



CITY OF MANCHESTER
PLANNING AND COMMUNITY DEVELOPMENT

Planning and Land Use
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

ZBA2024-153

December 31, 2024

Coral 516 Elm, LLC (Owner)
434 Robledo Street
Las Vegas, NV 09138

Brian Pratt (Engineer)
Fuss & O'Neill
50 Commercial Street, Suite 201
Manchester, NH 030102

Alan Yu (Architect)
Momo Design & Build
1660 Soldiers Field Road
Brighton, MA 02135

RE: **516 Elm Street B-3**
Zoning Relief Required for Building Permit

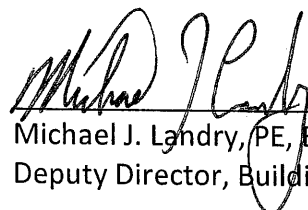
Your application for a permit dated **December 12, 2024** to construct a **six-story, 50-unit multi-family dwelling** on a lot with **11,038 SF** of buildable land area where **26,500 SF** is required with a **floor area ratio of 6.0** where **5.0** is allowed in the **CBD Zoning District**, all as per documents submitted through **December 12, 2024** and with non-compliance listed in the Zoning Review dated **December 26, 2024** is hereby acknowledged.

According to Section(s) **6.01 Minimum Buildable Lot Area** and **6.06 Floor Area Ratio**, of the Zoning Ordinance of the City of Manchester, New Hampshire, passed to be ordained on February 7, 2001, this is prohibited. Consequently, I have no authority to grant this permit. Permit is hereby **DENIED**.

Required Actions:

- **Site Plan Approval**
- **Arena Overlay District**

Further proceedings contemplated pertaining to this application must be pursuant to NH Revised Statutes Annotated 674:33 or the other statutory provisions relative to Zoning Boards of Adjustment, as may be appropriate.


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

Card #1

B....#1102....'59....Tide Water Oil Co.

Htg. & T....#69....'60.. " " " "

S....#49....'66....Manchester Tire & Battery

E....#262....'66..... " " "

E....#1052....'67....Getty Oil Co.

S....#189....'69..... " " "

E....#1007....'69..... " " "

S....#17....'70..... " " "

E....#56....'70..... " " " Gerald Carmel

B....#1166....'78....Goodyear Car Care Center

E....#1078....'78..... " " "

S....#175....'78....Regal Car Care Center

(S-1)..applica. denied 11/2/78 Gerald Carmen

P....#558....'78....Gerald Carmen

(S-1)..appeal granted 274-ZO-78

Card #2516 Elm St.

S....#202....'78....Regal Car Care Center

E....#1477....'78..... " " " "

C.O. #13-'79 for Per. #1166-'78

P....358....'85....Sound System

E....#935....'85....Sound Service

E....977....'85..... "

B....#1896....'85....Steven VanDerBeken

Htg....#63....'86....Sound Systems

B....#1101....'86..... " "

S....#120....'86..... " "

B-2..permit denied 11/7/13..Neng Hong Wu

B-2..case tabled 30 days..applicant not present

12-12-13 162-ZO-2013

Card #3516 Elm Street

B-2..permit denied 11/7/13..Neng Hong Wu

B-2..Appeal granted..1/16/14..Neng Hong Wu

162-ZO-2013..(Occupy 11,000 SF basement level for storage and distribution center) GRANTED

516 ELM STREET
Variance History

B-1 Case: 274-ZO-1978

Erect a 6'1"x11' electric sign on existing pole, overall height 15'6", located 1' from Elm Street lot line where 5' is required.

GRANTED

B-2 Case: 162-ZO-2013

Occupy 11,000 SF basement level for storage and distribution center.

GRANTED



CITY OF MANCHESTER
PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Code Enforcement Division
Community Improvement Program
Zoning Board of Adjustment

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Matthew M. Sink
Deputy Director Building Regulations

VARIANCE NOTICE OF DECISION

Case No.: 162-ZO-2013

Property Location: 516 Elm Street

You are hereby notified that the request of: Neng Hong Wu
100 Laurel Street
Manchester, NH 03103

to occupy 11,000 square foot basement level for storage and distribution center has been granted
in accordance with Article V of the Board's BY-LAWS.

Stipulations or Comments: _____

If denied, the decision is based on the following:

Per RSA 677:2, any aggrieved person affected by the Board's decision may request a rehearing within 30 days.


Michael E. Dupre
Acting Chairman, Zoning Board of Adjustment

Date: 1/23/14

NOTE: Permits or other approvals as may be required for vesting must be obtained within two years of the date of this notice, or the variance will expire.

Per RSA 677:2, any aggrieved person affected by the Board's decision may request a rehearing within 30 days.



BOARD OF ADJUSTMENT

City of Manchester, N. H.

ZONING

NOTICE OF DECISION

Case No. 274-20-78

You are hereby notified that the request of

Name Gerald Carnon

Address 308 Cranview Rd.

For a variance of the zoning ordinance of the City of
An Exception — A Variance

Manchester, New Hampshire, passed to be ordained on January 5, 1965.

TO: erect 6'x11' electric sign on existing pole, overall height 15'6", located
1' from Elm St. lot line where 5' is required at 516 Elm St.

has been Denied by a majority of the appointed
members of the Board of Adjustment.
Denied — Granted

Resolved, if granted that the following conditions shall be attached to such use:



Signed [Signature]
Chairman

Date Dec. 4, 1978

NOTE: Application for rehearing on any question of the above determination may be taken within 20 days of said determination by any party to the action or person affected thereby according to N.H., R. S. A. 31:74-76—Fee for re-hearing is \$40.00.

ZONING REVIEW

Page 1 of 2

Reviewed By: Glenn Gagne

Date: December 26, 2024

Revised By: -

Revision Date: -

APPLICANT NAME: Alan Yu & Brian Pratt (Agent) Fuss & O'Neill
STREET ADDRESS: 516 Elm Street
ZONE: CBD

TELEPHONE: 617-938-7606
STREET STATUS: Accepted
MAP / LOT: 149 / 3
WARD: 3

OVERLAY DISTRICTS:

- ☐ Flood Plain
- ☐ Residential-PO
- ☐ Historic District (AMH, ACH)
- ☐ Airport Navigational Hazard
- ☐ Airport Approach
- ☐ Airport Noise
- ☒ Arena Overlay
- ☐ Lake Massabesic Protection Overlay
- ☐ Manchester Landfill Groundwater Management (ML-GMZ)

PLANNING DEPARTMENT/BOARD ACTION:

- ☒ Site Plan
- ☐ Subdivision
- ☐ Planned Development
- ☐ Conditional Use Permit
- ☐ Voluntary Merger
- ☐ Heritage Commission

DIMENSIONS	EXISTING	PROPOSED
Area of Lot (Square Feet)	11,038	11,038
Area of Building on Lot (Square Feet)	3,400	10,220
Number of Stories	1	6
Total Area of All Floors (Square Feet)	14,400	66,228

ARTICLE 5 - USES	PERMITTED PER	NOT PERMITTED PER	REMARKS
<input type="checkbox"/> Restaurant up to or greater than 5,000 SF	5.10 (G) 1 & 2		
<input type="checkbox"/> Dwellings in upper stories of building with commercial 1 st floor - (Asking for up to 60 units)	5.10 (A) 8		
<input type="checkbox"/>			

ARTICLE 6 DIMENSIONAL REQUIREMENTS	SECTION	ALLOWED/ REQUIRED	PROPOSED/ EXISTING	REMARKS
<input checked="" type="checkbox"/> Min. Buildable Lot Area	6.01	31,500 SF	11,038 SF	N/C - Asking for up to 60 units
<input type="checkbox"/> Minimum Lot Front	6.02	---	110'	OK
<input type="checkbox"/> Minimum Lot Width	6.02	---	110'	OK
<input type="checkbox"/> Front Yard Setback - Elm St.	6.03 (A)	---	0'	OK
<input type="checkbox"/> Street Yard Setback - Depot St.	6.03 (A)	---	0'	OK
<input type="checkbox"/> Side Yard Setback	6.03 (C)	---	3.2'	OK
<input type="checkbox"/> Side Yard Setback *Observed	6.03 (C)	---	0'	OK *See Article 6.03 (A)
<input type="checkbox"/> Lot Coverage (%)	6.04	---	100 %	OK
<input type="checkbox"/> Height in Feet	6.05	---	Approx. 75'	OK
<input type="checkbox"/> Height in Stories	6.05	---	6	OK
<input checked="" type="checkbox"/> Floor Area Ratio	6.06	5.0 (Max)	6.0	N/C

GENERAL ZONING PROVISIONS

ZONING ITEM	SECTION	ALLOWED/REQUIRED	PROPOSED	REMARKS
<input type="checkbox"/> Parking, No. of Spaces	10.03 (B)	CBD Exempt	Approx. 18-20	OK - Basement garage
<input type="checkbox"/> Parking, Setbacks	<input type="checkbox"/> 10.09 (A) <input type="checkbox"/> 10.09 (B)	-	-	-
<input type="checkbox"/> Parking, Screening	10.07(K)4	-	-	-
<input type="checkbox"/> Parking, Paving	10.07 (E)	Required	Yes	OK
<input type="checkbox"/> Parking, Bumpers	10.07 (K)1	-	-	-
<input type="checkbox"/> Parking, Layout	10.06 (A)	See Ord..	See Plan	OK
<input type="checkbox"/> Parking, Maneuvering	10.07(D)	On-Site	On-Site	OK
<input type="checkbox"/> Loading, Off-Street # of Spaces	10.05 (2)	CBD Exempt	-	-
<input type="checkbox"/> Loading, Dimension of Area	10.06 (C)	-	-	-
<input type="checkbox"/> Loading, Maneuvering	10.06 (C)	-	-	-
<input type="checkbox"/> Driveways, Width	10.08 (C)	24', 36'	22'	OK
<input type="checkbox"/> Driveways, Location	<input type="checkbox"/> 10.08 (A) <input type="checkbox"/> 10.08 (B)	See Ord.	See Plan	OK
<input type="checkbox"/> Visibility at Corners	8.27 (E)	Required	See Plan	OK
<input type="checkbox"/> Accessible Spaces, Number	10.03 (D)	See Ord.	See Plan	Existing No Change
<input type="checkbox"/> Accessible Spaces, Dimensions	<input type="checkbox"/> 10.06 (A) <input type="checkbox"/> 10.06 (B)	-	-	-
<input type="checkbox"/> Screening/Buffers	<input type="checkbox"/> 6.08 (A) <input type="checkbox"/> 6.08 (B)	N/A	-	-
<input type="checkbox"/> Landscaping	10.07 (G)	N/A	-	-
<input type="checkbox"/> Signs	<input type="checkbox"/> 9.08 (A) <input type="checkbox"/> 9.09 (B)	See Ord.	No Info	To Comply
<input type="checkbox"/> Fences, Walls	<input type="checkbox"/> 8.27 (B) <input type="checkbox"/> 8.27 (C) <input type="checkbox"/> 8.27 (D)	- - -	None - -	- - -
<input type="checkbox"/> Accessory Structures & Uses	<input type="checkbox"/> 8.29 (A) <input type="checkbox"/> 8.29 (B)	-	None	-
<input type="checkbox"/> Other	-	-	-	-

