

TOWN OF HEBRON
BOARD OF ZONING APPEALS
MINUTES OF SEPTEMBER 13, 2022

The Town of Hebron Board of Zoning Appeals meeting of September 13, 2022 was called to order by President Linda Brebner. In attendance were Linda Brebner, Shawn Veenstra, Shane Spagnola, and Thomas Cichocki, Clerk-Treasurer Jamie Uzelac, Attorney Brett Galvan, and Recording Secretary Joanne E. Hansen. Council Liaison Todd Adamczyk, Brittany Herscher were not in attendance.

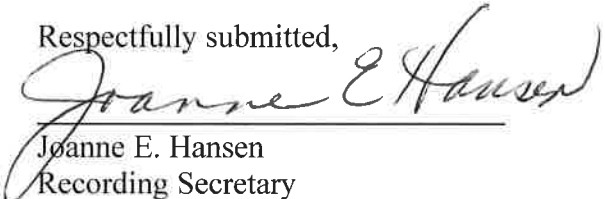
Following the Pledge, the following business was conducted:

Approval of Minutes - On motion of Shawn Veenstra, seconded by Thomas Cichocki, and duly carried 4-0, the August 9, 2022 meeting minutes were approved as presented.

Public Hearing - President Brebner opened the public hearing and informed the community of the pending variance request received from Andrew Wheeler, 103 Pine Street to construct a garage that would be 5 feet from the property line. She noted that the Town's ordinance states accessory buildings must be 10 feet from the property line unless a variance is granted by the BZA. President Brebner stated that Mr. Wheeler had complied with the notice requirements and paid all costs. She asked for Community comments in favor of granting the variance. There being no input, she asked for Community comments in favor of denying the request. There being none, President Brebner closed the public hearing and asked for Board comments. Following a discussion, President Brebner read the attached Findings of Fact which became her motion to grant the variance, seconded by Shawn Veenstra, and duly carried 4-0, the variance was approved. Executed Findings of Fact Granting said variance are attached hereto and made part of these minutes.

There being no further business before the Board, on motion of Shawn Veenstra, seconded by Thomas Cichocki, and duly carried 4-0, the meeting was adjourned.

Respectfully submitted,


Joanne E. Hansen
Recording Secretary

Approved:


Linda Brebner, President

VARIANCE GRANTED/DENIED
TOWN OF HEBRON BOARD OF ZONING APPEALS
FINDINGS OF FACT FOR VARIANCE

Case Name: Wheeler
103 Pine Court

The Board of Zoning Appeals, Town of Hebron, now makes the following FINDINGS OF FACT in support of its approval/denial of the following Petition for Variance:

Variance to Ordinance Provision:

1. That the proposed use WILL ___ WILL NOT X be injurious to the public health, safety, morals, and general welfare of the community because: It allows for conformity with the surrounding homes.
2. That the use and value of the area adjacent to the property WILL ___ WILL NOT X be affected in a substantially adverse manner because: he is adding value to his property.
3. That strict application of the terms of the ordinance WILL X WILL NOT ___ result in practical difficulties in the use of the property because: Petitioner would not be able to directly access his garage.
(The zoning ordinance may establish a stricter standard than the "practical difficulties" standard.)

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE PETITION is GRANTED ___ DENIED ___. (If granted, approval is further subject to any conditions stated in the minutes which conditions are incorporated herein by reference and made a part of this decision.)

Voting in Favor of Approval:

Neil Buhse
[Signature]
James J. Crowell
Shae Spangula

Voting to Deny:

I certify the above reflects the vote and decision of the Town of Hebron of Zoning Appeals regarding the referenced case.

Joanne E. Hansen
Secretary