



ZONING BOARD OF ADJUSTMENT  
City Hall Council Chambers  
September 2, 2025  
6:30 PM

- A. INTRODUCTION OF BOARD MEMBERS
- B. MINUTES OF THE PREVIOUS MEETING: July 7, 2025
- C. UNFINISHED BUSINESS

**HEARINGS:**

- **CONTINUED ZBA-2025-07:** Petitioner, Kevin Borella, of Colonial Theater, requests a Variance, for property located at 95 Main St., Tax Map # 575-008-000-000 and is in the Downtown Core District. The Petitioner is requesting a Variance to permit an electronically activated changeable copy sign per Article 10.3 of the Zoning Regulations.
- **CONTINUED ZBA-2025-08:** Petitioner, Michael Pappas, of 147-151 Main Street, LLC, represented by Timothy Sampson, of Sampson Architects, requests an Extension, for property located at 147 Main St., Tax Map # 584-060-000-000 and is in the Downtown Core District. The Petitioner is requesting an extension for a Special Exception granted on August 7, 2023, per Article 26.6.9 of the Zoning Regulations.
- **ZBA-2025-12:** Petitioners, Key Road Development, LLC and Anagnost Companies, of 1662 Elm St., Manchester, NH, represented by Chad Branon, of Fieldstone Land Consultants of 206 Elm St., Milford, NH, request a Variance for property located at 109-147 Key Rd., Tax Map #110-022-000 and is in the Commerce District. The Petitioners are requesting a charitable gaming facility within the 250 feet that is required per Article 8.3.2.1.2.c.iii of the Zoning Regulations.
- **ZBA-2025-10:** Petitioner, 295 Park Ave, owned by Alan Becker, requests an Enlargement or Expansion of a Non-Conforming Use for property located at 314 Park Ave., Tax Map #539-101-000 and is in Commerce District. The Petitioner is requesting an expansion of an existing apartment from two bedrooms to three, adding 175 sq. ft. to a 900 sq. ft. apartment per Article 27.7.1 of the Zoning Regulations.

- **ZBA-2025-11**: Petitioner, 295 Park Ave, owned by Alan Becker, requests a Variance for property located at 314 Park Ave., Tax Map #539-101-000 and is in Commerce District. The Petitioner is requesting a Variance to convert a garage into a single family home per Article 5.1.5 of the Zoning Regulations.

**D. NEW BUSINESS:**

**E. STAFF UPDATES**

**F. COMMUNICATIONS AND MISCELLANEOUS:**

**G. NON-PUBLIC SESSION (If required)**

**H. ADJOURNMENT**