVENUE POSTPONED FOR SEPTEMBER 10, 2026

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) ZBA2026-058, 2188 Candia Road

BC-2 Zoning District, Ward 6

Eli Leino, Esq. (Agent) proposes to create an accessory outdoor vehicle storage use to be used by the auto repair use located next door at 2266 Candia Rd. in the Lake Massabesic Protection Overlay District, create six new parking spaces 0' from the lot line that can only be accessed from 2266 Candia Rd., resulting in impervious lot coverage of 64.9% where 60% is allowed in the Lake Massabesic Protection Overlay District, in the BC-2 Zoning District, and seeks a variance from Section(s) **6.3.7-A Prohibited Uses in the Lake Massabesic Protection Overlay District – Outdoor Accessory Storage, 7.5.2.A.1 Parking Setbacks, and 6.3.7.C.3 Lot Coverage in the Lake Massabesic Protection Overlay District** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through June 23, 2026.

2) ZBA2026-064, 2266 Candia Road

BC-2 Zoning District, Ward 6

Eli Leino, Esq. (Agent) proposes to expand the area of a lot used for a non-conforming use of auto repair in the Lake Massabesic Protection Overlay District by adding 13 parking spaces, resulting in an increase of impervious lot coverage of 55% to 75% where 60% lot coverage is allowed in the Lake Massabesic Protection Overlay District, with parking spaces within 10' of a lot line and without the required parking lot perimeter landscaping of a Type 2 Buffer Yard, in the BC-2 Zoning District, and seek a variance from Section(s) **12.1.4.B Expansion of the Area of Non-Conforming Use on a Lot, 6.3.7.C.3**

Lot Coverage in the Lake Massabesic Protection Overlay District, 7.5.2.A.1 Parking Setbacks, 8.1.3.B Type 2 Perimeter Landscaping of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through June 23, 2026.

3) ZBA2026-063, 26 Titus Avenue POSTPONED FOR SEPTEMBER 10, 2026

R-1B Zoning District, Ward 9

Doug MacGuire (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, with a dumpster in the street yard, with an 8' high fence screening the dumpster in the street and side yards where 4' is allowed in the front yard and 6' is allowed in the side yard, with a 4' wide landscape area between the driveways where 8' is required, 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, 5.6.5.D Dumpster Location, 8.1.4 Townhouse Parking Drive Landscaping, 8.2.4-A Fence Height, 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 25, 2026.

4) ZBA2026-065, 235 Carnegie Street

R-1B Zoning District, Ward 2

Andrew Sullivan, Esq. (Agent) proposes to construct a second-floor addition with a 19.3' front yard setback, with a gabled awning over the stairs with a 16' front yard setback where 20' is required in both instances, and with a 4.8' side yard setback where a minimum 5' side yard setback on one side is required, in the R-1B Zoning District, and seeks a variance from Section(s) **5.3.1.A.3.C Front Yard Setback and 5.3.1.A.3.E Minimum Setback of One Side** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through June 24, 2026.

5) ZBA2026-067, 44 Cricket Lane

R-1A Zoning District, Ward 1

James Sargeant proposes to construct an 8' high fence in the street yard of a through lot, in the R-1A Zoning District, and seeks a variance from Section(s) **8.2.4-A Fence Height in the Street Yard** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through June 26, 2026.

6) ZBA2025-068, 308 Lake Avenue

MX-2 Zoning District, Ward 5

Matthew Peterson (Agent) propose to create four new dwelling units by converting commercial space to residential, resulting in a six-unit small multi-family, with modification to an existing parking layout with a driveway width off of Lake Ave. of 37'

where 24' is allowed and with a parking space along Lake Ave. within 10' of the front lot line, in the MX-2 Zoning District, and seek a variance from Section(s) **7.4.2.A Driveway Width, and 7.5.2.A Parking Setbacks** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through July 1, 2026.

