

**Town of Sheldon
Zoning Board of Appeals Meeting
Public Hearing – Dedoszak Variance
June 30, 2026**

Zoning Board of Appeal Members: Mike Pfohl, Chairman; Billy Harvey; Barb Logel
Recording Secretary: Kate Bulera, Town Clerk
Also present: Tamara Dedoszak; Brian Dominick, Supervisor Becker,
Zoning Officer Nicole Grover

Approval of Minutes

A motion was made by Billy Harvey and seconded by Barb Logel that the minutes from the May 26, 2026 meeting be approved.

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

A motion was made to rescind the previous vote made at the May 26, 2026 meeting by Mike Pfohl and seconded by Billy Harvey. The vote was rescinded due to confusion about proper application.

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.

Proof of proper neighbor notification was supplied by the applicant.

Use Variance Factors Considered & Decision

#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.

#2:

The alleged hardship relating to the property is unique?

The Board agrees with the response of yes.

#3:

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

The Board agrees with the response of no.

#4:

Was the alleged hardship self- created?

The Board agrees with the response of yes.

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Determination of ZBA on Above Factors

The ZBA, after reviewing the above four proofs, finds:

That the applicant has proven unnecessary hardship through the application of the four tests required by the state statutes. In finding such hardship, the ZBA shall grant a variance to allow use of the property in the manner detailed below, which is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community:

Use is to build a pole barn on the vacant property.

A motion was made by Mike Pfohl and seconded by Barb Logel to approve Ms. Dedoszak's application.

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

Adjournment

At 5:10 p.m. a motion was made by Mike Pfohl and seconded by Barb Logel to adjourn the June 30, 2026 meeting of the Sheldon Zoning Board of Appeals.

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