PARKING SPACE REQUIREMENT:

Building Use	Unit of Measurement	Computation	Spaces Required
CBD Exempt	-	-	-
		TOTAL:	-

Additional Information: -

DATE OF PLAN SUBMISSION: December 12, 2024

Property Location 516 ELM ST Map ID 0149 / 0003 / Bldg Name Card # 1 of 1 State Use 3260
Vision ID 4590 Account # 22002208 Bldg # 1 Sec # 1 of 1 Print Date 12/7/2024 4:02:16 AM

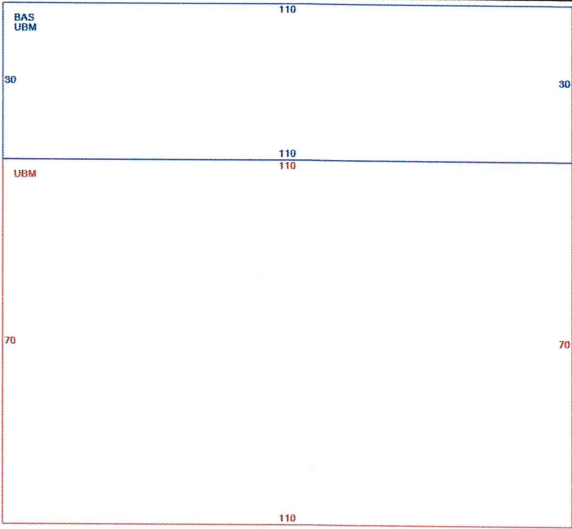
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2017 MANCHESTER, NH VISION							
CORAL 516 ELM LLC		1 Level	1 All Public	1 Paved	1 Urban	Description	Code	Appraised	Assessed								
434 ROBLEDO ST				5 Curb & Gutter		COMMERC.	3260	433,500	433,500								
BEAVEROWNERS NV 89138				6 Sidewalk		COM LAND	3260	165,500	165,500								
SUPPLEMENTAL DATA						COMMERC.	3260	9,500	9,500								
Alt Prci ID Land Adjus NO Voided NO Total SF 11000 TIF Zone Frontage/D CBSD GIS ID 149-3						RAD OR C RAD = 120 TIF Origina TIF Note Land Class C Parcel Zip 03101-2511 Assoc Pid#		Total 608,500		608,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CORAL 516 ELM LLC		9801 2146	08-23-2024	U	I	1,500,000	P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
STAR BRIDGE DISTRIBUTORS LLC		9107 0680	09-06-2018	U	I	800,000	40	2024	3260	433,500	2023	3260	433,500	2022	3260	433,500	
WU, NENG HONG		8268 0574	11-22-2010	Q	I	540,000	03		3260	165,500		3260	165,500		3260	165,500	
V & K INVESTMENTS L L C		5637 0764	06-28-1995	U		4,000	04		3260	9,500		3260	9,500		3260	9,500	
V & K INVESTMENTS		0 0	04-05-1985			0		Total 608,500		Total 608,500		Total 608,500		Total 608,500		608,500	
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total		0.00															
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B	Tracing		Batch										
604				C													
NOTES																	
NOW RESTAURANT/DINER FORMER AUTO REPAIR/GAS STATION NOW LEASED TO MURPHY'S TAP ROOM BSMT STORAGE FORMER AUTO BAYS EXTENDS TO ELM STREET UNDER PARKING																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
12-0419	02-03-2012	CM	Commercial	0		100		Face change on existing electr	05-17-2016	PM			98	Field Review			
12-0418	02-03-2012	CM	Commercial	0		100		Install a 20'8" x 114'5" wall sig	05-23-2012	CK			05	Measur/ BP Or UC			
12-0082	01-17-2012	CM	Commercial	14,000		100		Replace storefront with "dryvit"	03-06-2012	CK	02		05	Measur/ BP Or UC			
11-4854	12-01-2011	FT	FITUP	42,000		100		Tenant interior fit-up and occup	03-03-2011	PP			01	Meas/Int Estimate			
11-4618	11-02-2011	CM	Commercial	300		100		Selective interior demolition of	11-01-2006	DC			45	Change			
10-5164	12-07-2010	PV	Paving	10,500		100		RE-PAVE EXISTING PARKIN	03-23-2006	DI			00	Meas & Int Insp.			
									03-24-2000	DS			00	Meas & Int Insp.			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
1	3260	REST/CLUBS M			11,000	SF	8.36	1.00000	E	1.00	604	1.500		0	15.05	165,500	
Total Card Land Units					0	AC	Parcel Total Land Area: 0					Total Land Value					165,500

Property Location 516 ELM ST Map ID 0149 / 0003 / Bldg Name
Vision ID 4590 Account # 22002208 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 State Use 3260
Print Date 12/7/2024 4:02:17 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	30	Restaurant			
Model	94	Commercial			
Grade	04	Average +05			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	24	Reinforc Concr			
Exterior Wall 2	20	Brick/Masonry			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Bldg Use	3260	REST/CLUBS MDL-94			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Heat/AC	03	UNIT/AC			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	03	SUS-CEIL/MN WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	12.00				
% Comn Wall					
1st Floor Use:	3320				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	7,560	2.50	2016		50		0.00	9,500
PK1	PARKING SPA	L	24	0.00	2016		50		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,300	3,300	3,300	93.05	307,061
UBM	Basement, Unfinished	0	11,000	2,750	23.26	255,884
Ttl Gross Liv / Lease Area		3,300	14,300	6,050		562,945



516 ELM ST

Location 516 ELM ST

Mblu 0149/ / 0003/ /

Owner CORAL 516 ELM LLC

Assessment \$608,500

Building Count 1

Current Value

Assessment	
Valuation Year	Total
2022	\$608,500

Owner of Record

Owner CORAL 516 ELM LLC

Sale Price \$1,500,000

Co-Owner

Certificate

Book & Page 9801/2146

Sale Date 08/23/2024

Instrument P

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CORAL 516 ELM LLC	\$1,500,000	1	9801/2146	P	08/23/2024
STAR BRIDGE DISTRIBUTORS LLC	\$800,000		9107/0680	40	09/06/2018
WU, NENG HONG	\$540,000		8268/0574	03	11/22/2010
V & K INVESTMENTS L L C	\$4,000		5637/0764	04	06/28/1995

Building Information

Building 1 : Section 1

Year Built: 1900

Living Area: 3,300

Replacement Cost

Less Depreciation: \$433,500

Building Attributes	
Field	Description
Style:	Restaurant
Model	Commercial

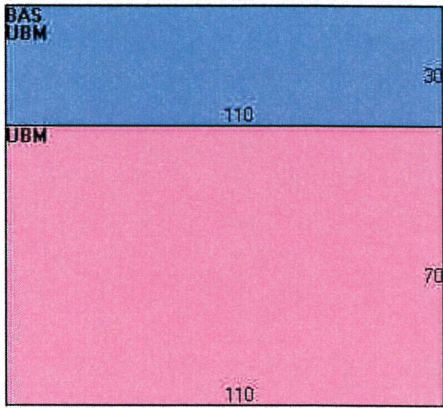
Grade	Average +05
Stories:	1
Occupancy	1.00
Exterior Wall 1	Reinforc Concr
Exterior Wall 2	Brick/Masonry
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Bldg Use	REST/CLUBS MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3320
Heat/AC	UNIT/AC
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL/MN WL
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	

Building Photo



(https://images.vgsi.com/photos/ManchesterNHPhotos/\A00\07\50\83.jpg)

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/4590_45

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	3,300	3,300
UBM	Basement, Unfinished	11,000	0
		14,300	3,300

