

GERMANTOWN ZBA
MINUTES
APRIL 17, 2025

The meeting was held at the Town Hall with Zoom audio/video and the following members were in attendance: Chairwoman Teresa Repko, Amy Jo Davison, Rachel Levine, Bill Shannon and Alternate Bill Rosado.

The meeting was opened at 7:00pm.

Pledge of Allegiance

The draft minutes of March 20, 2025 were reviewed and on a motion by Rachel, seconded by Amy Jo with all in favor and none opposed were accepted as written.

There was **no Public Hearing** held and **no Old Business** discussed.

New Business:

Liam Turkle, Architect, appeared before the board as applicant with owner consent from H. Jon Benjamin for an Area Variance to allow for a reduced Front Yard Setback from 75ft to 24ft for the construction of a single-story accessory garage at the property located at 230 Church Avenue. The applicant gave the following explanation to the board:

- The requested variance is consistent with neighboring properties with accessory buildings within the front yard setback and referred to submitted photos
- The location for garage was chosen as the least obstructive place away from existing hedge rows and trees
- The structure would be 12 feet in height, single story, wood face, no windows, solid cedar and 20x20 "box" with a slight loft overhang.

The board proceeded to review all submitted documents which included: Letter of Denial from the Town of Germantown CEO, Application, Short Environmental Assessment Form (SEAF), Architectural Concept Site Plan, Survey 3/12/23, Owner Consent and Zoning Sign Ordinance and discussed the following:

- Different locations for placement of garage
- Garage could be moved and be seen but not completely block any view
- Site Plan visits are to be conducted by all members
- Other structures and homes shown in pictures may have been constructed prior to Zoning Laws

The board requested the applicant submit for review, renderings for visual presentation of 2 suggested new locations of the garage.

On a motion made by Rachel, seconded by Amy Jo, with all in favor and none opposed, a Public Hearing is set for May 15, 2025 at 7:00pm.

Other Business: all members will be emailed their code for the Town Hall keypad for entry.

On a motion by Amy Jo, seconded by Rachel, with all in favor and none opposed the meeting was closed at 7:30pm.

Jami L DelPozzo
Planning and Zoning Secretary