

Ms. Valentino stated that both structures would be behind the fence and there would be no windows on the fence side for the greenhouse.

Member Linhart made a motion, seconded by Member Miller, to open the public hearing at 6:34 PM and it was carried unanimously.

Ayes: Chairperson T. Kelly, Member Linhart, Member Miller, Member KP Kelly, Member Catalino.

Nays: 0 All in Favor. Motion Carries.

Member Linhart made a motion, seconded by Member KP Kelly, to close the public hearing at 6:47 PM and it was carried unanimously.

Ayes: Chairperson T. Kelly, Member Linhart, Member Miller, Member KP Kelly, Member Catalino.

Nays: 0 All in Favor. Motion Carries.

Board Questions

Chairperson T. Kelly proceeded with the board through the five (5) criteria questions: These answers are for both the shed and the greenhouse.

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered Yes.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no, as both the shed and greenhouse will be behind a fence.
- 3) Whether the requested Variance is substantial? The board answered yes, as they are requesting 18 feet for the shed and 15 feet for the green house.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no.
- 5) Whether the alleged difficulty was self-created? The board answered yes, for the greenhouse is new. No, for the shed as it was an existing structure.

Determination of ZBA Based on the Above Factors:

For the Existing Shed

The ZBA, after taking into consideration the above five factors, finds that:

 X The benefit to the applicant **DOES** outweigh the Detriment to the Neighborhood or Community.

 The benefit to the applicant **DOES NOT** outweigh the Detriment to the Neighborhood or Community and therefore the variance requested is denied.

Nays: 0

All in Favor.

Motion Carries.

Other Business

None

Adjournment

With there being no other business, Member Catalino made a motion, seconded by Member Linhart, and carried unanimously, to end the meeting at 8:15 PM

Respectfully submitted,
Debi Witzel, Secretary
Zoning Board of Appeals