MINUTES OF ZONING BOARD OF APPEALS PUBLIC HEARING AND MEETING HELD JULY 07, 2004

Present:	Donald Mordue, Chairman	William Henry
	Patrick Beaton	Laura Fisher
	Michael Haley	John Fisher

Absent: Anthony Muscolino

Recording: Rita J. Gurewitch, Deputy Clerk/Treasurer

The public hearing was called to order at 7:30 PM by Chairman Mordue. He stated that Mr. And Mrs. John Fisher have requested an area variance to erect a 20 ft by 12 ft attached deck to their home at 1 Lehigh 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 12 ft to the west property line. Also, under Section 100-45, a nonconforming structure shall not be expanded except in conformance with the procedures and regulation specified.

There was no one to speak against the proposal.

The public hearing was adjourned on motion.

The meeting was called to order at 7:15 PM by Chairman Mordue. After discussing the request, the following resolution was offered by Mr. Haley, seconded by Mr. Beaton and carried:

WHEREAS, Mr. & Mrs. John Fisher have applied for a variance to allow them to build a deck attached to their home at 1 Lehigh Avenue; and

WHEREAS, Mr. & Mrs. Fisher are requesting a 12 ft setback to the west property line so they may make the property more aesthetically appealing and utilize space; and

WHEREAS, it 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 Mr. & Mrs. John Fisher to build an attached deck to their home.

BE IT FURTHER RESOLVED, that the deck 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;

Patrick Beaton	Voting	"AYE"
Michael Haley	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