

Minutes of the Town of Manchester Zoning Board Meeting of November 4th, 2019 – 7:00pm

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

Absent: Jill Havens - Recording Secretary

Also, present: Brendan Watson – 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 4590-19: Brendan Watson was present and requesting an area variance to build a garage in the front yard, when code states garages shall be in the rear yard, on property located at 180 County Road 27, tax map no. 3.00-1-47.000 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. Thirteen (13) 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: Anyone have any questions for the applicant?

Jessica Hemenway: Looking at the map you provided, what are these little dashes on there? Is that like the tree line or something?

Mr. Brendan Watson: Yes, that is where the swamp and trees are, even that little bump out into the back part of the existing turn around is a massive willow tree there.

Len Bolton: There is no way to move that back a little bit towards the house?

Mr. Watson: The building could be rotated 90 degrees which would move it back about an additional 8 feet of setback.

Chairman Blazey: So, then we would be talking a setback of 73 feet.

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?

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** an Area Variance Appeal #4590-19 for Brendan Watson to build a garage in the front yard, when code states garages shall be in the rear yard, on property located at 180 County Road 27, tax map no. 3.00-1-47.000 in a(n) A-1 district pursuant to Chapter 325 section 24 – A, with the restriction that the garage be rotated approximately 60 degrees from the original plan to increase the setback from the road right-of-way by approximately 8 feet. The motion was seconded by Mike 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 October 1, 2019. The motion was seconded by Mike Blazey. All voted “Aye.” Motion carried.

Meeting adjourned.

Respectfully submitted,

Kenneth Blazey
Chairman, Zoning Board of Appeals

Jill Havens
Recording Secretary