

**MANHATTAN BOARD OF ADJUSTMENT
REGULAR MEETING
207 S 6th ST
JUNE 1, 2022
MINUTES**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Board members present were Jennifer Love, Ashley Flammond, Becky Clements, Diane Letendre, and Shawna Taylor. Six members of the public were present. Also present were Town Attorney Jane Mersen and Deputy Clerk/Treasurer Tonya Owens.

PUBLIC COMMENT

None

ELECTION OF BOARD OFFICERS

Motion-Clements; Second-Flammond; Vote-Unanimous: Motion passed to approve Jennifer Love as Chairman and Diane Letendre as Vice-Chairman.

211 N 6TH, ACCESSORY DWELLING UNIT- Variance Request

Motion-Clements; Second-Taylor; Vote-Unanimous: Motion passed to table the variance request in order to get more information on when the zoning for that property came into place and when the purchase date of the property was.

Public Hearing

Clerk read the public hearing notice.

Dennis Richardson, 212 N 7th St: He explained that the hardship is that he cannot build an additional rental unit on a property that he owns but does not occupy. He stated that the Town will receive more taxes and have more rental properties available. He explained that he does live directly across the alley from this property. He will occupy the bottom half of the ADU as his personal shop. The square footage of the proposed ADU is 649 sq. ft. and the existing house is 562 sq. ft. The total sq ft of living space will only occupy 20% of the sq ft of the lot. There will also be a new sewer line on the property. The applicant explained that this would help with the rental shortage in Manhattan. The applicant feels that this would be an asset to the Town. They would like to keep rent low so this might be a better answer than raising rent. This will help with his retirement to potentially allow a caretaker to live in the unit.

Mike Edwards, 210 N 7th St: He is a neighbor to the applicant and has no problem with the variance request.

Jenna Jones, 209 N 6th St: She has a concern about the power lines, but supports the ADU.

Written Comments:

Terry Humphrey, 208 Hemlock: He stated his opposition to the ADU as it is not in harmony with the intent of R-1 (Low Density Residential District).

Discussion/Decision

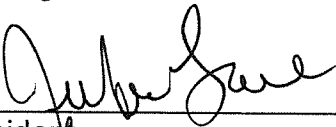
Clements asked if this is the first variance request of this nature. The clerk stated that this was the first to her knowledge. Flammond stated that all the other parameters met code. Mersen read the Board of Adjustment Town Code and stated that the decision needed to base on findings of fact. The Board read through the worksheet and answered questions based on findings of fact. The Board questioned & discussed if the applicant purchased the home prior to the implementation of zoning regulations. The applicant stated that he has owned the property since 1992. The Board discussed the worksheet questions with Mersen. The clerk researched the original R-1 Zoning Ordinance No. 253 and read it aloud. The zoning was established in 1998. The clerk researched the property owner of record which verified ownership in 2001. The Board asked for documents to verify these dates.

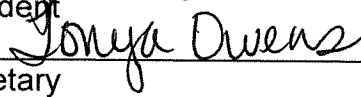
APPROVAL OF MINUTES- February 24, 2021

Motion-Flammond; Second-Clements; Vote-Unanimous: Motion passed to approve the minutes from February 24, 2021.

ADJOURN

Motion-Clements; Second-Flammond; Vote-Unanimous: Motion passed to adjourn the meeting.



President


Secretary