Extra Features

Extra Features
No Data for Extra Features

Land

Land Use

Use Code 3260
Description REST/CLUBS MDL-94

Land Line Valuation

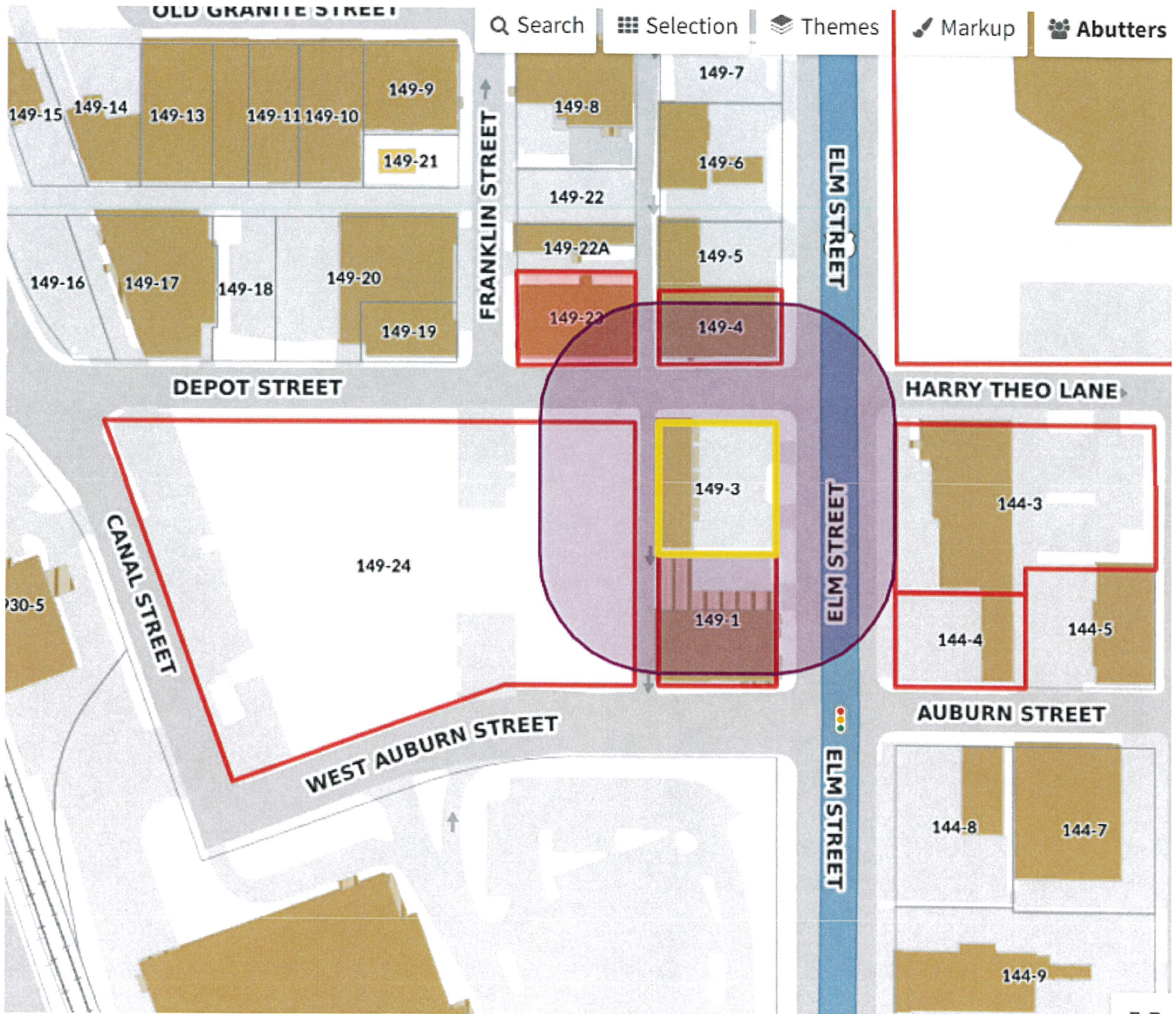
Size (Sqr Feet) 11000

Outbuildings

Outbuildings		
Code	Description	Size
PAV1	PAVING-ASPHALT	7560.00 S.F.
PK1	PARKING SPACE	24.00 UNITS

Valuation History

Assessment	
Valuation Year	Total
2023	\$608,500





City of Manchester
Planning & Community Development
One City Hall Plaza-West Wing
Manchester, NH 03101
(603) 624-6475
www.manchesternh.gov

Jeffrey D. Belanger, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

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

VARIANCE CRITERIA

Complete this form and attach 10 copies along with any supplemental material that would support your appeal.

Deadline for Next Hearing: Approx dec 13
Jan 9th meeting

Property Location: 516 Elm Street

Owner: Coral 516 Elm, LLC

Address: 434 ROBLEDO ST
LAS VEGAS NV 89138

Phone #: (617) 938-7606

Email: info@buildwithmomo.com

Applicant: Momo Design & Build

Address: 1660 Soldiers Field Road
Brighton, MA 02135

Phone #: (617) 938-7606

Email: alan.yu@buildwithmomo.com

Relief Sought From Section(s): 6.06 (FAR) & 8.04 Residential Density

1. **The variance would not be contrary to the public interest because:** See Attached

2. **The spirit of the ordinance is observed because:** See Attached

3. **Substantial justice would be done because:** See Attached

4. **The values of surrounding properties would not be diminished because:** See Attached

5. **Literal enforcement of the provisions of the ordinance would result in unnecessary hardship if:**

- (A) Owing to the following special conditions of the property that distinguish it from other properties in the area:
- i. No fair and substantial relationship exists between the general purposes of the ordinance provisions and the specific application of that provision to the property; and
 - ii. The proposed use is a reasonable one.

See Attached

Or (B) Owing to the following special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

See Attached

Applicant Signature

ALAN YU

Print Name

12/12/24

Date

December 13, 2024

Mr. Michael Landry
City of Manchester
Planning & Community Development
One City Hall Plaza
Manchester, NH 03101

Re: 516 Elm Street– Mixed Use Commercial & Residential Redevelopment
Tax Map 149 Lot 3
Fuss & O'Neill Reference No. 20241156.A10

Dear Mr. Landry:

On behalf of our client, Momo Design & Build, Fuss & O'Neill, Inc. requests variances to increase the density to 50 multi-family residential units and increase the allowable floor area ratio to 6.0 upon the above listed property.

The property is located within the Central Business District (CBD) Zone and the Arena Overlay Zone and is the current site of the Gaslight Diner. The building sits at the rear of the parcel along the Hampshire Lane alley with a small parking lot in front. The building has an overhead door with a ramp to the basement level, which is currently used for parking and vehicle storage. is the demolition of the existing building and construction of a mixed-use building, with a parking garage under.

The proposed development includes a new 6 story building with parking beneath that is approximately the same size and shape as the existing parcel. The first floor would be commercial space with the upper 5 floors being residential. We anticipate approximately 10 units per floor, with 2 studios and 8 two bedroom units on each floor. Note that this unit mix is conceptual and subject to change as the project progresses.

The commercial and residential access would be off of Elm, with a residential lobby and potentially multiple commercial spaces/entries off Elm. Depot street slopes downward to Hampshire lane, approximately 5' lower than Elm Street. Along the alley (Hampshire Lane) would be an overhead door for the trash room, and another overhead door with access to the under-building parking. Approximately 18 parking spaces beneath the building are anticipated to be provided.

The following variances are requested from the Zoning Regulations:

Variance 1 - Article 8.04 – Multifamily Density – Requesting up to 50 Units

- Zoning District CBD
- Minimum lot size for the first three (3) units = 3,000sf
- Minimum Additional Lot area after first three (3) units = 500sf

Current lot size is 11,038 s.f. This area allows for a total of 19 units, based on the calculation of Article 8.04 listed below. Current density calculations allow for one (1) unit per 500sf±, and the project is requesting a variance to allow a density of one (1) unit per 200sf±.

Variance 2 - Article 6.06 – Floor Area Ratio

The project is proposing to construct a 6-story building, with up to 66,228 s.f., resulting in a floor area ratio (FAR) of 6.0. The CBD District allows up to a 5.0 FAR. There will be parking in the basement level proposed as well; however, the parking and basement areas are not included in the square footage or FAR calculation.

Enclosed are the Following Application Materials with this Letter:

- Signed Variance Application
- Attachment Illustrating Five (5) Criteria
- Owner Signed Affidavit
- City of Manchester Zoning Brief
- Check for the application fees of \$475, made out to "City of Manchester"
 - \$25.00 App Fee
 - \$350.00 Variance Fee
 - \$100 Abutter Fee (10 abutters x \$10 per abutter)
- Abutters List
- GIS Map
- Aerial Photo
- Tax Cards
- Property Deed
- Full Size Copy of the Site Plans
 - Existing Conditions Plan
 - Proposed Variance Exhibits
 - Proposed Floor Plans, Elevations, Renderings
- Half Size Copy of the above referenced Site Plans
- **We note that an electronic version of the submittal will be emailed concurrently.**

Handout Packets

- (10) copies of this Variance Application Letter
- (10) copies of the GIS Map
- (10) copies of the variance plans (11"x17")

We request to be added to the agenda for the next available Zoning Board meeting, which we understand to be January 9, 2025. If you have any questions or need additional information, feel free to contact me at your convenience.

Sincerely,



Brian A. Pratt, P.E.
Senior Project Manager

cc w/ enclosures via email: Jonathan Golden, City Planner
Momo Design & Build, Architect

VARIANCE APPLICATION ATTACHMENT

INTRODUCTION.

The property, located in the core of downtown Manchester, is located at the corner of Elm and Depot Street, bounded by Hampshire Lane to the west. The parcel is Tax Map 149, Lot 25 located at 516 Elm Street. The parcel contains a building at the west of the parcel currently occupied by a diner with an existing parking garage under. Applicant seeks to demolish the existing structure and construct a modern mixed-use development comprised of one 6-story building with onsite parking beneath. The Project will include commercial/restaurant space, and will include market rate residential housing on upper floors. While multifamily residential use is a permitted use under the Current Zoning Ordinance, the Project needs a variance under Section 8.04 to allow up to fifty (50) residential units. (19 units are allowed under the Ordinance.). The parcel also seeks a floor area ratio of 6.0 where 5.0 is allowed under the current ordinance.

Manchester has recently completed its two-year process to develop a new Master Plan. According to that Master Plan, "housing in Manchester has emerged as a critical issue . . ." (Master Plan, p. 41). This Project will help with that. All housing, including market rate, helps to fill the gap. The project meets other typical desires of redevelopment projects with commercial on the first-floor fronting on Elm Street with residential above.

1. *The Variance Will Not Be Contrary To The Public Interest.*

To be contrary to the public interest, the variance must *unduly* and in a *marked degree* conflict with the Ordinance. Chester Rod, 152 N.H. at 580 (emphasis added). The New Hampshire Supreme Court reiterated that, for a variance "to be contrary to the public interest and inconsistent with the spirit of the ordinance, its grant *must violate the ordinance's 'basic zoning objectives.'* *Mere conflict with the terms of the Ordinance is insufficient.*" Harborside Associates; 162 N.H. at 514 (quoting Chester Rod, 152 N.H. at 581) (emphasis added). See also Brandt Development Co. of N.H. v. City of Somersworth; 162 N.H. 553, 559 (2011) and Hannaford Bros. Co. v. Bedford; 164 NH 764 (2013).

The public interest is often found in the statements of purpose contained in a Zoning Ordinance. The general purposes of the Manchester Zoning Ordinance are contained in Section 1.02 and include, inter alia, to protect and promote public safety, convenience and general welfare (1.02(A)), to provide adequate light, air, privacy (1.02(C)) and to encourage the most appropriate use of land (1.02(H)). The Property is also located in the Arena Overlay District of the Central Business District. The stated purposes of the Arena Overlay District include "pedestrian oriented . . . promoting a higher quality of design . . . Housing is encouraged." (20 § 4.01(B)(8)).

