

MINUTES OF VILLAGE OF MANCHESTER ZONING BOARD OF APPEALS  
PUBLIC HEARING AND MEETING - 7:00PM.

Present: Donald Miller- Deputy Chairman  
Bernard Commisso  
John Yacuzzo  
Allison Liberati  
Absent: Tony Muscolino- Chairman  
Others: Chuck and Robin Osborne  
Recording: Debra A Chase, Deputy Clerk/Treasurer

Deputy Chairman Miller called the public hearing to order at 7:00 pm. He stated that this hearing was called to ask the Zoning Board of Appeals to offer relief for Chuck and Robin Osborne at 118 State Street, Manchester, for an area variance to build a 12 ft by 24 ft., 288 square foot shed for residential use that does not meet village zoning 100.34-2 of the Village of Manchester Zoning Ordinance which requires the total area of all detached accessory buildings on any single parcel of land, including buildings with less than fifty (50) square feet of floor area, shall not exceed two hundred (200) square feet in area. The area of detached private garages shall not, however, be included in determining the total square footage of detached accessory buildings. No one attended to speak for or against this. The public hearing was adjourned on motion.

Deputy Chairman Miller called the Zoning Board of Appeals meeting to order at 7:05 pm. A request from Chairman Muscolino stating that the building already on Mr. Osbornes property should have been listed as a garage and the permit #18-1998 for a 24' x 24' x 16' building should be amended and listed as a garage and not a shed.

\*The above amendment was put to roll call vote, which resulted as follows:

Donald Miller	Voting	"Aye"
Bernard Commisso	Voting	"Aye"
John Yacuzzo	Voting	"Aye"
Allison Liberati	Voting	"Aye"

After discussing the initial variance request, the following resolution was offered by Deputy Chairman Miller, seconded by Bernard Commisso and carried:

**WHEREAS**, Chuck and Robin Osborne have applied for a variance to have a 12 x 24 ft shed-(288 square feet) in addition to the building already on the property; and

**WHEREAS**, it does not appear to create a hardship for any area owners; 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 the 12 x 24 ft. shed-(288 square feet) on the property.

\*The above resolution was put to roll call vote, which resulted as follows:

Deputy Chairman Donald Miller	Voting	"Aye"
Bernard Commisso	Voting	"Aye"
John Yacuzzo	Voting	"Aye"
Allison Liberati	Voting	"Aye"

The resolution was thereupon declared duly adopted.  
The meeting was adjourned on motion at 7:15 pm.

Respectfully submitted,  
Debra A. Chase  
ZBA Secretary, Deputy Clerk/Treasurer