

GERMANTOWN ZBA
MINUTES
MAY 16, 2024

The meeting was held at the Town Hall with the following members in attendance: Chairwoman Teresa Repko, Joe Guida and Bill Shannon. Member AmyJo Davison attended via zoom audio/video conferencing.

The meeting was opened at 7:00pm.

Pledge of Allegiance

The draft minutes of April 18, 2024 were reviewed and on a motion by AmyJo, seconded by Joe, with all in favor and none opposed were accepted as written.

There were no Public Hearings held or Old Business discussed.

New Business:

Billy and Michelle Jennings: appeared before the board, as the applicant John Jennings was not able to attend, for an Area Variance for a side yard set back of 5 feet to construct a 30'x40' garage, with electric but no water, at his property located at 4933 Route 9G, as regulations state a side yard setback is 20 feet.

The board reviewed all submitted documents and discussed the following:

- On Denial Letter amend 30'x50' to 30'x40'
- Horseshoe shaped driveway
- Other property locations for placement of garage
- Location of home on abutting property
- 15ft setback options
- Property is flat in location of requested area for setback

The board unanimously determined that a site visit is needed, and will contact the applicant before their visit(s).

On a motion by Amy, seconded by Billy, with all in favor and none opposed a Public Hearing was scheduled for June 20, 2024.

Deborah Anderson: appeared before the board via Zoom audio/video conferencing for an Area Variance for a side yard set back of 2.5 feet allowing her to keep a Tool/Garden shed in its existing location at her property located at 201 Northern Boulevard, as regulations state a side yard setback is 10 feet. She proceeded to explain to the board that the shed is used for her photography equipment storage and she was told by the company that installed the shed that a permit was not needed.

The board reviewed all submitted documents and discussed the following:

- On Denial Letter amend 12'x16' shed to 10'x16
- Owner became aware of need for Variance from realtor
- Applicant discussed with and had neighbor approval of her shed placement
- Existing fence has a permit
- Shed is located within fence
- Proximity of existing tree makes moving the shed difficult

The board unanimously determined that a site visit is needed, and owner gave her permission to conduct visits in her absence.

On a motion by Joe, seconded by Bill, with all in favor and none opposed a Public Hearing was scheduled for June 20, 2024.

Other Business:

- Reminder of Training on June 10,2024 at 7:00pm
- Members in attendance will be paid

On a motion by Joe, seconded by Bill, with all in favor and none opposed, the meeting was clo.

Jami L. DelPozzo
Planning and Zoning Secretary