7) ZBA2026-069, 106 Longwood Avenue

R-1B Zoning District, Ward 5

Nicholas King (Agent) proposes to construct a one-story, 30' x 30' addition to create a third dwelling unit, resulting in a three-unit apartment house, on a lot with 120' of lot width where 150' is required, with buildable lot area of 12,600 SF where 15,000 SF is required, with 13% transparency on the first and second story primary facades, due to the removal of windows, and with 9% transparency along the secondary façade facing Revere St., where 15% is required in all three instances, and pave a driveway 29' in width where 24' is allowed, in the R-1B Zoning District, and seeks a variance from Section(s) **4.3.A.1.C Multifamily Dwellings, 6.2-B.A Minimum Lot Width, 6.2.B.G Minimum Buildable Lot Area, 5.3.1.D.6.A Minimum Transparency Primary and Secondary Façades (3 counts), and 7.4.2.A Driveway Width** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through July 14, 2026.

8) ZBA2026-070, 15 Windswept Road

R-1A Zoning District, Ward 6

Stephanie Theriault proposes to install a 6' high fence in the street yard of a corner lot where 4' is allowed, and where the fence will be within the 25' wetlands setback, in the R-1A Zoning District and seeks a variance from Section(s) **8.2.4-A Street Yard Fence Height and 6.4.3.C Wetlands Standard Structural Setback** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through July 21, 2026.

9) ZBA2026-071, 102 Talbot Street and Crawford Street TM 609, Lot 46

R-1B Zoning District, Ward 7

John Cronin, Esq. (Agent) propose to create one new lot by subdividing and consolidating three existing lots, resulting in four proposed lots, where proposed TM 609, Lot 59 will remain improved with an existing single-family dwelling with a driveway within 4' of a new lot line, where proposed TM 609, Lot 60 will have 50.95' of lot width on Talbot St., where 60' is required, where proposed TM 609, Lot 46 has 0' of frontage on an accepted way, and proposed TM 609, Lot 46A has 0' of frontage on an accepted way and does not maintain the required lot width of 60' for a depth of 100', in the R-1B Zoning District, and seek a variance from Section(s) **7.5.1.A.1 Parking Setbacks for Lot 59, 5.3.1.A.3.A Minimum Lot Width for Lot 60, 5.3.1.A.3.A Minimum Lot Width and relief from RSA 674:41 for building on an unaccepted way for Lot 46, and, 5.3.1.A.3.A Minimum Lot Width, 5.3.1.A.3.B Lot Depth and relief from RSA 674:41 for building on an unaccepted way for Lot 46A** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through July 21, 2026.

10) ZBA2026-073, 146 Maynard Street

R-1B Zoning District, Ward 8

Emily Van Sickle proposes to construct a 20' x 18' carport in the side yard with a 5' side yard setback where 12.8' is required, in the R-1B Zoning District, and seeks a variance from Section(s) **5.6.2.B Accessory Structure Side Yard Setback** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through July 30, 2026.

III. Business Meeting

A. Requests for Rehearing

1) ZBA2026-060, Wellington Road, Tax Map 860, Lot 30

R-1A and LMPOD Zoning District, Ward 2

John Bisson, Esq. and Michael and Katherine Davey requests a rehearing of variance ZBA2026-060, granted on July 9, 2026, to subdivide the parcel into 34 lots, where six of the lots (TM 860, Lots 30J, 30K, 30L, 30P, 30Q and 30R) are located on cul-de-sacs and have lot frontage ranging from 70.59' to 71.52' where 100' is required, in the R-1A Zoning District and Lake Massabesic Protection Overlay District (LMPOD) and received a variance from Section(s) **5.3.1.A.3.A Minimum Lot Width (6 counts)** of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 4, 2026.

B. Review and approval of the ZBA Minutes of July 9, 2026.

C. 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 Manchester website at http://www.manchesternh.gov](http://www.manchesternh.gov)