**Present:** Jessica Hemenway, Michael Blazey, Tammy Worden, Leonard Bolton, - members, Kenneth Blazey - Chairman, and Steve DeHond - Code Enforcement Officer and Nichole Ruggles - Recording Secretary

**Absent:** none

**Also, present:** Jo-el Hibbard, Carol French, Jeff DeCook, Wayne and Cindy Poole, John BowOshkie, Elizabeth and Walter Winianrczyk, Bill and Brycie Goodell, Mark Coy and Roger Worden.

**Application# 4637-22**:

#4637-22, submitted by Walter Winianrczyk for James Herberle who is requesting an area variance to create a flag lot on property located at 3815 State Route 96, tax map # 32.00-2-36.100 in an R-1 district pursuant to Chapter 325-19-E

Kenneth Blazey, Chairman reviewed the public hearing notice. There were 10 residents notified of the hearing. Remember you have 30 days to appeal if you choose to do so.

The board reviewed the applicant’s application at this time along with the survey map of the property. There were questions if the property was being subdivided with one or two lots and review of the property lines. Many discussions back in forth with the current owner and the new builders along with the board members. After review of all parties, the property will be subdivided with two lots. No other questions were needed from the board or the applicants.

Kenneth Blazey asked if there were any other questions needed. No one had any further questions at this time. Kenneth Blazey and the Board Members reviewed all 5 questions on the Area Variance findings and Decision form.

1. Whether undesirable change would be produced in character or neighborhood or detriment to nearby properties. Answer was No.
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance. Answer was No.
3. Whether the requested are variance is substantial. Answer was Yes.
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood. Answer was No.
5. Whether the alleged difficulty was self-created. Answer was Yes.

A motion was made by Tammy Worden to **approve** the area variance #4637-22, submitted by submitted. Walter Winianrczyk for James Herberle who is requesting an area variance to create a flag lot on property located at 3815 State Route 96, tax map # 32.00-2-36.100 in an R-1 district pursuant to Chapter 325-19-E. Motion seconded by Michael Blazey.

All voted “Aye”. Motion carried.

**Application# 4639-22**:

#4639-22, submitted by Jo-el Hibbard requesting an area variance to build a pole barn, before the principle structure is built located at 2922 Stevens Street, tax map#33.00-2-48.200 in an A-1 district, pursuant to Chapter 325 Section 24 and definitions.

Kenneth Blazey reviewed the public hearing notice. There were 9 residents notified of the hearing. All neighbors were in support of the pole barn. I was there today to see the property; I have no questions.

The board reviewed the application and map of the property. No further questions were needed.

At this time Kenneth and the Board Members reviewed the 5 questions on the Area Variance Findings and Decision Form.

1. Whether undesirable change would be produced in character or neighborhood or detriment to nearby properties. Answer was No.
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance. Answer was No.
3. Whether the requested are variance is substantial. Answer was No.
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood. Answer was No.
5. Whether the alleged difficulty was self-created. Answer was Yes.

A motion was made by Leonard Bolton to **approve** the Area Variance #4639-22, submitted by Jo-el Hibbard requesting an area variance to build a pole barn, before the principle structure is built located at 2922 Stevens Street, tax map#33.00-2-48.200 in an A-1 district, pursuant to Chapter 325 Section 24 and definitions. Motion seconded by Jessica Hemenway.

All voted “Aye”. Motion carried.

**Application# 4640-22**:

#4640-22, submitted by Brycie Goodall requesting an area variance to build a pole barn to house horses in front of the home when the code states, all accessory buildings shall be in the rear yard located at 4298 Hackett Road, tax map#20.00-1-56.120 in an A-1 district, pursuant to Chapter 325 Section 325-24-A.

Kenneth Blazey reviewed the public hearing notice at this time. 4 residents were notified of the hearing.

Tammy Worden reviewed the map and the photos of the property along with the board members. No questions were needed from the board at this time.

Kenneth Blazey and the Board Members reviewed the 5 questions on the Area Variance Findings and Decision form.

1. Whether undesirable change would be produced in character or neighborhood or detriment to nearby properties. Answer was No.
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance. Answer was No.
3. Whether the requested are variance is substantial. Answer was Yes.
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood. Answer was No.
5. Whether the alleged difficulty was self-created. Answer was Yes.

A motion was made by Tammy Worden to **approve** the Area Variance #4640-22, submitted by

Brycie Goodall requesting an area variance to build a pole barn to house horses in front of the home when the code states, all accessory buildings shall be in the rear yard located at 4298 Hackett Road, tax map#20.00-1-56.120 in an A-1 district, pursuant to Chapter 325 Section 325-24-A. Motion seconded by Jessica Hemenway.

All voted “Aye”. Motion carried.

**Previous Minutes**:

A motion was made by Michael Blazey to approve the minutes from the last meeting which took place on October 4, 2022. The motion was seconded by Tammy Worden.

All voted “Aye.” Motion carried.

Meeting adjourned at 7:42pm

Respectfully submitted,

Kenneth Blazey Nichole Ruggles

Chairman, Zoning Board of Appeals Recording Secretary