

Minutes of the Town of Manchester Zoning Board Meeting of August 6, 2019 – 7:00pm

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

Absent: none

Also present: Cassandra & Rick Turner - 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 4584-19: Cassandra & Rick Turner were present and requesting an area variance for an above-ground pool to be put in the side yard, when the code says pools must be in the rear yard, on property located at 710 Smith Road, tax map no. 11.00-1-18.100 in a(n) A-1 district pursuant to Chapter 325 section 42-A-2.

Chairman Blazey read the public hearing notice and application for the area variance. Eleven (11) surrounding property owners were notified of this hearing of which none were present.

Chairman Blazey: For the record, Kathy Maxwell contacted me personally and expressed that she has no problem with the pool going in the side yard. I went up and looked at the property and they will be keeping the pool behind the front line of the house. According to the survey map, the house sits 58.5 feet from the road and you want to put the pool to the left of the house 60 feet back, correct?

Mr. Rick Turner: Yes, Correct.

Scott DeCook, ZBA Member: What is behind the house? Why can't the pool go there?

Mr. Turner: There is nothing there, it's just a hill. Also, if we were ever to do an addition on the house, that is also the only spot we have to do that since we are so close to the property line on the one side and the garage is on the other.

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 Len Bolton to **approve** Appeal #4584-19 for Cassandra & Rick Turner who are requesting an area variance for an above-ground pool to be put in the side yard, with the condition that the pool does **NOT** go in front of the house, when the code says pools must be in the rear yard, on property located at 710 Smith Road, tax map no. 11.00-1-18.100 in a(n) A-1 district pursuant to Chapter 325 section 42-A-2. The motion was seconded by Mike Blazey. All voted "Aye". Motion carried.

Previous Minutes:

A motion was made by Scott DeCook to approve the minutes from the last meeting which took place on May 6, 2019, as amended. The motion was seconded by Ken Blazey, Chairman. All voted "Aye." Motion carried.

Meeting adjourned.

Respectfully submitted,

Kenneth Blazey
Chairman, Zoning Board of Appeals

Jill Havens
Recording Secretary