



**CITY OF MANCHESTER**  
**BOARD OF ADJUSTMENT MINUTES**  
February 14, 2019

**ATTENDANCE**

Chairman Kent Goddard – Present  
Member J.D. Pohlman – 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**

Ahmed Jakupovic  
Michael Mazur

**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 January 11, 2019, as submitted, was made by Member Nissenbaum and seconded by Member Rupich. The minutes were approved 5-0.

**OLD BUSINESS**

None

**NEW BUSINESS**

**CASE #19-V-002**

Director Rippetoe gave the details of the variance case:

Ahmed Jakupovic, applicant, on behalf of 7703 Jerome, LLC, owner, is seeking variances from Section 405.165 pertaining to accessory buildings and uses, in order to erect a detached garage on a property with an existing single family home located at 960 Hanna Road, in the R-4 Residential Zoning District. The property fronts on Hanna Road to the west

and Dorne Drive to the east and abuts properties zoned R-4 Residential to the north and south.

The proposed 720 square foot accessory structure (detached garage) is shown to be approximately 38.5 feet from the side property line at its closest point and 76.76 feet from the front property line. The proposed accessory structure exceeds the maximum allowable size of 500 square feet by 250 square feet and located in front of the principal structure. The proposed accessory structure can only be approved with variances.

Testimony #1 – Ahmed Jakupovic, presented on behalf of 7703 Jerome, LLC, owner. He stated that the current garage would be converted to a bedroom and the variance requested would be to add a detached garage to the property. He also explained that there is little room to work with behind the property, which is why it is not behind the principal structure.

Testimony #2 – Michael Mazur stated that he was a neighbor of the property of the proposed variance. He explained his worry about the effect on the cul-de-sac in the back of the property.

With all the questions satisfactorily answered the board voted on the two variances separately.

Member Miller made a motion and was seconded by Member Nissenbaum to approve the variance in regards to the position of the accessory structure. The resulting vote was 5-0 in favor of the variance.

Member Rupich made the motion and was seconded by Member Nissenbaum to approve the variance in regards to the square footage of the accessory building. The resulting vote was 5-0 in favor of the variance.

## **ADJOURNMENT**

Chairman Goddard adjourned the meeting at 7:01 p.m.

Respectfully Submitted by:

Melanie Rippetoe, Director of Planning, Zoning and Economic Development