Manchester currently has a shortage of available housing. Allowing more units & an

increase in FAR is a step to alleviating this problem. The proposed Project will meet all other dimensional requirements and adding more units will not, therefore, imping upon air, light or privacy. As noted in the Master Plan, "increased density allows land to be conserved at the periphery of the City . . ." It also reduces driving distances, carbon emissions and traffic congestion (Master Plan, p. 225), all of which are goals contained within the spirit of the Ordinance. Compact development contributes to feeling of comfort and safety. (Master Plan, p. 202). Furthermore, increasing the number of residents will increase pedestrian activity downtown which is one of the goals of the Arena Overlay District. Residents will walk to restaurants, stores and other downtown Manchester businesses, spurring additional redevelopment of the gaslight district and beyond.

2. *The Spirit of The Ordinance is Observed because*

"The requirement that the variance not be contrary to the public interest is related to the requirement that [it]...be consistent with the spirit of the Ordinance." Farrar v. City of Keene 158 N.H. 684, 691 (2009).

For the reasons noted in # 1 above, the Spirit of the Ordinance is observed.

3. *Substantial Justice Would Be Done because*

In Harborside Associates the NH Supreme Court held that, the inquiry for the substantial justice prong is whether the loss to the individual is outweighed by the gain to the general public in denying the variance. 162 N.H. at 515. If the loss to the individual is greater, then substantial justice is done by granting the variance.

Here, there would be loss to the Applicant because the Project could not be developed to maximize current market conditions which require smaller apartments. As noted above, the purposes of the Zoning Ordinance are not violated by granting the variances. The Project will meet all dimensional requirements except for additional density & FAR. There is a need for more residential housing in Manchester. There is, therefore, no gain to the public in denying this variance. In fact, there would be a loss to the general public as this project would not be viable to develop under the current density and FAR requirements.

4. *The Values of Surrounding Properties Would Not Be Diminished because*

Applicant's proposed change will be attractive and will likely improve the property values of surrounding properties. It will eliminate a front parking lot and replace with under building parking. It will extend the gaslight sidewalks, tree wells, and lighting. Further, the proposed development will bring much needed residents to the area, thus increasing pedestrian traffic and increased consumer activity and spending at nearby restaurants, stores, banks and other downtown businesses. This will serve to ultimately increase the value of abutting and nearby properties. This project meets the intent of the Arena Overlay district guidelines of redeveloping

these properties to higher and better uses. The property will have under building parking and will encourage residents with and without cars to live in the city's downtown core.

5. Literal Enforcement of the Provisions of the Ordinance Would Result in an Unnecessary Hardship.

- (A) *Owing to the following special conditions of the Property that distinguish it from other properties in the area.*

The Property is unique in its setting. Its one of a few that have on site parking with the building back from the right of way. The re-development would bring the building to the ROW to bring it in line with the majority of the other buildings along Elm Street, beautify the neighborhood, increase the density and extend the downtown to the southern part of downtown/Elm street. The cost to redevelop and repurpose the site is expected to be very high which necessitates the need for additional density and FAR. See, Vigeant v. Town of Hudson; 151 NH 747, where the financial burden on landowner can be considered when the use is permitted.

- (i) No fair and substantial relationship exists between the general public purposes of the Ordinance provision and the specific application of that provision to the Property.*

The project will comply with all dimensional requirements with exception to the additional density & floor area ratio. The fact that there may be more units inside a building will not affect the visual appearance. Manchester needs more residential housing. This Project will be one step in that direction.

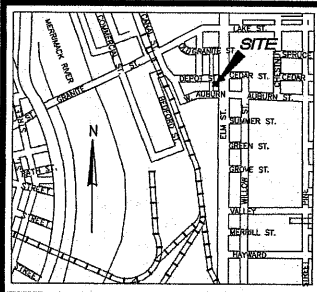
- (ii) The proposal is a reasonable one.*

There is a shortage of housing in Manchester. The Master Plan focuses on increasing housing downtown. This Project will help bring additional residents, which will bring additional amenities, and help increase the housing stock.

- (B) *If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the Property that distinguish it from other properties in the area, the Property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.*

The use is permitted. Current market trends dictate smaller apartments on average in urban CBD locations, but also includes additional apartment community amenities. Given the above average redevelopment costs associated with this particular property, the cost of the Project requires additional density & FAR, which is a reasonable and allowed use of the Property to

**continue to correct the housing shortage, bring residents downtown, and
beatify and redevelop the Gaslight District.**



LOCUS
N.T.S.

TAX MAP 149 LOT 23
FRANKLIN STREET
N/F
36 GRANITE STREET
ASSOCIATES, LLC
BOOK 5636 PAGE 1382

TAX MAP 149 LOT 4
542 ELM STREET
N/F
550 ELM, LLC
BOOK 9001 PAGE 2907

TAX MAP 145 LOT 1
555 ELM STREET
N/F
CITY OF MANCHESTER
BOOK 6225 PAGE 934

TAX MAP 149 LOT 24
75 CANAL STREET
N/F
JSIP MANCHESTER QOZB, LLC
BOOK 9589 PAGE 1206

TAX MAP 149 LOT 3
516 ELM STREET
N/F
CORAL 516 ELM LLC
BOOK 9801 PAGE 2146
AREA:
11,038 S.F. ±/0.253 AC. ±

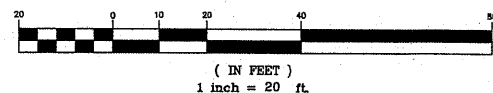
TAX MAP 144 LOT 3
533 ELM STREET
N/F
MICHAEL G. KAPOS REVOCABLE TRUST
MICHAEL G. KAPOS, TRUSTEE
BOOK 8002 PAGE 1997

TAX MAP 149 LOT 1
494 ELM STREET
N/F
494 ELM STREET
ASSOCIATES, LLC
BOOK 6393 PAGE 1703

LEGEND

- | | |
|---------------------|--------------------|
| ○ Iron Pipe Found | —S— Sewer Line |
| ⊙ Sewer Manhole | —D— Drain Line |
| ① Telephone Manhole | —E— Electric Line |
| ⊠ Catch Basin | —G— Gas Line |
| ⊕ Water Shut-off | —OH— Overhead Wire |
| ⊙ Water Valve | ⊙ Light Pole |
| ⊕ Hydrant | ⊙ Utility Pole |
| ⊠ Gas Meter | —○— Guy Wire |
| ⊙ Gas Valve | □ Electric Box |
| | ⊙ Deciduous Tree |

GRAPHIC SCALE



WEST AUBURN STREET
(VARIABLE WIDTH)

REFERENCE PLANS:

- 1) AMOSKEAG MANUFACTURING COMPANY'S PLAN OF LANDS IN MANCHESTER, NEW HAMPSHIRE, ON FILE AT THE CITY OF MANCHESTER ENGINEERING DEPARTMENT.
- 2) CITY OF MANCHESTER SECTION MAP (N) ON FILE AT THE CITY OF MANCHESTER ENGINEERING DEPARTMENT.
- 3) "GASLIGHT DISTRICT - EXISTING CONDITIONS PLAN - ELM, CANAL, AUBURN, DEPOT, FRANKLIN STREETS & HAMPSHIRE LANE, MANCHESTER, NEW HAMPSHIRE", DATED FEBRUARY 2008, BY CLD CONSULTING ENGINEERS, INC.
- 4) "ROCKWELL AUTOMATION SITE, TAX MAP 930 LOT 4, EXISTING CONDITIONS & BOUNDARY PLAN, 460 ELM STREET MANCHESTER, NEW HAMPSHIRE", DATED JANUARY 2009, BY CLD CONSULTING ENGINEERS, INC.
- 5) "TAX MAP 149 LOT 3, BOUNDARY PLAN PREPARED FOR NENG HONG WU, LOCATED AT: 516 ELM STREET MANCHESTER, NEW HAMPSHIRE", DATED APRIL 19, 2018, BY S&H LAND SERVICES, LLC, H.C.R.D. PLAN 39708.
- 6) "ALTA/NSPS LAND TITLE SURVEY, TAX MAP 149 LOT 24, 75 CANAL STREET, MANCHESTER NEW HAMPSHIRE, HILLSBOROUGH COUNTY", DATED OCTOBER 18, 2022, BY FUSS & O'NEILL.

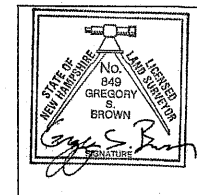
NOTES:

- 1) THE INTENT OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PREMISES (TAX MAP 149 LOT 3) AS SHOWN HEREON.
- 2) THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND DURING OCTOBER 2024.
- 3) BASIS OF BEARING IS NH GRID NORTH. HORIZONTAL DATUM IS NAD83/92; VERTICAL DATUM IS BASED ON NAVD88.
- 4) THE SUBJECT PROPERTY IS LOCATED IN THE CENTRAL BUSINESS ZONING DISTRICT (CBD), AND THE ARENA OVERLAY DISTRICT PER CITY OF MANCHESTER ZONING ORDINANCE AS LAST AMENDED FEBRUARY 6, 2024. THERE ARE NO MINIMUM SETBACK REQUIREMENTS FOR THE CENTRAL BUSINESS DISTRICT. FINAL DETERMINATION AND INTERPRETATION OF THE ZONING ORDINANCE IS MADE BY THE CITY OF MANCHESTER ZONING OFFICIALS.
- 5) SUBJECT PREMISES IS LOCATED IN ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP(S) FIRM 33011C0377D, EFFECTIVE DATE: SEPTEMBER 25, 2009. FLOOD ZONE X IS NOT A SPECIAL FLOOD HAZARD AREA.
- 6) EASEMENTS AND/OR RIGHTS-OF-WAY AS SHOWN ARE THOSE FOUND DURING OUR RESEARCH OF THE SUBJECT PROPERTY AND ADJUTING TRACTS. IN ADDITION, THE SUBJECT PREMISES MAY BE SUBJECT TO AND/OR WITH THE BENEFIT OF THE FOLLOWING:
 - a) CONDITIONS AS CONTAINED IN DEED FROM AMOSKEAG MANUFACTURING COMPANY TO WILLIAM C. BLODGETT ET AL, DATED SEPTEMBER 12, 1873, H.C.R.D. BOOK 416 PAGE 93 AND IN DEED FROM AMOSKEAG MANUFACTURING COMPANY TO WILLIAM C. BLODGETT ET AL, DATED JUNE 13, 1874, H.C.R.D. BOOK 421 PAGE 274, BOTH AS AFFECTED BY RELEASE OF RESTRICTIONS DATED SEPTEMBER 6, 2024, H.C.R.D. BOOK 9801 PAGE 2144.
- 7) UTILITY STRUCTURES AT OR ABOVE THE GROUND SURFACE SHOWN HEREON ARE THOSE THAT HAVE BEEN OBSERVED FROM SURFACE EVIDENCE. UTILITIES BENEATH THE GROUND SURFACE HAVE NOT BEEN OBSERVED AND ARE SHOWN APPROXIMATELY HEREON AS DERIVED FROM A COMBINATION OF SURFACE MARKINGS BY OTHERS AND/OR RECORD INFORMATION AND ARE NOT VERIFIED LOCATIONS OR CONFIRMATION OF EXISTENCE OF SAID UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIG SAFE 1-888-344-7233 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.

