

GERMANTOWN ZBA  
MINUTES  
June 19,2025

The meeting was held at the Town Hall with the following members in attendance: Chairwoman Teresa Repko, Rachel Levine, Bill Shannon and Alternate Bill Rosado. Member AmyJo Davison attended via Zoom Audio/Video.

The meeting was delayed due to technical difficulties and was opened at 7:15pm.

Pledge of Allegiance

The draft minutes of May 15, 2025 were reviewed and on a motion by Rachel, seconded by Bill Shannon, with all in favor and none opposed were accepted as written.

Two letters of correspondence in support of the Area Variance application of 230 Church Avenue were received and will be filed for the record.

**Public Hearing:**

**Liam Turkle:** returned before the board for the continued review of the proposed Area Variance to allow a reduced Front Yard Setback for the construction of a single-story accessory garage at the property located at 230 Church Avenue.

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

Additional documentation was submitted to the board for review by the applicant after taking into consideration the comments from the board as well as the public and the following was discussed:

- Applicant changed initial variance request as written and filed with application
- Moving trees would significantly change the driveway and well line
- Steep hillside makes it impractical to build at a lower grade near the pond
- Chosen location is least visible location from the road
- South driveway location option would make garage very visible from the road

Chairwoman Teresa asked all in attendance in audience or by zoom attendance for any comments and none were received, the Public Hearing was closed on a motion made by Rachel, seconded by Billy, with all in favor and none opposed.

The board conducted their review of Section 11 Subsection 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 Bill, seconded by Rachel, with a 4-yes 1-no vote approved this Area Variance for a 45" ft Front Yard Setback.

**Arthur Jackson:** returned before the board for the continued review of the proposed Area Variance to allow a reduced Front Yard Setback from 100 feet to 69'10" ft for the construction of an Accessory Structure-Detached Garage at the property located at 155 Hilltop Road.

Motion was made by Rachel to open the Public Hearing, second by AmyJo, with all in favor and none opposed.

The applicant submitted no new reasoning or documentation since the meeting of June which minutes reflect poor choice and superior choice reasonings and are filed for the record and asks the board to consider all that has been reviewed and site visits in their determination.

No written or verbal comments were received by the public.

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

The board conducted their review of Section 11 Subsection 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 Rachel, seconded by Bill Shannon, with a 5-yes 0-no vote, unanimously approved this Area Variance for a 69'10" ft Front Yard Setback.

**New Business:**

The Board discussed the following New Business:

- Set a date deadline for written comments when Public Hearing is set
- Zoom meeting protocol

There is no Old or Other Business discussed and, on a motion, made by Rachel, seconded by Bill Shannon, with all in favor and none opposed the meeting was closed at 7:50pm.

Jami L. DelPozzo  
Planning and Zoning Secretary