

**HEBRON TOWN BOARD OF ZONING APPEALS
MINUTES OF JULY 18, 2023**

The Hebron Board of Zoning Appeals meeting of July 18, 2023, was called to order by President Linda Brebner. In attendance were Linda Brebner, Stephanie Yankauskas (formerly known as Stephanie Vandy), Shane Spagnola, Thomas Cichocki, Liaison Todd Adamczyk, Town Attorney Brett Galvan, and Recording Secretary Joanne Hansen. Shawn Veenstra was not in attendance.

Following the Pledge of Allegiance, the following business was conducted.


Public Hearing – 309 E. Casey – President Brebner opened the public hearing. President Brebner asked if the applicant had paid all costs associated with the publication of hearing and if certified letters were mailed to the respective lot owners. Recording Secretary Hansen said that the applicants had shown proof of payment for publication costs and gave proof of notice to the respective lot owners. Attorney Galvan said that notice is adequate. President Brebner said that the owner of the property, Matthew Yankauskas, is seeking a variance to allow for the construction of a detached garage. President Brebner said that per the Town’s code, the garage placement must be fifty feet from the front line of the property. President Brebner asked for public comments in favor of granting the variance and a voice from the audience replied, “Let him build it.” President Brebner asked for public comments against the granting of the variance. There were none. President Brebner closed the public hearing and asked for Board members’ input for or against the variance. Thomas Cichocki asked for the number of feet the garage would be from the property line and Mr. Yankauskas said there is twenty feet.

On motion of Thomas Cichocki, seconded by Shane Spagnola, and duly carried 3-1 (Stephanie Yankauskas abstained) the variance was granted. The Findings of Fact granting said variance are attached to hereto and made a part hereof.

Next meeting of the Board will be October 10, 2023.

There being nothing more before the Board, on motion of Thomas Cichocki, seconded by Stephanie Yankauskas, and duly carried 4-0, the meeting was adjourned.

Respectfully submitted,



Joanne E. Hansen, Recording Secretary

Approved:



Linda Brebner, President

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

Case Name: 309 E. Casey
Yankauskas

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 will conform with the other existing structures.
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: the plan is to follow in line with the neighbor's residence.
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: it would not allow the structure to be built to the specifications desired by the resident.
(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 X 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:

Thomas Cichocki
Linda Bulmer
Shane Spang

Voting to Deny:

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

Secretary