

Minutes of the Town of Manchester Zoning Board Meeting of March 2nd, 2021 – 7:00pm

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

Absent: Jill Havens - Recording Secretary

Also, present: Matthew Brodman – 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 4616-21: Matthew Brodman was present and requesting an area variance for front setback for kitchen addition, setback will be 15' when code calls for 75' on property located at 2987 County Road 13, tax map no. 45.00-1-12.120 in an A-1 district pursuant to Chapter 325 Attachment 1.

Chairman Blazey read the public hearing notice and application for the area variance. Nine (9) 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?

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 Jessica Hemenway to **approve** an Area Variance Appeal #4616-21 for Matthew Brodman for front setback for kitchen addition, setback will be 15' when code calls for 75' on property located at 2987 County Road 13, tax map no. 45.00-1-12.120 in an A-1 district pursuant to Chapter 325 Attachment 1.

The motion was seconded by Leonard Bolton. All voted “Aye”. Motion carried.

Meeting adjourned.

Respectfully submitted,

Kenneth Blazey
Chairman, Zoning Board of Appeals

Jill Havens
Recording Secretary