

**BRANDON DEVELOPMENT REVIEW BOARD HEARING  
OCTOBER 23, 2019  
VARIANCE #6044  
APPLICANT and LANDOWNER: RYAN DELANEY**

**Board members present:** Sam Stone, Amber Lovely-Lee, Bob Clark, John Peterson and Tom Bohler

**Others present:** Russell Jones, Brent Buehler, Faith Daya, Jenny & Steve Beck, Joan Rowe, Deb Bratton, Ed Bratton, Nancy Leary, Jim Leary, Alyssa Mohl, Edna Sutton, Stephen Sutton, Mary Judith Rielly Marty Feldman, Gordon Nailor, Emily Lyons, Dan Mazur, Harold Somerset, Jean Somerset, Jeff Stewart, Linda Stewart, Hilary Collier, Tim Kingston, Michelle Kingston, David Roberts, Karrie Quinn, Russ McColman, Cheryl Weeden, Robert Weeden, Ed & Cindy Thomas, Ann Hughes, Duane Martin Elaina Spezzano, Frank Spezzano, Betsy Quigley, Steven Jupiter, Sharon Stearns, Gordon Stearns, Laura King, Philip Keyes, George Field, Tim Guiles, Kjell Thompson, Ralph Either, Maria Ammatuna, Michael Shank, David Atherton, Lyn DesMarais, Joshua Collier, Colleen Wright, Brian Coolidge, Kate Brriggs, Bill Moore, Carol Fjeld, Jason Cjaka, Richi Stallard, Eve Beglarian, Carole Rasmusen, Barbara Ebling, Tom Brown, Jeff Biasuzzi, Hillary Knapp, Secetary

The hearing was opened at 7:01pm.

The warning was read and found to be in order.

Ryan Delaney and Jeff Biasuzzi were sworn in.

No one requested Interested Party

**Ryan Delaney-** I am looking to build an attached garage, which is basically in the same footprint that a building is currently in. The new garage will need to be extended by 18 feet, which will leave 10 feet between the neighbors property and mine. The existing garage was falling in and had to be torn down. This will be the only place that the garage can be built in. There are electrical wires and septic in the other spots on the property.

The garage will be for safe access in the winter time and without the garage it would be a longer access to the house in the winter. I currently have an older couple interested in the property and they would need safe access to the home.

**Jeff-** There was some free stance structure in the back and it did not have the ability to be fixed. Is looking for a 10 foot set back which is non-conforming.

**Ryan-** Entered into evidence Exhibit A- A letter from the neighbor approving the variance and the building of the garage.

There were no questions from the board.

Being no further testimony the hearing closed at 7:06pm.

Respectfully submitted,

Hillary Knapp