

Town of Sheldon
Zoning Board of Appeals Meeting
Public Hearing – Dedoszak Variance
May 26, 2026

Zoning Board of Appeal Members: Mike Pfohl, Chairman; Billy Harvey; Barb Logel
Recording Secretary: Carol Zittel, Deputy Town Clerk
Also present: Tamara Dedoszak; Brian Dominick and his son Elijah

Approval of Minutes

A motion was made by Billy Harvey and seconded by Barb Logel that the minutes from the April 23, 2026 meeting be approved.

Ayes: (3) Pfohl, Harvey, Logel Nays: (0) Motion carried.

Variance Application – Tamara Dedoszak

The purpose of tonight's meeting was to hold a public hearing for the variance application submitted by Tamara Dedoszak. Ms. Dedoszak is requesting to build a storage building on her vacant land on Schwab Road. Parcel ID 56460092.-1-63. Sheldon Zoning Law prohibits the erection of a storage building on a parcel without a primary dwelling. A use variance form was submitted to the board for review. The Board reviewed each question on the use variance findings and decision form.

The Board asked Ms. Dedoszak to provide proof of notice of tonight's public hearing to all neighboring parcels within 1000 feet of her property. Ms. Dedoszak was supplied a list of neighboring properties within 1000 feet but she only notified the addresses highlighted by the Zoning Officer. The whole list had to be notified, not just the highlighted addresses, therefore a new public hearing will be required so that Ms. Dedoszak can make the proper notifications. The error occurred due to a miscommunication between the Town Zoning Officer, Nicole Grover and Ms. Dedoszak.

Use Variance Findings & Decision

Test #1:

The applicant can't realize a reasonable return, as shown by competent financial evidence. The lack of return must be substantial.

The Board agrees with the response of yes.

Test #2:

The alleged hardship relating to the property is unique.

The Board agrees with the response of yes.

Test #3:

The requested use variance, if granted, will not alter the essential character of the neighborhood.

The Board agrees with the response of no.

Test #4:

The alleged hardship has been self-created.

The Board agrees with the response of yes.

**Town of Sheldon
Zoning Board of Appeals Meeting
Public Hearing – Dedoszak Variance
May 26, 2026**

The Board questions whether a use variance is the appropriate variance for this request and asks Ms. Dedoszak to complete the paperwork for an area variance and submit it prior to the next public hearing.

Scheduling of New Public Hearing

A motion was made by Mike Pfohl and seconded by Billy Harvey to schedule a public hearing for Ms. Dedoszak's variance application for June 16, 2026 at 5:00 p.m. at the Sheldon Town Hall.

Ayes: (3) Pfohl, Harvey, Logel Nays: (0) Motion carried.

Pre-Approval of Application

A motion was made by Mike Pfohl and seconded by Billy Harvey to tentatively approve Ms. Dedoszak's application pending no objections from neighboring property owners at the next public hearing on June 16, 2026 and pending review of the requested area variance paperwork.

Ayes: (3) Pfohl, Harvey, Logel Nays: (0) Motion carried.

Adjournment

At 6:23 p.m. a motion was made by Mike Pfohl and seconded by Billy Harvey to adjourn the May 26, 2026 meeting of the Sheldon Zoning Board of Appeals.

Ayes: (3) Pfohl, Harvey, Logel Nays: (0) Motion carried.