

**HEBRON TOWN BOARD OF ZONING APPEALS
MINUTES OF FEBRUARY 13, 2024**

The Hebron Board of Zoning Appeals meeting of February 13, 2024. In attendance were Linda Brebner, Stephanie Yankauskas, Ed Erb, Shawn Veenstra, Town Council Liaison Tammy Grdinich, Town Attorney Brett Galvan, and Recording Secretary Joanne Hansen. Thomas Cichocki was not in attendance.

Approval of Minutes – On motion of Shawn Veenstra, seconded by Stephanie Yankauskas, and duly carried 4-0, the minutes from the October 10, 2023, meeting were approved as submitted.

Election of Officers – 2023 Officers – President Linda Brebner, Vice President Shawn Veenstra, TAC Representative Shawn Veenstra, Attorney Brett Galvan, and Recording Secretary Joanne Hansen. On motion of Shawn Veenstra, seconded by Stephanie Yankauskas, and duly carried 4-0, the 2023 Officers will retain their office for 2024.


Public Hearing – President Brebner opened the public hearing. She stated that Jose Santiago, 182 Park Place, applied for a fence variance. She further noted that she has been advised that all costs and requirements have been met. She noted that variance is to allow him to deviate from the ordinance that presently states that a fence “shall not project closer to the front lot line than the side of the principal building closest to and substantially parallel to the rear lot line.” She reported that Mr. Santiago is asking to move the fence past his front door. Ms. Brebner asked for any public comments in favor of the variance. Gojko and Sabrina Kasich, 189 Park Place and Mr. and Mrs. Schoff, 183 Park Place commented in favor of the variance. Building Commissioner Brad Ladwig stated that the variance request is only for the side yard, not the rear yard. This comment was followed by a lengthy discussion by the Town Council, Attorney and Jose Santiago. President Brebner asked for comments from the public against granting the variance. There being none, President Brebner closed the public hearing. On motion of Shawn Veenstra, seconded by Stephanie Yankauskas, and duly carried 4-0, the attached Findings of Fact were approved, and the variance was granted.

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

Respectfully submitted,

/s/ 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: 182 Park Place
Santiago

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: **the fence will conform with any of the adjacent properties.**
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 would not be allowed full use of his 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 X ___. (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:

Paul Bubba
Stephanie Yankamster
EDWARD J ERB
[Signature]

Voting to Deny:

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