

# Minutes of the Town of Manchester Zoning Board Meeting of June 2<sup>nd</sup>, 2020 – 7:00pm

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

**Absent:** None

**Also, present:** Joel & Carol Strub – Applicant; Christine & Steve McGuire – Applicant; Jacob Roeland – 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.

**Area Variance # 4600 - 20:** Joel Strub who is requesting an area variance to build a 30' x 8' front porch on a home with a setback of 35 feet when 75' is required on property located at 3906 Outlet Road, tax map no. 32.00-1-38.111 in an A-1 district pursuant to Chapter 325 Attachment 1.

The chairman read the public hearing notice. Eight (8) surrounding property owners were notified by mail of this meeting of which, none were present.

**Kenneth Blazey, Chairman:** Please come forward and tell us what you want to do. Did everyone get a chance to take a look at the property on Outlet Road?

**Board Members:** Yes.

**Kenneth Blazey:** Anyone have any questions for The Strubs?

**Len Bolton:** Yes, is this an enclosed or an open porch?

**Joel Strub:** Open.

**Kenneth Blazey:** Any other questions?

(Hearing none)

The Public Hearing was closed.

A motion was made by Mike Blazey to **approve** Area Variance # 4600-20, submitted by Joel Strub who is requesting an area variance to build a 30' x 8' front porch on a home with a setback of 35 feet when 75' is required on property located at 3906 Outlet Road, tax map no. 32.00-1-38.111 in an A-1 district pursuant to Chapter 325 Attachment 1, the motion was seconded by Chairman, Kenneth Blazey. All voted "Aye." Motion carried.

**Area Variance # 4601 - 20:** Steve & Christina McGuire who are requesting an area variance to install a swimming pool in the side yard, when code states it must be in the rear yard on property located at 996 County Road 27, tax map no. 22.00-1-14.200 in an A-1 district pursuant to Chapter 325 Section 42-2-A.

The chairman read the public hearing notice. Five (5) surrounding property owners were notified by mail of this meeting of which, none were present.

**Kenneth Blazey, Chairman:** Please come forward and tell us what you want to do. Did everyone get a chance to look at the property?

**Board Members:** Yes.

**Kenneth Blazey:** Anyone have any questions for The McGuire's?

**Len Bolton:** Yes, is this an enclosed going anywhere near the trampoline you have in the yard?

**Steve McGuire:** Yes, in the same area but the trampoline is going to stay where it is, it will only be into the side yard by about 2-3 feet.

**Len Bolton:** It won't go in front of the house at all, will it?

**Christine McGuire:** No, not at all. Nowhere near the front of the house. The company we are using suggested we come get a variance just to be on the safe side, but the pool will barely be in the side yard at all.

# Town of Manchester Zoning Board of Appeals Meeting Minutes June 2<sup>nd</sup>, 2020 – 7:00pm (cont.)

**Kenneth Blazey:** Any other questions?

(Hearing none)

The Public Hearing was closed.

A motion was made by Mike Blazey to **approve** Area Variance # 4601-20, submitted by Steve & Christina McGuire who are requesting an area variance to install a swimming pool in the side yard, when code states it must be in the rear yard on property located at 996 County Road 27, tax map no. 22.00-1-14.200 in an A-1 district pursuant to Chapter 325 Section 42-2-A, the motion was seconded by Len Bolton. All voted “Aye.” Motion carried.

**Area Variance # 4602 - 20:** Jacob Roeland who is requesting an area variance to construct a 24’ x 36’ pole barn in front of the home, when code states it must be in the rear yard on property located at 577 Faas Road, tax map no. 12.00-1-44.110 in an A-1 district pursuant to Chapter 325 Section 24-A.

The chairman read the public hearing notice. Fifteen (15) surrounding property owners were notified by mail of this meeting of which, none were present.

**Kenneth Blazey, Chairman:** Did everyone get a chance to look at the property?

**Board Members:** Yes.

**Kenneth Blazey:** Anyone have any questions for The McGuire’s?

**Len Bolton:** Yes, why are you here? Nobody can even see what you have going on back in there off the road as far as you are in there.

**Kenneth Blazey:** You don’t have much room there behind the house, do you?

**Jacob Roeland:** No, not at all.

**Mike Blazey:** What do you want to use this pole barn for?

**Jacob Roeland:** Classic Cars.

**Mike Blazey:** Who is going to build it for you?

**Jacob Roeland:** I am.

**Kenneth Blazey:** Any other questions?

(Hearing none)

The Public Hearing was closed.

A motion was made by Mike Blazey to **approve** Area Variance # 4602-20, submitted by Jacob Roeland who is requesting an area variance to construct a 24’ x 36’ pole barn in front of the home, when code states it must be in the rear yard on property located at 577 Faas Road, tax map no. 12.00-1-44.110 in an A-1 district pursuant to Chapter 325 Section 24-A, the motion was seconded by Len Bolton. All voted “Aye.” Motion carried.

## **Previous Minutes:**

A motion was made by Kenneth Blazey to approve the minutes from the meeting which took place on March 3<sup>rd</sup>, 2020, the motion was seconded by Len Bolton. All voted “Aye.” Motion carried.

Meeting adjourned @ 7:16pm.

Meeting adjourned.

Respectfully submitted,

Kenneth Blazey  
Chairman, Zoning Board of Appeals

Jill Havens  
Recording Secretary