



CITY OF MANCHESTER

Planning and Community Development

Planning and Zoning
Building Regulation
Code Enforcement
Community Improvement Program

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

Thursday, October 8, 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. Tabled and Postponed 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) ZBA2026-078, 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 September 25, 2026.

B. Current Cases

3) ZBA2026-051, 1308 Wellington Road

R-1A Zoning District, Ward 2

Brett Allard, Esq. (Agent) proposes to subdivide the parcel to create 16 new lots, where portions of proposed streets will be impervious surface within 50' of a wetland, Lake Massabesic Protection Overlay District (LMPOD) and R-1A Zoning District, and seeks a variance from Section(s) **7.11(C)2 Impervious Surface Within 50' of a Wetland in the Lake Massabesic Protection Overlay District** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through August 26, 2026. **Subject to the 2001 Zoning Ordinance.**

4) ZBA2026-085, 1331-1375 Elm Street

DT-1 Zoning District, Ward 3

Norris Viviers proposes to create two new dwelling units within approximately 20' of the primary street façade in a mid-rise building where 30' is required, in the DT-1 Zoning District, and seeks a variance from Section(s) **5.3.1.K.7.B Uses Within the First Floor** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through August 27, 2026.

5) ZBA2026-086, 107 Montgomery Street

MX-1 Zoning District, Ward 11

Brett Allard, Esq. (Agent) proposes to subdivide the lot where proposed Lot 15 will remain improved with a three-family dwelling with a 3.66' minimum side yard setback where 5' is required, with a combined side yard setback of 15.16' where 20' is required, with lot coverage of 72.6% where 70% is allowed, where the existing three-car, detached garage will be 2.52' from the proposed lot line where 4' is required and where the detached garage occupies 38.3% of the rear yard where 25% is allowed, and where the proposed triple-decker on proposed Lot 15A has 9.5% transparency on the first story primary façade where 15% is required, in the MX-1 Zoning District, and seeks a variance from Section(s) **5.3.1.C.3.D Minimum Combined Side Yard Setback, 5.3.1.C.3.E Minimum Setback of One Side, 5.3.1.C.3.H Maximum Lot Coverage, and 5.6.2.C Accessory Structures in the Rear Yard (2 counts) for Lot 15, and 5.3.1.C.6.A First Story Primary Façade Minimum Transparency for Lot 15A** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through September 1, 2026.

6) ZBA2026-087, 67 Schiller Street

BC-2 Zoning District, Ward 10

Tom Huot (Agent) propose to create two parking spaces in the front yard and maintain a shed with a 1.1' side yard setback where 10' is required and a 22.3' rear yard setback where 30' is required, in the BC-2 Zoning District, and seek a variance from Section(s) **6.2-D.I Surface Parking Location and 5.6.3 Accessory Structure Setbacks (2 counts)** of

the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through September 3, 2026.

7) ZBA2026-088, 22 Fernand Street

R-1B Zoning District, Ward 8

Tom Huot (Agent) proposes to construct a 7' W x 5' D front porch with an 8.1' front yard setback where 20' is required, where an 8' porch width and 6' porch depth is required, and maintain a shed with a 1.9' rear yard setback where 4' is required, in the R-1B Zoning District, and seeks a variance from Section(s) **5.3.1.A.3.C Front Yard Setback, 5.4.2.A.2 Porch Entrance Type, and 5.6.2.C Accessory Structure Rear Yard Setback** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through September 11, 2026.

8) ZBA2025-089, 657-659 Montgomery Street

MX-2 Zoning District, Ward 11

Joseph Wichert (Agent) proposes to subdivide the parcel to create one new lot, where proposed Lot 3 will remain improved with a two-family dwelling with a minimum combined side yard setback of 17.5' where 20' is required, and where proposed Lot 3A will conform to the ordinance with 50' of frontage and 5,005 SF of buildable lot area, in the MX-2 Zoning District, and seeks a variance from Section(s) **5.3.1.B.3.D Minimum Combined Side Yard Setback for Lot 3** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through September 16, 2026.

