

**MINUTES OF ZONING BOARD OF APPEALS PUBLIC HEARING
AND MEETING HELD JUNE 01, 2005**

Present: Donald Mordue, Chairman William Henry
 Anthony Muscolino Rick Beaton

Absent: Michael Haley

Others: Rose Pettrone

Recording: Rita J. Gurewitch, Deputy Clerk/Treasurer

The public hearing was called to order at 7:30 PM by Chairman Mordue. He stated that Ms. Rose Pettrone has requested an area variance to build a 12 ft by 20 ft detached garage at her home at 99 Merrick Avenue that does not meet village code Schedule 1 of the Village of Manchester Zoning Ordinance which would require a 15' setback from the side property line. Application shows only 3.5 ft to the south property line.

No one was present to speak against the appeal.

The public hearing was adjourned on motion.

The meeting was called to order at 7:30 PM by Chairman Mordue. After discussing the request, the following resolution was offered by Mr. Henry, seconded by Mr. Beaton and carried:

WHEREAS, Ms. Pettrone has applied for a variance to allow her to build a detached garage at 99 Merrick Avenue; and

WHEREAS, Ms. Pettrone is requesting a 3.5 ft setback to the south property line so she may utilize space; and

WHEREAS, Ms. Pettrone does not appear to create a hardship for any area owners and no one opposed this use; and

WHEREAS, the members of this board are familiar with said location and the conditions and circumstances under which said variance is requested; and that the character of the area would remain unchanged; and

WHEREAS, a strict application of the village zoning law would result in a practical difficulty; and

NOW, THEREFORE, BE IT RESOLVED, that this application be **GRANTED** to allow Ms. Pettrone to build a detached garage at her home.

BE IT FURTHER RESOLVED, that the garage will not be constructed until necessary fees have been paid and permits have been obtained from the Code Enforcement Officer.

The above resolution was put to roll call vote, which resulted as follows;

Tony Muscolino	Voting	“AYE”
Rick Beaton	Voting	“AYE”
Donald Mordue	Voting	“AYE”
William Henry	Voting	“AYE”

The resolution was thereupon declared duly adopted.

The meeting was adjourned on motion at 8:30 PM

Respectfully submitted,

Rita J. Gurewitch
Deputy Clerk/Treasurer