

**HEBRON TOWN BOARD OF ZONING APPEALS
MINUTES OF SEPTEMBER 12, 2023**

The Hebron Board of Zoning Appeals meeting of September 12, 2023, was called to order by President Linda Brebner. In attendance were Linda Brebner, Shane Spagnola, Thomas Cichocki, Stephanie Yankauskas, Shawn Veenstra, Town Attorney Brett Galvan, and Recording Secretary Joanne Hansen. Liaison Todd Adamczyk was not in attendance.

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

Approval of Minutes – On motion of Shane Spagnola, seconded by Stephanie Yankauskas, and duly carried 5-0, the minutes from the July 11, 2023, and July 18, 2023, BZA meetings were approved as presented.

Public Hearing – Kristen G Wagoner, 902 Aspen Street – 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 Ms. Wagoner 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 is seeking a variance to allow for the installation of a replacement fence extending to the front of the house which deviate from App. A, Art. 2, Section 2-2-4-3 A. 5. President Brebner asked for public comments in favor of granting the variance. There were no comments. President Brebner asked for public comments against granting the variance. There were no comments. President Brebner closed the public hearing and asked for Board members' input for or against the variance. There being no comments from the Board for or against granting said variance, on motion of Shawn Veenstra, seconded Thomas Cichocki, and duly carried 5-0, the variance was granted. The Findings of Fact granting said variance are attached hereto ad made a part hereof.

The next meeting of the BZA will be held on October 10. Shawn Veenstra stated that he would not be attendance as he will be in Germany.

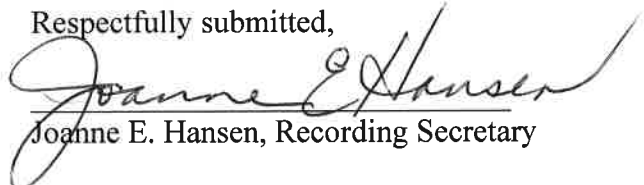
There being nothing more before the Board, on motion of Thomas Cichocki, seconded by Stephanie Yankauskas, and duly carried 5-0, the meeting was adjourned.

Approved:



Linda Brebner, President

Respectfully submitted,


Joanne E. Hansen, Recording Secretary

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

Case Name: 902 Aspen Street
Kristen G. Wagoner

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: the placement of the fence will not conflict with the surrounding area.
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: replacing the existing fence will improve the look of the surrounding area.
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: the homeowner will not be allowed full use of her entire property.
(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**. (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:

Voting to Deny:

<u>Lish Bulmer</u>	_____
<u>Stephanie Vankouss</u>	_____
<u>Shere Spagrud</u>	_____
_____	_____
_____	_____

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

/s/JOANNE E. HANSEN
Secretary