

Minutes of the Town of Manchester Zoning Board Meeting of January 7th, 2020 – 7:00pm

Present: Scott DeCook, Michael Blazey, Jessica Hemenway - members, Kenneth Blazey - Chairman, and Steve DeHond - Code Enforcement Officer and Jill Havens - Recording Secretary

Absent: Zoning Board Member – Leonard Bolton

Also, present: Bethany Canham – Applicant

Chairman Blazey introduced the board members and the applicants were informed of their right to appeal the decision of the board within 30 days.

Appeal 4593-20: Bethany Canham was present and requesting an area variance to build a 20' x 24' two-car garage on property located at 3649 County Rd 13 with only a 2-foot setback when code states a setback of 10 foot is required, tax map no. 44.00-2-26.00, in a(n) A-1 district pursuant to Chapter 325 section 24 – A.

Chairman Blazey read the public hearing notice and application for the area variance. Seven (7) surrounding property owners were notified of this hearing of which none were present.

Chairman Blazey reviewed the application and pictures submitted by the applicant.

Chairman Blazey: Where exactly would your leach line for the septic be?

Bethany Canham, Applicant: It comes right to where the back of the barn would be about 4-5 feet from there.

Scott DeCook: Is the garage going to be in front of the house at all?

Mike Blazey: No, not at all.

Chairman Blazey: Any other questions?

Hearing none, Chairman Blazey closed the public Hearing.

At this time the board reviewed the Area Variance Findings and Decision form. The ZBA, taking into consideration the five factors, finds that the benefit to the applicant **does not** impose a detriment to the neighborhood or community.

A motion was made by Mike Blazey to **approve** an Area Variance Appeal #4593-20 for Bethany Canham to build a 20' x 24' two-car garage on property located at 3649 County Rd 13 with only a 2-foot setback when code states a setback of 10 foot is required, tax map no. 44.00-2-26.00, in a(n) A-1 district pursuant to Chapter 325 section 24 – A.

The motion was seconded by Ken Blazey. All voted "Aye". Motion carried.

Previous Minutes:

A motion was made by Ken Blazey, Chairman to approve the minutes from the last meeting which took place on November 4th, 2019. The motion was seconded by Scott DeCook. All voted "Aye." Motion carried.

Meeting adjourned.

Respectfully submitted,

Kenneth Blazey
Chairman, Zoning Board of Appeals

Jill Havens
Recording Secretary