



CITY OF MANCHESTER
BOARD OF ADJUSTMENT MINUTES
January 10, 2019

ATTENDANCE

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

Member Dan Miller – Present
Member Jeffrey Rupich - Present

CITY OFFICIALS

Joseph E. Bond, City Attorney
Melanie Rippetoe, Planning and Zoning Director

COURT REPORTER

Lauren Goodman

ATTENDEES

Eric Dauernheim
Aditya Muralidharan

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 minutes from the meeting held on September 13, 2018, as submitted, was made by Member Rupich and seconded by Member Ward. Member Miller abstained, stating that he was not present for the last meeting. The minutes were approved 4-0, with 1 abstention.

OLD BUSINESS

None

NEW BUSINESS

CASE #19-V-001

Director Rippetoe gave the details of the variance case:

Chesterfield Fence and Deck, applicant, on behalf of Aditya Muralidharan, owner is seeking a variance from Section 405.170.E.2. pertaining to the minimum side yard setback, required to replace an existing deck on an single family home located at 428 Glan Tai Drive, in the R-1 Residential Zoning District. The proposed deck is shown to replace an existing deck that currently is 6 feet from the property line. The deck is shown to wrap

around the side of the house and encroach 4 feet into the existing 10 foot minimum side yard setback. Staff could not locate an existing variance on file and therefore applicant is required to obtain a variance prior to replacing the deck in its current location.

Section 405.170.E.2. of the R-1 Residential Zoning Regulations states that there shall be a side yard on each side of a building having a width of not less than ten (10) feet or ten percent (10%) of the width of the lot, whichever amount is larger, but the side yard need not exceed twenty-five (25) feet. The deck is shown to be 6 feet from the property line and will therefore require a 4 foot variance from the 10 foot side yard setback requirement.

Testimony #1 - Eric Dauernheim, with Chesterfield Fence and Deck presented on behalf of the owner. He stated that the deck would be in the exact footprint of the existing deck. The existing deck is in poor shape and needs to be replaced. They have a door on the side of the house that leads out to the deck on the side of the property where the variance is being requested.

Testimony #2 - Aditya Muralidharan stated that she was the owner and added that in addition to what Eric had stated, the door onto the deck leads out from the kitchen. Without the deck, the door would have no use. She also stated that the closest building element on the neighboring house is a garage, that is separated by the neighbor's driveway.

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 6:46 p.m.

Respectfully Submitted by:

Melanie Rippetoe, Director of Planning, Zoning and Economic Development