NH CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION AND/OR ACCURACY REQUIREMENTS FOR SURVEY CLASSIFICATION "1" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LAND SURVEYORS, EFFECTIVE 11/1/16.

DATE: 12-10-2024



GREGORY S. BROWN, LLS #849
For and on Behalf of
Fuss & O'Neill, Inc.

FUSS & O'NEILL

50 COMMERCIAL STREET
MANCHESTER, NH 03101
603.668.8223
www.fandoo.com

MOMO DESIGN AND BUILD
1660 SOLDIERS FIELD ROAD
BRIGHTON, MA 02135

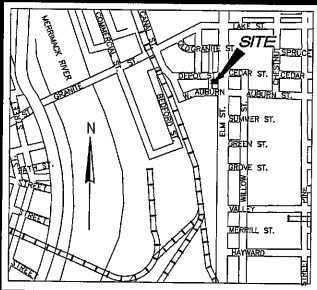
CORAL 516 ELM LLC
434 ROBLEDO STREET
LAS VEGAS, NEVADA 89138
BOOK 9801 PAGE 2146

EXISTING CONDITIONS PLAN
LAND OF CORAL 516 ELM LLC
TAX MAP 149 LOT 3

516 ELM STREET
MANCHESTER, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

PROJ. No.: 20241158.A10
DATE: 10/30/2024
SCALE: 1"=20' U.S. Survey Feet

EX-101



LOCUS
N.T.S.

TAX MAP 149 LOT 24
75 CANAL STREET
N/F
JSP, MANCHESTER Q02B, LLC
BOOK 9589 PAGE 1206

HAMPSHIRE LANE
(20' WIDE - A/K/A FRANKLIN STREET EAST BACK)

DEPOT STREET

TAX MAP 149 LOT 3
516 ELM STREET
N/F
CORAL 516 ELM LLC
BOOK 9801 PAGE 2146
AREA:
11,038 S.F. ± / 0.253 AC. ±

EXISTING
RESTAURANT
3,400 S.F. ± WITH
BASEMENT PARKING

PARKING LOT WITH PARKING
STRUCTURE BENEATH

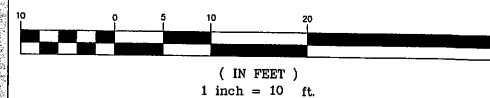
"MURPHY'S TAPROOM"
TAX MAP 149 LOT 1
494 ELM STREET
N/F
494 ELM STREET ASSOCIATES, LLC
BOOK 6393 PAGE 1703

ELM STREET

SITE PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT PARCEL, WITH A HIGH RESOLUTION AERIAL PHOTO OVERLAY
2. THE PARCEL IS LOCATED ON TAX MAPS 149 LOT 3, WITH A PHYSICAL ADDRESSES OF 516 ELM STREET AND 24 DEPOT STREET, MANCHESTER NH.
3. PROPERTY LINE/BOUNDARY LINE & TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY PERFORMED BY THIS OFFICE. SEE EXISTING CONDITION PLAN WITHIN THIS SET
4. PER THE CURRENT CITY OF MANCHESTER ZONING ORDINANCE; THE SUBJECT PROPERTY IS ZONED CENTRAL BUSINESS (CBD) DISTRICT WITH AN ARENA OVERLAY (ALONG WITH ALL ABUTTING PROPERTIES). SEE NEXT PAGE FOR ZONING REQUIREMENTS & ADDITIONAL NOTES.

GRAPHIC SCALE



516 ELM ST REDEVELOPMENT
EXISTING CONDITIONS
TAX MAP 149 LOT 3
516 ELM ST, MANCHESTER NH
HILLSBOROUGH COUNTY

PROJ. No.: 20241156.A10
DATE: 10/31/2024
SCALE: 1"=10' U.S. Survey Foot

EXC1

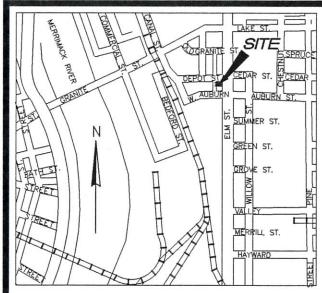
CLIENT:
MOMO DESIGN BUILD
1660 SOLDIERS FIELD ROAD
BRIGHTON, MA 02135

DEED HOLDER:
CORAL 516 ELM LLC
434 ROBLEDO ST
LAS VEGAS NV 89138
BOOK/PAGE 9801/2146

FUSS & O'NEILL

50 COMMERCIAL STREET
MANCHESTER, NH 03101
603.668.8223
www.fussandoneill.com

NO. DATE REVISION
DRAWN BY:



LOCUS
N.T.S.

SIX PROPOSED
BOLLARDS
(4' TALL WITH
PLASTIC SLEEVE,
SPACED 6' O'C')
BEHIND CURB TO
PROTECT BUILDING &
BIKE RACK (PER
REQUEST OF
ABUTTING PROPERTY
OWNER)

TAX MAP 149 LOT 24
75 CANAL STREET
N/F
JSIP MANCHESTER Q02B, LLC
BOOK 9589 PAGE 1206

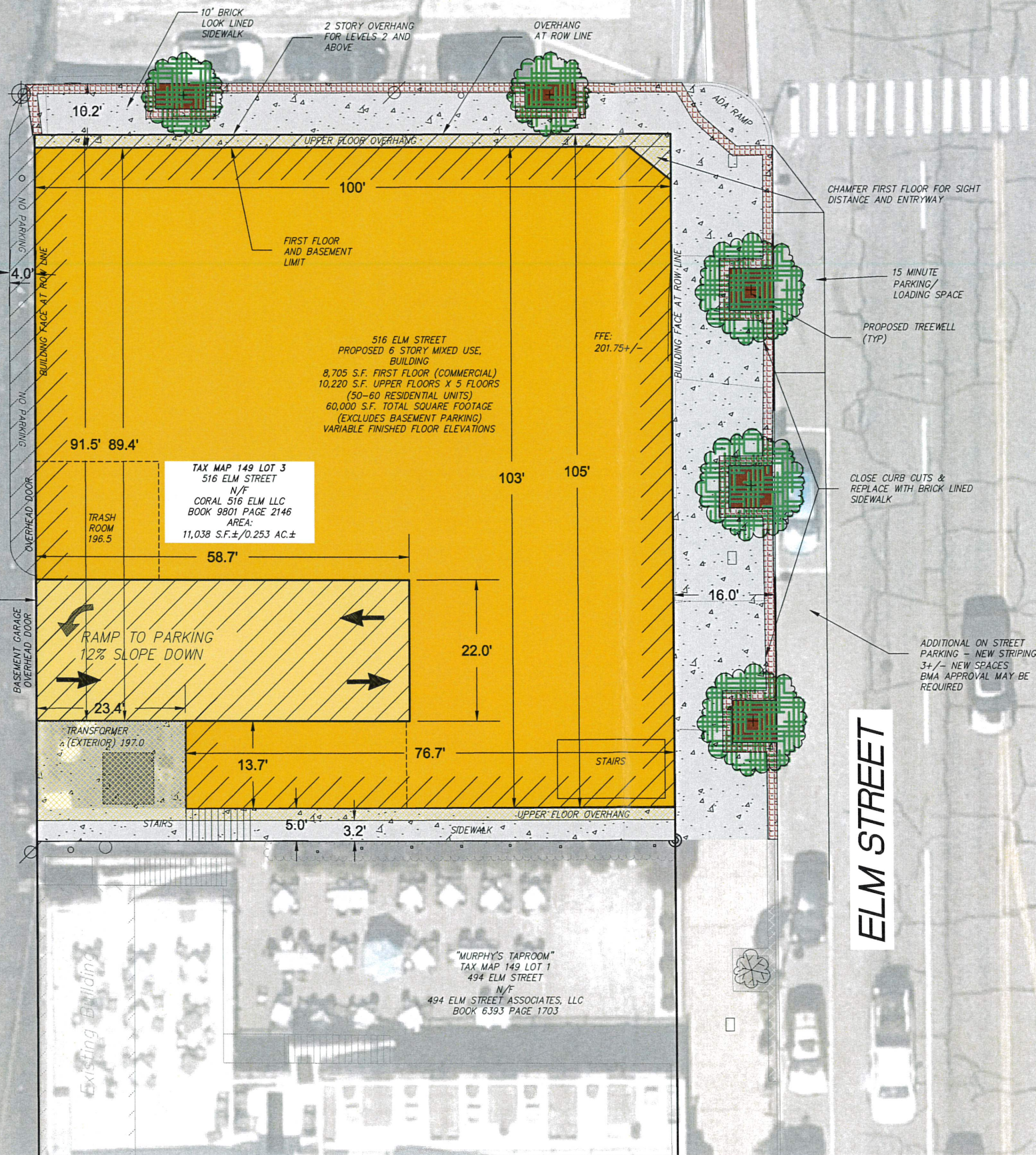
ONE WAY SIGN
ON FENCE (LEFT),
COORDINATE WITH
ABUTTING
PROPERTY



HAMPSHIRE LANE

(20' WIDE - A/K/A FRANKLIN STREET EAST BACK)

