

GERMANTOWN ZBA  
MINUTES  
AUGUST 15, 2024

The meeting was held at the Town Hall with the following members in attendance: Chairwoman Teresa Repko, Joe Guida, Amy Davison and Bill Shannon.

The meeting was opened at 7:30pm.

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

**Public Hearing:**

**Gabriel Dikel and Irena Tippett** returned before the board for the continued review of their application for an Area Variance seeking a Front Yard Setback of 34'-2.5" and Side Yard setback of 7 feet at their property located at 11 Eastern Parkway.

A motion was made by Joe to open the Public Hearing, seconded by Bill, with all in favor and none opposed.

1-written comment was received: Jeremy Bloom and Brian Rady: in support of area variance and the proposed project of applicants.

No comments were received from the audience.

Kevin McClarnon attended via zoom and commented that he was concerned about short term rentals.

The Board continued their review and discussed the following:

- Site visits
- Close proximity to adjacent neighbors
- 13foot width changed to 10foot width of deck
- Foundation used for storage, not livable and has outside access only
- Side yard of 10 feet not 7 feet
- Conditional listing of ADU (Accessory Dwelling Unit) and Long-Term Rental

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

The board conducted their review of Section 11 Sub Section D and determined that no undesirable change will be produced in the character of the neighborhood or detriment to nearby properties will be created by the granting of the Area Variance, and on a motion made by Joe, seconded by Bill, with all in favor and none opposed approved the Area Variance.

**Old Business:**

- Once a variance is given, it stays, even if the applicant does nothing.
- Chairwoman Repko is waiting for Attorney response re: stipulations of applicants

On a motion by Bill, seconded by Amy, with all in favor and none opposed, the meeting was closed at 7:55pm.

Jami L. DelPozzo- Planning and Zoning Secretary