

Donald Mordue	Voting	“AYE”
Tony Muscolino	Abstained	
Michael Haley	Voting	“AYE”
William Henry	Voting	“AYE”

The resolution was thereupon declared duly adopted.

Mr. Edward Hamilton has requested an area variance to erect a 36’ X 28’ X 12’ detached garage with a total 16 foot roof peak that does not meet village code Schedule 1 and Section 100-34-B-1a and Section 100-35-B-1 of the Village of Manchester Zoning Ordinance which would require a private garage with a maximum capacity of 720 square feet and permitted accessory use in C-1 used with permitted business use. Application shows 1,008 square feet for a private garage. The height of the garage is permitted at 16’. According to maps of location, multiple parcels show zoning will need to be addressed at a later date. Plus the Board recommended to unify property into single parcel.

After discussing the request, the following resolution was offered by Mr. Henry, seconded by Mr. Haley and carried:

WHEREAS, Mr. Hamilton has applied for a variance to allow him to build a detached garage at 123 Merrick Avenue; and

WHEREAS, Mr. Hamilton is requesting 1008 square feet instead of the required 720 square feet limit for detached garage so he 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 as now described; 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. Hamilton to build a new detached garage on his property.

BE IT FURTHER RESOLVED, that the garage not be built 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;

Donald Mordue	Voting	“AYE”
Tony Muscolino	Voting	“AYE”
Michael Haley	Voting	“AYE”
William Henry	Voting	“AYE”

The resolution was thereupon declared duly adopted.

The meeting was adjourned at 9:05pm.

Respectfully submitted,

Rita J. Gurewitch
Deputy Clerk/Treasurer