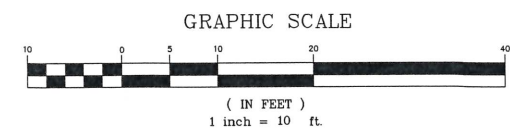
DEPOT STREET



SITE PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE PROPOSED SITE IMPROVEMENTS FOR THE CONSTRUCTION OF A MIXED USE SIX STORY 10,220+ SF FOOTPRINT WITH COMMERCIAL/RESTAURANT ON THE FIRST FLOOR, AND UP TO 50-60 RESIDENTIAL UNITS ON THE UPPER FLOORS. THE BASEMENT IS INTENDED TO HAVE A 2 LEVEL PARKING GARAGE WITH UP TO 35-40 SPACES.
- THE PARCEL IS LOCATED ON TAX MAPS 149 LOT 3, WITH A PHYSICAL ADDRESSES OF 516 ELM STREET AND 24 DEPOT STREET, MANCHESTER NH.
- PROPERTY LINE/BOUNDARY LINE INFORMATION IS BASED ON A SURVEY PERFORMED BY THIS OFFICE. SEE EXISTING CONDITIONS PLAN
- PER THE CURRENT CITY OF MANCHESTER ZONING ORDINANCE; THE SUBJECT PROPERTY IS ZONED CENTRAL BUSINESS (CBD) DISTRICT WITH AN ARENA OVERLAY (ALONG WITH ALL ABUTTING PROPERTIES).
- ZONING REQUIREMENTS FOR THE CBD ZONING DISTRICT ARE AS FOLLOWS:

	REQUIRED:	EXISTING LOT:	PROPOSED
LOT SIZE	N/A	0.253±AC/11,038±SF	N/C
LOT FRONTAGE	N/A	110' (ELM)	N/C
FRONT SETBACK	N/A	69.3'± (ELM)	0'
		0'(DEPOT)	2' (GROUND FL)
			0' (UPPER FL)
			0' (HAMPSHIRE LN)
MIN. SIDE SETBACK	N/A	0'	3.2'
REAR SETBACK	N/A	N/A (CORNER LOT)	N/A
LOT COVERAGE	N/A	100%	100%
BUILDING HEIGHT	N/A	<25'	75+/-
BUILDING STORIES	N/A	1 STORY	6 STORIES
			(PLUS GARAGE UNDER)
MAX. FLOOR AREA RATIO	5.0	<0.3±	6.0± (VAR. REQ)
			(66,228/11,038)
- MULTI-FAMILY DENSITY CALCULATION (PER ARTICLE 8.04)
MINIMUM LOT SIZE FOR FIRST THREE (3) UNITS = 3,000SF
MINIMUM ADDITIONAL LOT AREA AFTER FIRST THREE (3) UNITS = 500SF
LOT SIZE = 11,038 S.F.
NO EASEMENTS EXIST - BUILDABLE LAND AREA = 11,038 S.F.
FIRST THREE (LOTS) = 3,000 S.F. = 11,038 S.F. - 3,000SF = 8,038SF
EACH ADDITIONAL UNIT = 500 S.F. = 8,038SF/500SF = 16 UNITS
3 UNITS + 16 UNITS = 19 UNITS PERMITTED BY ZONING ORDINANCE
50 UNITS PROPOSED - VARIANCE REQUIRED FOR ADDITIONAL UNITS
- PARKING CALCULATIONS:
 - CBD ZONE DOES NOT HAVE PARKING REQUIREMENTS.
 - APPROX 18-20 SPACES PROVIDED IN BASEMENT PARKING GARAGE
- VARIANCES FOR FLOOR AREA RATIO (6.06) & DENSITY REQUIRED (8.04)
- PRELIMINARY UNIT MATRIX (SUBJECT TO CHANGE)
 - EIGHT 2 BEDROOMS & 2 STUDIOS PER FLOOR
 - 10 STUDIOS & 40 TWO BEDROOMS
 - 50 TOTAL UNITS



FUSS & O'NEILL

50 COMMERCIAL STREET
MANCHESTER, NH 03101
603.688.8223
www.fandco.com

MOMO DESIGN BUILD
1660 SOLDIERS FIELD ROAD
BRIGHTON, MA 02135

CORAL 516 ELM LLC
434 ROBLEDO ST
LAS VEGAS NV 89138
BOOK/PAGE 9801/2146

516 ELM ST REDEVELOPMENT
VARIANCE EXHIBIT
TAX MAP 149 LOT 3
516 ELM ST, MANCHESTER NH
HILLSBOROUGH COUNTY

PROJ. No.: 20241156.A10
DATE: 10/31/2024
SCALE: 1"=10' U.S. Survey Feet

STP101



516 ELM ST

ZONING SET

PROJECT NUMBER 54-30-00

NO.	DESCRIPTION	DATE
KEY PLAN		

DRAWN BY	Author
CHECKED BY	Checker
PROJECT ISSUE DATE	Issue Date
SCALE	

SHEET NAME
RENDERING 1

DRAFT
ZQ,001



516 ELM ST

ZONING SET

PROJECT NUMBER 54-30-00

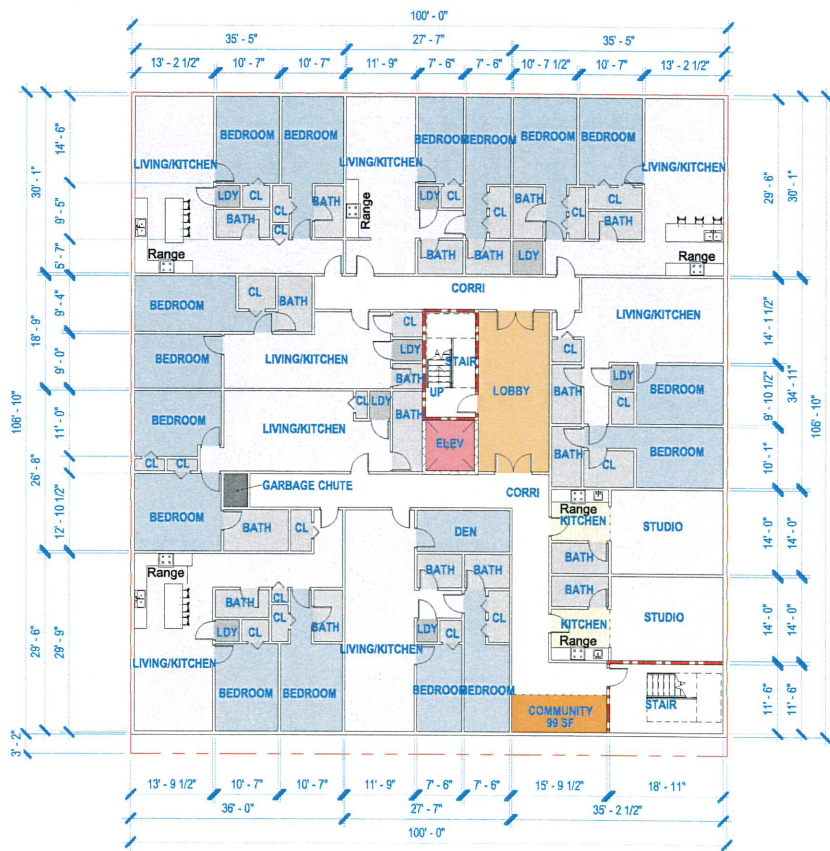
NO.	DESCRIPTION	DATE
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KEY PLAN

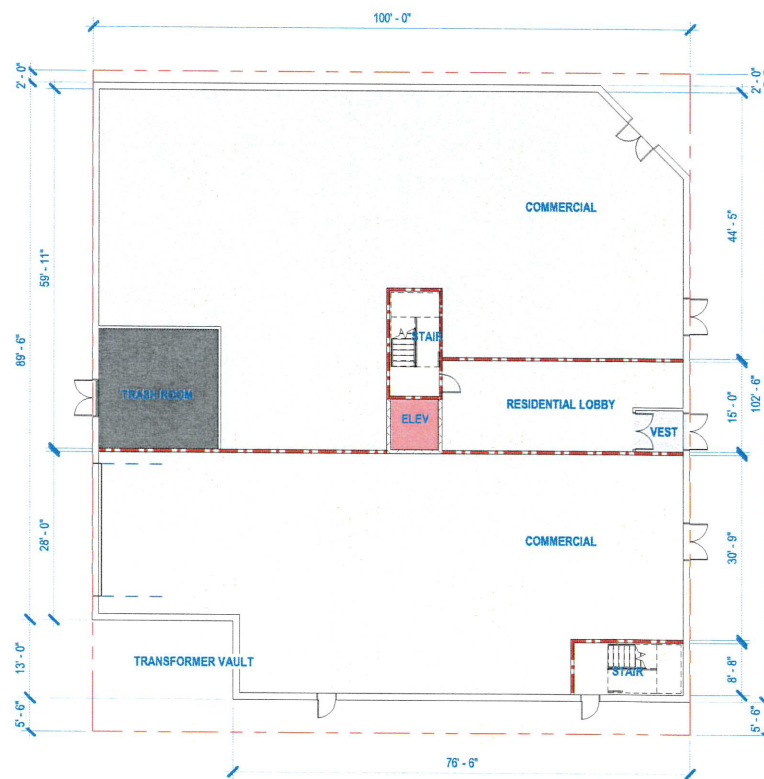
DRAWN BY	Author
CHECKED BY	Checker
PROJECT ISSUE DATE	Issue Date
SCALE	

SHEET NAME
RENDERING 2

DRAFT
ZO.002



③ TYPICAL FLOOR DIAGRAM, L2-L6
1/16" = 1'-0"



② LEVEL 1 FLOOR PLAN DIAGRAM
1/16" = 1'-0"



① GARAGE FLOOR PLAN DIAGRAM
1/16" = 1'-0"

