

# Minutes of the Town of Manchester Zoning Board Meeting of October 1, 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:** Gerald & Donna Blankenberg – Applicant; Stephen Carr, Beth Dumbleton, David Beckman, and Janet Squier - Neighbors

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 4588-19:** Gerald & Donna Blankenberg were present and requesting an area variance to place a 18 x 26 metal garage in front of the home, on property located 4775 State Route 31, tax map no. 4.13-1-1.001 in a(n) H-R district pursuant to Chapter 325 section 325-24-A.

Chairman Blazey read the public hearing notice and application for the area variance. Eighteen (18) surrounding property owners were notified of this hearing of which four (4) were present.

**Chairman Blazey:** I was down there and looked at the location. It appears that the placement meets all the requirements for setbacks, location etc.

**Len Bolton:** It appears a little congested down there, is it?

**Mr. Gerald Blankenberg:** No, not where we are at.

Brief discussion was held among Zoning Board Members and the Applicant regarding the actual placement of the garage using the photos provided.

**Chairman Blazey:** Any other questions?

**Beth Dumbleton:** Can we see the actual location of the structure also on those pictures? We are concerned about any service vehicles or emergency vehicles being able to access the residents along that right-of-way with that garage being placed in there.

**Chairman Blazey:** That will not be in the way in any way based on where they want to put it.

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** Appeal #4588-19 for Gerald & Donna Blankenberg were present and requesting an area variance to place a 18 x 26 metal garage in front of the home, on property located 4775 State Route 31, tax map no. 4.13-1-1.001 in a(n) H-R district pursuant to Chapter 325 section 325-24-A. The motion was seconded by Len Bolton. 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 August 6, 2019, as amended. The motion was seconded by Mike Blazey. All voted "Aye." Motion carried.

Brief discussion was held among Zoning Board Members regarding continuing education requirements completed and still needed

Meeting adjourned.

Respectfully submitted,

Kenneth Blazey  
Chairman, Zoning Board of Appeals

Jill Havens  
Recording Secretary