**Present:** Jessica Hemenway, Tammy Worden, Michael Blazey- members, Kenneth Blazey - Chairman, and Steve DeHond - Code Enforcement Officer and Nichole Ruggles - Recording Secretary

**Absent:** Leonard Bolton

**Also, present:** Scott VanAken and Christopher Galliher

**Application# 4633-22**: Christopher Galliher was present and requesting an area variance #4633-22, submitted by Mr. Galliher who is requesting to install a swimming pool in side yard, when the code states pool shall be in rear yard. Located at 1399 Co. Road 7, tax map #33.00-2-39.00 in an A-1 district, pursuant to Chapter 325 Section 42-A-2-A.

Kenneth Blazey, Chairman reviewed the public hearing notice. There were 4 people notified of the hearing. No one showed. The board reviewed the applicant’s application at this time.

Question 1, answer: The desired area for the pool and deck would be in such a place where for the most part it would not be visible from the road. Even if they did, they would see the new deck.

Question 2, answer: This is literally the only decent sized area of dry land on the property. There is some dry land in front of the house, but certainly not desirable.

Question 3, answer: A 24’ or 30’ pool and deck would be on the north end of the property.

Question 4, answer: Just a pool and deck. This should not cause any adverse effect for the environment.

Question 5, answer: There is a constant flow of water moving around my property from the adjacent farm land. This has made most of my property wetland.

Kenneth Blazey, Chairman: I went and saw the property and I know Tammy did as well. Looks to me that it’s in a nice spot. Jessica did you go? Jessica replied, I did not I just looked at the paperwork.

Michael, did you go see the property? Michael replied, no.

Tammy Worden, Board member: I pulled in, seems to be hidden and there are other people in the area who have side yard pools. I feel it’s in a good spot. The only thing I worry about is the pond. It is above ground pool?

Christopher Galliher: yes, it’s a above ground pool about 5 feet. There is a patch of land about 25 to 30 feet away from the pond is the driest spot on my property.

Kenneth Blazey, Chairman: Does anyone have any other questions? Hearing none.

At this time the area variance findings and decision were read and reviewed with all board members. All questions were answered no and the board agreed that the benefit to the applicant does not impose a detriment to the neighborhood or community.

A motion was made by Jessica Hemenway to **approve** the Area Variance #4633-22, submitted by Christipher Galliher who is requesting to install a swimming pool in side yard, when the code states pool shall be in rear yard. Located at 1399 Co. Road 7, tax map #33.00-2-39.00 in an A-1 district, pursuant to Chapter 325 Section 42-A-2-A.

 Motion seconded by Tammy Worden.

All voted “Aye”. Motion carried.

**Previous Minutes**:

A motion was made by Kenneth Blazey to approve the minutes from the last meeting which took place on February 1, 2022. The motion was seconded by Jessica Hemenway.

All voted “Aye.” Motion carried.

Meeting adjourned at 7:12pm

Respectfully submitted,

Kenneth Blazey Nichole Ruggles

Chairman, Zoning Board of Appeals Recording Secretary