516 ELM ST

ZONING SET

PROJECT NUMBER 54-30-00

NO. DESCRIPTION DATE
KEY PLAN

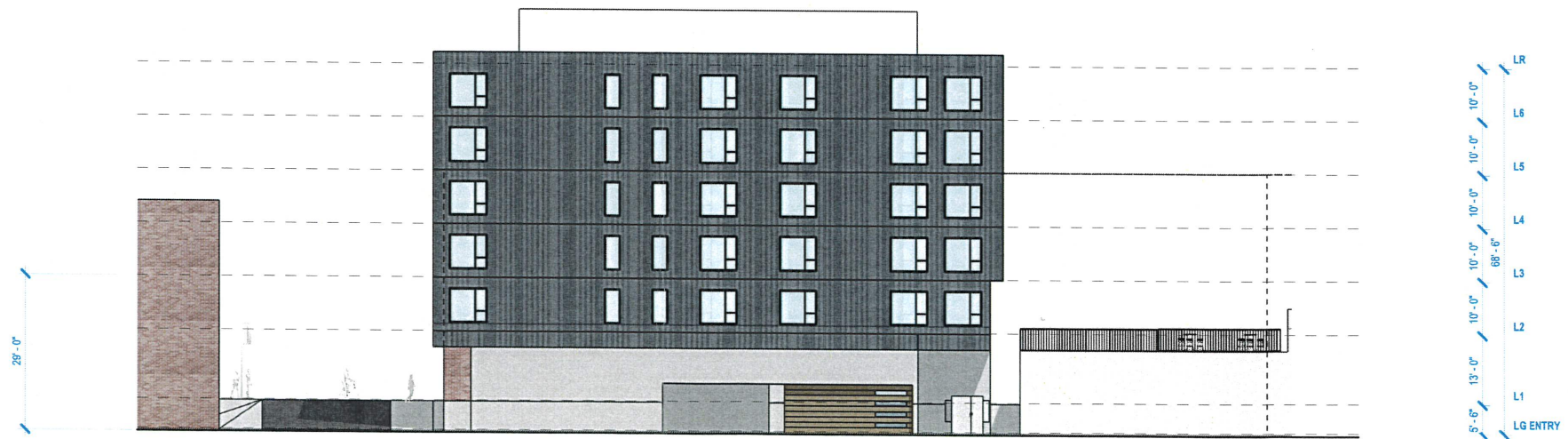
DRAWN BY
CHECKED BY
PROJECT ISSUE DATE
SCALE
Author
Checker
Issue Date
1/16" = 1'-0"

SHEET NAME
PLANS

DRAFT
ZQ100



① Elev East
1/16" = 1'-0"



② Elev West
1/16" = 1'-0"

516 ELM ST

ZONING SET

PROJECT NUMBER 54-30-00

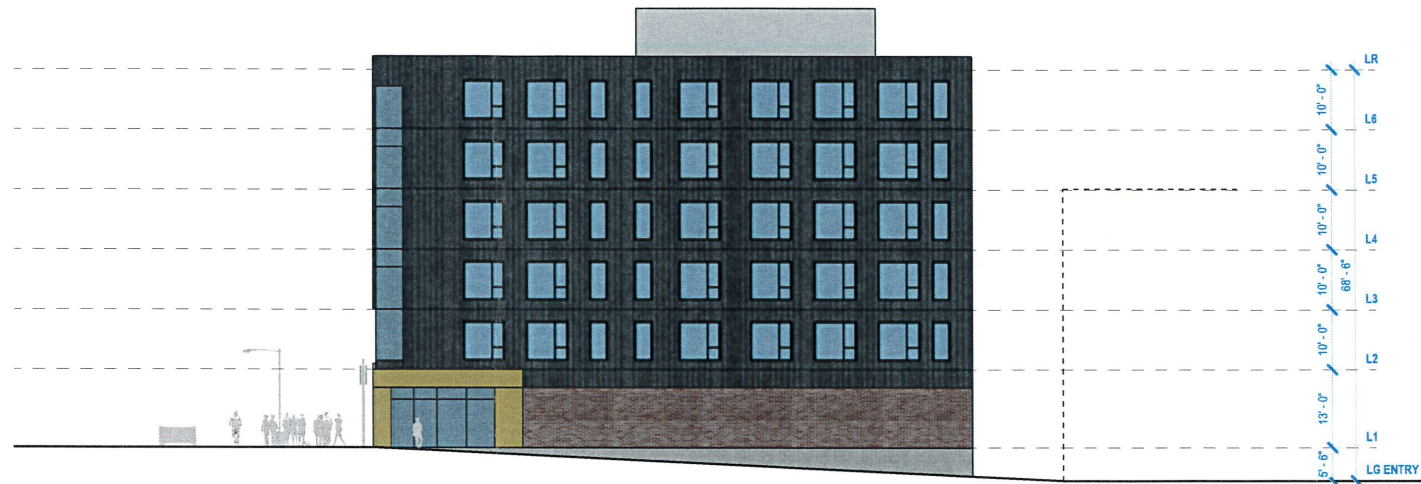
NO.	DESCRIPTION	DATE
KEY PLAN		

DRAWN BY
CHECKED BY
PROJECT ISSUE DATE
SCALE

Author
Checker
Issue Date
1/16" = 1'-0"

SHEET NAME
ELEVATIONS

DRAFT
ZO.200



① Elev North
1/16" = 1'-0"



② Elev South
1/16" = 1'-0"

