

Minutes of the Town of Manchester Zoning Board Meeting of October 4, 2022 – 7:00pm

Present: Jessica Hemenway, Michael Blazey, Tammy Worden, Leonard Bolton, - members,
Kenneth Blazey - Chairman, and Steve DeHond - Code Enforcement Officer and Nichole Ruggles
- Recording Secretary

Absent: none

Also, present: Lee Bohlman, John Boeckmann, Sandy Blair, Austin Blair, Larry Blair, and Lori Beal.

Application# 4636-22: #4636-22, submitted by Lee Bohlman requesting to build a pole barn in the front of his home when the code states that all accessory buildings shall be in the rear yard, located at 4201 Shortsville Road in an R-1 district, pursuant to chapter 325 Section 24-A.

Kenneth Blazey, Chairman reviewed the public hearing notice. There were 42 people notified of the hearing. The board reviewed the applicant's application at this time. The board members introduced

Question 1, answer: We sit back 400' from the road and are surrounded by trees, so no one can readily see the structures.

Question 2, answer: The area behind the house is wet every spring and fall and will have pond water sitting on the surface.

Question 3, answer: This is not an extremely large pole barn 32 x 40 and will not be limited by property boundaries on the setbacks as the total property is 9.2 acres.

Question 4, answer: Pole barn will be built by a contractor and confirmed by current building codes.

Question 5, answer: This property has always had steady water in the back since we have owned it.

Kenneth Blazey, Chairman: Has anyone seen the property?

Jessica Hemenway, I have no concerns at all.

Tammy Worden, I visited the area but didn't pull in the driveway, I pulled aside the property.

Leonard Bolton, asked Mr. Bohlman about the area where its wet. At this time Mr. Bohlman reviewed the survey map stating where the wet area is in the back of the property.

Michael Blazey, I have no concerns.

Tammy Worden, I have a question on the use and the level of noise. what alternative location have you looked at? I see where you want to place the barn according to the map.

Lee Bohlman, I won't use it for commercial, basically using the barn for storage and working on cars. Originally, I was going to put it on the side but it's too wet. I was looking at further down the driveway but its where the water drains, its where everything drains. its the best location for this. My neighbors haven't complained of what I've done so far. The size is 32 by 40.

Kenneth Blazey, has everyone signed in who is here, and is there anyone who opposes this?

Larry Blair, I don't appose but is this the reason the meeting was held?

Kenneth Blazey answering, yes.

Larry Blair, you can build as big as you want. I fully believe if you own the property, you can do whatever you want. I believe this is a waist of resources for someone who takes good care of his property.

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Kenneth Blazey, it may seem that way, but we don't set the rules. We must follow the rules and the codes of the town.

Larry Blair, I understand if it could affect the people around but there is a home by me that's falling apart but the assessment is for 65,000. The way I see it, is he's making his home better.

Lori Beal, you don't even see it.

Kenneth Blazey, Chairman: Does anyone have any other questions? Hearing none. At this time the area variance findings and decision were read and reviewed with all board members. All questions were answered no except question 5 that states: Whether the alleged difficulty was self-created, answer was yes. The board agreed that the benefit to the applicant does not impose a detriment to the neighborhood or community.

A motion was made by Jessica Hemenway to **approve** the Area Variance #4636-22, submitted by submitted by Lee Bohlman requesting to build a pole barn in the front of his home when the code states that all accessory buildings shall be in the rear yard, located at 4201 Shortsville Road in an R-1 district, pursuant to chapter 325 Section 24-A. Motion seconded by Michael Blazey. All voted "Aye". Motion carried.

Previous Minutes:

A motion was made by Kenneth Blazey to approve the minutes from the last meeting which took place on September 6, 2022. The motion was seconded by Michael Blazey. All voted "Aye." Motion carried.

Meeting adjourned at 7:16pm

Respectfully submitted,

Kenneth Blazey
Chairman, Zoning Board of Appeals

Nichole Ruggles
Recording Secretary