

CITY OF MANCHESTER
BOARD OF ADJUSTMENT MINUTES
January 11, 2018

ATTENDANCE

Chairman Kent Goddard – Present
Member Bill Ward – Present
Member Alan Nissenbaum – Present

Member Dan Miller – Present
Member Jeffrey Rupich - Present

CITY OFFICIALS

City Attorney Patrick Gunn
Planning and Zoning Director Melanie Rippetoe

COURT REPORTER

Lauren Goodman

ATTENDEES

Michael Blaes
Steven Heeley
Karen Heeley

CALL TO ORDER

Chairman Goddard called the meeting to order at 6:30 p.m. and asked Director Rippetoe to call the roll. The record of attendance is shown above.

APPROVAL OF MINUTES

A motion to approve the January 11, 2018 minutes as submitted was made by Member Miller and seconded by Member Nissenbaum. Chairman Goddard abstained. The minutes were approved 5-0.

OLD BUSINESS

None

NEW BUSINESS

CASE #17-V-007

Director Rippetoe gave the details of the variance case:

Michael Blaes, of Blaes Architects, on behalf of Steven and Karen Heeley, owners, is seeking a variance required in order to construct additions on a single family home, located at 302 Jamboree in the R-1 Single Family Residential Zoning District. Plans show an existing 225 square foot sunroom to be removed and replaced with a one story frame family room and a 170 square foot addition off of the garage and kitchen. Both additions are shown to encroach on the building setback up to 20 feet from the property line at the closest point. The proposed additions will require a variance from Section 405.170.E.3 of the Zoning Regulations, pertaining to a 35 foot setback requirement in R-1 Single Family Residential Zoning District.

Testimony #1 – Michael Blaes, from Blaes Architects, summarized the project and the reason for the requesting the variance and answered questions of the City Attorney and Board members.

Testimony #2 – Karen Heeley, confirmed that the information presented was correct.

With all the questions satisfactorily answered, Member Nissenbaum made a motion and seconded by Member Miller to approve the variance. The resulting vote was 5-0 in favor of the variance.

ADJOURNMENT

Chairman Goddard adjourned the meeting at 6:47 p.m.

Respectfully Submitted by:

Melanie Rippetoe, Director of Planning, Zoning and Economic Development