



ZONING BOARD OF ADJUSTMENT

Date of Hearing: January 15, 2026
Date of Decision: February 18, 2026

Zone Case: 190 of 2025
Address: 1406 Sheffield Street
Lot and Block: 22-P-260
Zoning Districts: R2-H
Ward: 21
Neighborhood: Manchester

Request: Construction of Single-Family House

Application: BDA-2025-10490

Variance	Sections 903.03.D.2/925.06.C	3' interior side setback required; 0' requested
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Appearances:

Applicant: Austin Lankford, Justin Blough

In-support: Carol Gonzales

Findings of Fact:

1. The Subject Property is located at 1406 Sheffield Street in an R2-H (Residential Two Unit High Density) District in Manchester.
2. The dimensions of the parcel are 21' by 74'-6" (1,565 sf)
3. The three-story house on the Subject Property is set back 0' from Sheffield Street and 3' from the property line shared with the parcel at 1404 Sheffield Street, and it encroaches approximately 5" onto the adjacent Parcel No. 22-P-259, which is vacant.
4. The Applicant explained that the existing house is in a significant state of disrepair and that the City has condemned it.
5. The Applicant proposes to demolish the existing house and to construct on the Subject Property a new single-family, detached house that would be set back 0' from Sheffield Street, 3' from the 1404 Sheffield Street property line, and 0' from the Parcel No. 22-P-259 property line.

6. The Applicant asserted that the 21' width of the parcel is a unique condition that precludes strict compliance with the Code's setback standards.

7. Because the existing structure encroaches onto Parcel No. 22-P-259, the proposed 0' setback would actually increase the setback.

8. The Applicant also explained that the side of the new house that would be adjacent to Parcel No. 22-P-259 would be designed so that an attached house could be constructed on that vacant parcel.

9. A 1923 Sanborn Fire Insurance map depicts a structure on the Subject Property attached to a structure on Parcel No. 22-P-259.

10. Carol Gonzales, the owner of the property located at 1409 Pennsylvania Avenue, appeared at the hearing to support the request.

11. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. The site development standards in Section 903.03.D.2 include a 5' interior side setback requirement, which is reduced to 3' pursuant to Section 925.06.C.

2. The Applicant seeks a dimensional variance to allow a 0' interior side setback.

3. In seeking a variance, the applicant is required to provide evidence of some unique feature or condition of the property that prevents compliance with the Code's requirements. Any variance requested is to be the minimum that would afford relief and is not to have any significant impacts on the surrounding area. See Code Section 922.09.E.

4. The Applicant presented credible evidence that the width of the Subject Property is a unique characteristic that precludes strict compliance with the Code, and that the location of the proposed house would be generally consistent with the house that is to be demolished and would not have a significant impact on surrounding properties.

5. Consistent with the evidence and testimony presented, and the applicable legal standards governing dimensional variances, the Board concludes that approval of the request is appropriate.

Decision: The Applicant's request for a variance from Section 903.03.D.2 to allow the construction a house on the Subject Property with a 0' interior side setback is hereby APPROVED.

s/Alice B. Mitinger
Alice B. Mitinger, Chair

RECUSED
LaShawn Burton-Faulk

s/ John J. Richardson
John J. Richardson

Note: Decision issued with electronic signatures, with the Board members' review and approval.