

GERMANTOWN ZBA
DRAFT MINUTES
DECEMBER 21, 2023

The meeting was held at the Town Hall with the following members in attendance: AmyJo Davison, Joe Guida and Rachel Levine. Member Randy Phelan attended via Zoom audio/video.

The meeting was opened at 7:05pm.

Pledge of Allegiance.

Motion was made by Rachel to make Joe Guida acting Chair in the absence of Chairwoman Teresa Repko, seconded by AmyJo, with all in favor and none opposed.

The Draft Minutes of November 16, 2023 were reviewed and with motion by Amy, seconded by Rachel, were accepted as written, with all in favor and none opposed.

Paul Haas (Five Hares LLC): returned before the board for his application for an Area Variance for an Accessory Apartment to be located at his property at 375 Viewmont road. He stated that the variance is for the smaller of two structures on his property and his intent is to provide long term renting if approved of this 1096 square foot structure.

Member Rachel made a motion to open the Public Hearing, seconded by Amy, with all in favor and none opposed.

No comments were received from the zoom waiting room.

James Schmidt: in favor of Area Variance, stated that he is a neighbor and has no objections.

On a motion by Rachel, seconded by AmyJo, with all in favor and none opposed, the Public Hearing was closed.

The board proceeded their review of Section 11 Sub Section D that the they have the power to vary or modify provisions of this ordinance as a result of exceptional physical conditions connected with a particular site IF there are practical difficulties or unnecessary hardships and reviewed their checklist that general standards must be met-Section D-3 and added that any approval for this application is not setting a precedence as they have previously acted as a NO for applications of this nature, but acting on the recommendations from the town attorney for a preexisting condition and that long term renting is favored.

On a 4-0 unanimous vote, the board approved the Area Variance based upon the findings that no undesirable change will be produced in the character of the neighborhood or detriment to nearby properties will be created.

There is no New or Other business conducted and on a motion by Rachel, seconded by Amy, with all in favor and none opposed the meeting was closed at 7:21pm.

Jami DelPozzo
Planning and Zoning Secretary