9) ZBA2026-090, 65 Riverdale Avenue

R-1B Zoning District, Ward 9

David and Robin Pinard propose to construct an 8' x 21' swim spa in the street yard on a through lot, in the R-1B Zoning District, and seek 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 September 17, 2026.

10) ZBA2026-091, 23 Pond Drive

R-1B Zoning District, Ward 8

Ray Ripaldi (Agent) proposes to construct a second-floor addition with a 16.5' combined yard setback where 20' is required, in the R-1B Zoning District and seeks a variance from Section(s) **5.3.1.A.3.D Minimum Combined Side Yard Setback** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through September 21, 2026.

11) ZBA2026-092, 124 Vinton Street

MX-1 Zoning District, Ward 9

Tyler Brissenden (Agent) proposes to construct a two-family dwelling with a 24.5' front yard setback where a maximum of 20' is allowed, with a minimum combined side yard

setback of 19.8' where 20' is required, with 45% impervious surface in the front yard where 25% is allowed, with a garage that extends beyond the primary façade of the principal structure, and with 7% transparency of the first floor primary façade where 10% is required, in the MX-1 Zoning District, and seeks a variance from Section(s) **5.3.1.B.3.C Maximum Front Yard Setback, 5.3.1.B.3.D Minimum Combined Side Yard Setback, 5.3.1.B.7.D Maximum Front Yard Impervious Surface, 5.3.1.B.3.J Garage Location, and 5.3.1.B.6.A Minimum Transparency** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through September 21, 2026.

12) ZBA2026-093, 134 Vinton Street

MX-1 Zoning District, Ward 9

Tyler Brissenden (Agent) proposes to construct a two-family dwelling with a 24.5' front yard setback where a maximum of 20' is allowed, with a minimum combined side yard setback of 19.8' where 20' is required, with 45% impervious surface in the front yard+ where 25% is allowed, with a garage that extends beyond the primary façade of the principal structure, and with 7% transparency of the first floor primary façade where 10% is required, in the MX-1 Zoning District, and seeks a variance from Section(s) **5.3.1.B.3.C Maximum Front Yard Setback, 5.3.1.B.3.D Minimum Combined Side Yard Setback, 5.3.1.B.7.D Maximum Front Yard Impervious Surface, 5.3.1.B.3.J Garage Location, and 5.3.1.B.6.A Minimum Transparency** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through September 21, 2026.

13) ZBA2026-094, 128 Gantry Street

R-1B Zoning District, Ward 8

Eugene and Natalie Martin propose to maintain accessory structures, including a pool, shed, and patio, occupying 54% of the rear yard area where 25% is allowed, in the R-1B Zoning District, and seek a variance from Section(s) **5.6.2.C Accessory Structures in the Rear Yard** of the Zoning Ordinance of the City of Manchester, New Hampshire as per documents submitted through September 22, 2026.

III. Business Meeting

A. Requests for Rehearing

13) ZBA2026-071, 102 Talbot Street and Crawford Street Tax Map 609, Lot 46

R-1B Zoning District, Ward 7

Michael Durant requests a rehearing of variance ZBA2026-071, granted on August 13, 2026, 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 received 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, **with the condition that the driveway stubs shall be located within the one half of the right-of-way adjacent to Lot 46**, as per documents submitted through September 9, 2026.

14) ZBA2026-071, 102 Talbot Street and Crawford Street Tax Map 609, Lot 46

R-1B Zoning District, Ward 7

William Reddington, Esq. (Agent) requests a rehearing of variance ZBA2026-071, granted on August 13, 2026, 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 received 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, **with the condition that the driveway stubs shall be located within the one half of the right-of-way adjacent to Lot 46**, as per documents submitted through September 9, 2026.

B. Review and approval of the ZBA Minutes of September 10, 2026.

C. Any other business items from the ZBA staff or Board Members.

IV. Adjournment

V. Contact Information

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