516 ELM ST

ZONING SET

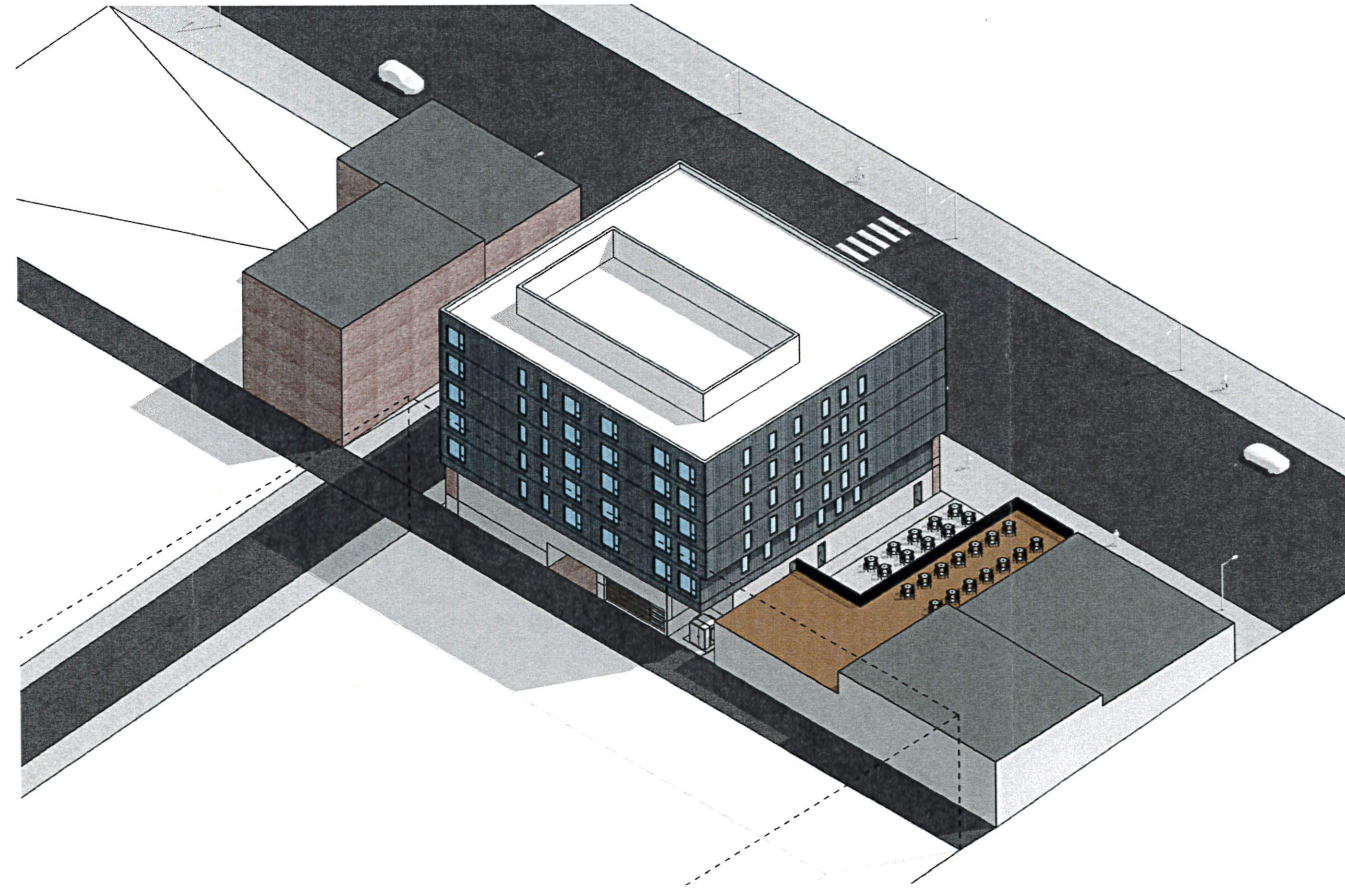
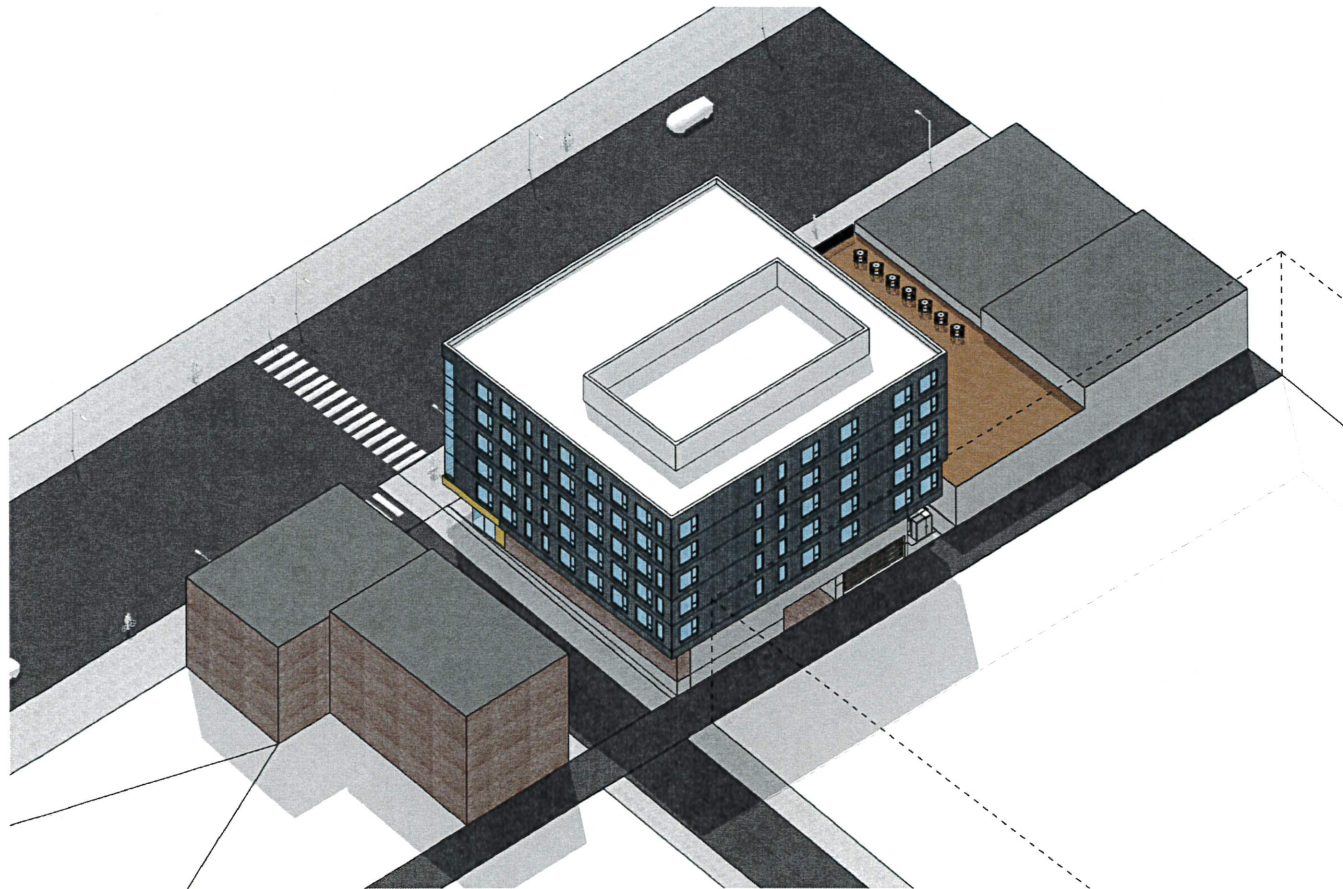
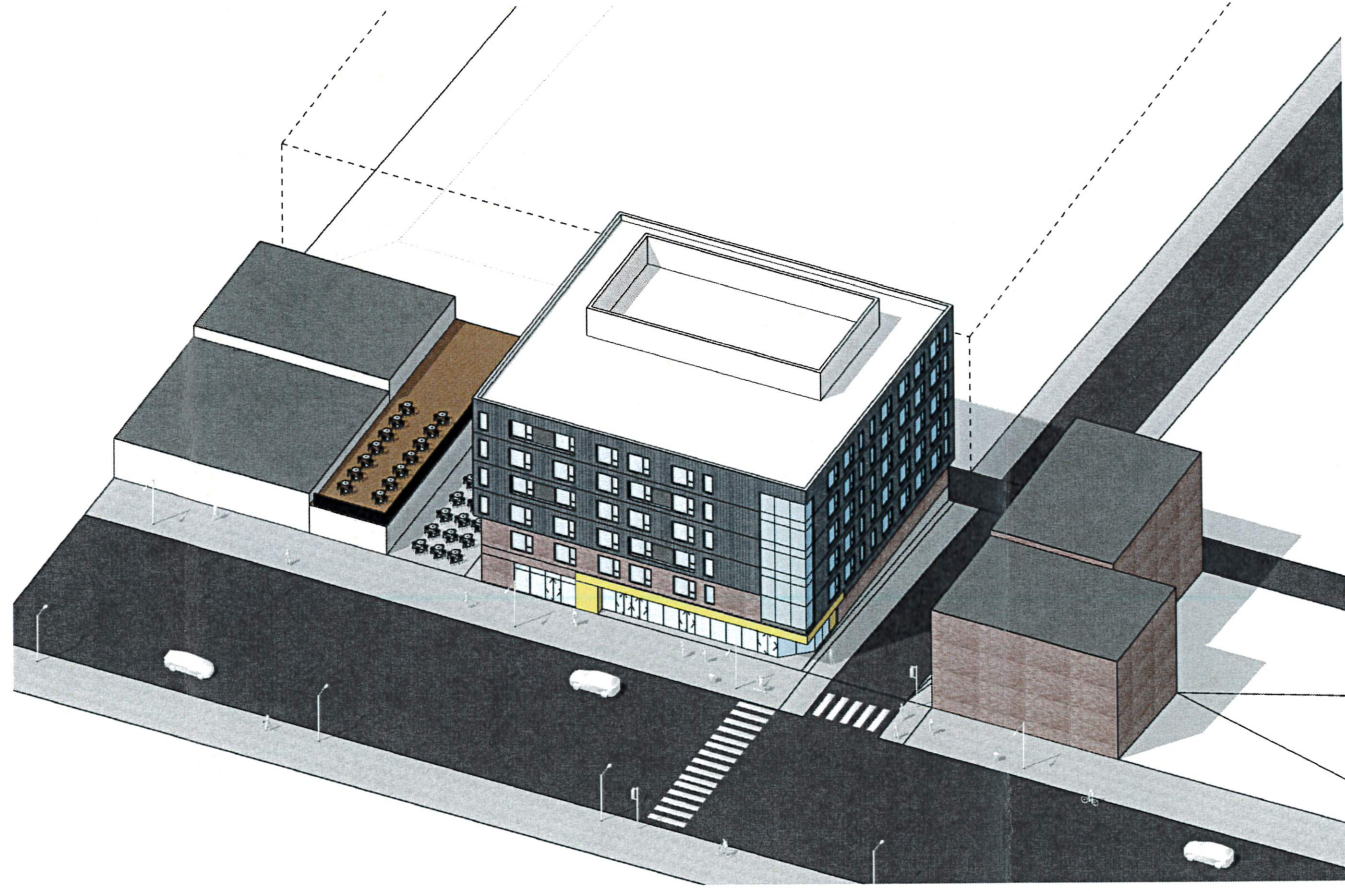
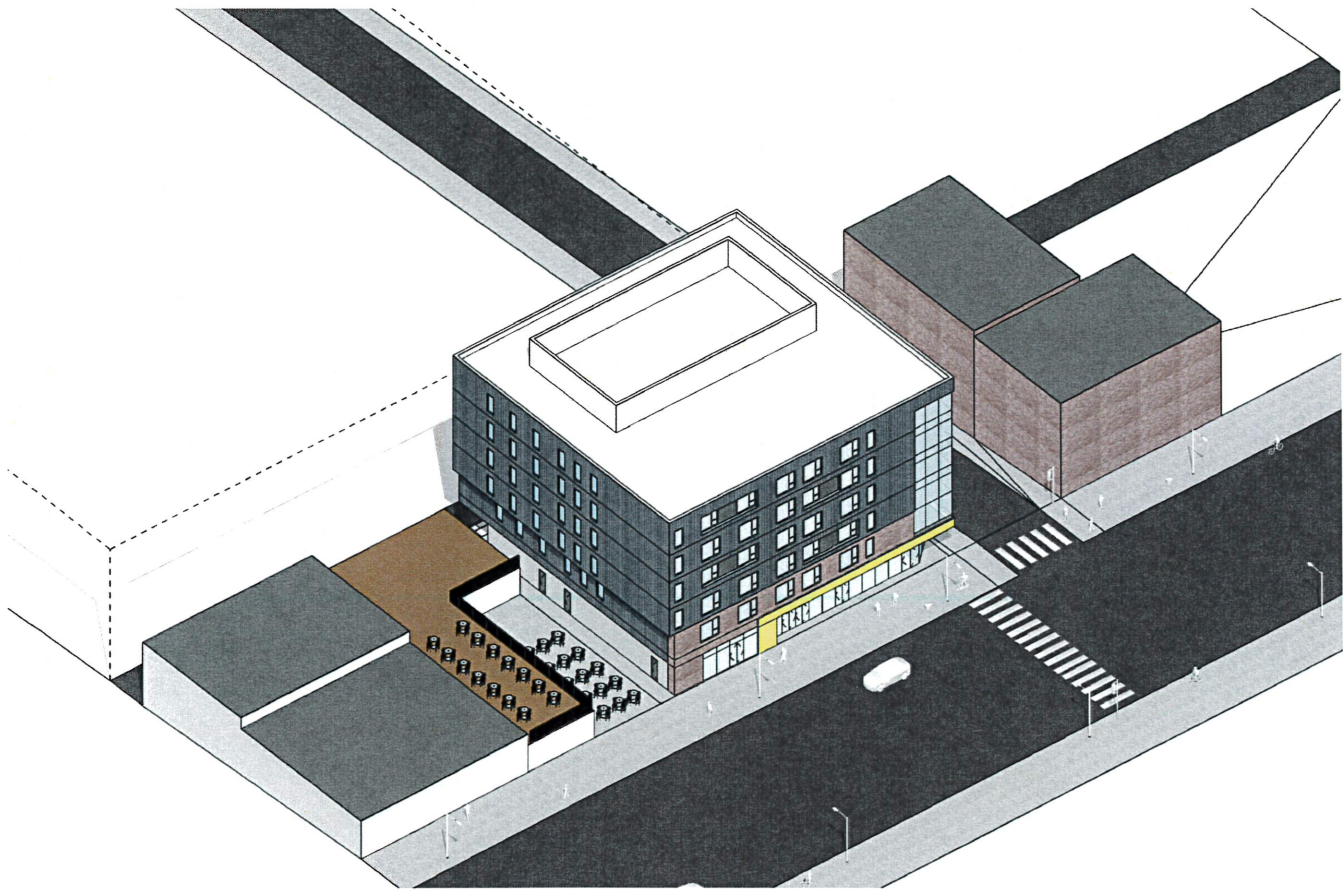
PROJECT NUMBER 54-30-00

NO.	DESCRIPTION	DATE
KEY PLAN		

DRAWN BY	Author
CHECKED BY	Checker
PROJECT ISSUE DATE	Issue Date
SCALE	1/16" = 1'-0"

SHEET NAME
ELEVATIONS

DRAFT
Z0201



516 ELM ST

ZONING SET

PROJECT NUMBER 54-30-00

NO.	DESCRIPTION	DATE
KEY PLAN		

DRAWN BY
CHECKED BY
PROJECT ISSUE DATE
SCALE

Author
Checker
Issue Date

SHEET NAME
AXONS

DRAFT
ZQ300