

Town of Greentown Board of Zoning Appeals

Public Hearing for Case No. VAR 25-6 September 9th 2025

Members present were Garry Hill, Todd Everling, and Scott Flick. Also attending were Mike Mach, property owners Katy, Elise, & Garret Dixon, and adjoining property owners Linda & Merrill Swisher..

The Hearing was called to order at 6:02-PM by Garry Hill.
All public & private Hearing notifications had been supplied according to State requirements.

The cause for this Hearing was a petition by property owner Garret Dixon for a Variance to install a 6' Fence on both the East & West property lines. Reason being that the west-side neighbor already has a 6-ft fence on the property line. So I would like to avoid building an identical fence to his 3-ft. East side has old growth trees that I would like to avoid cutting.

Due to many pertinent details not provided in the Request Form and the project map, many questions were asked by all 3 Board members.
There were actually 3 sections of Fence in the Permit Application.

1...West Side Fence.....Mr. Dixon stated that his plan was to run a Fence from the south edge of his porch, and connect it to the Neighbor's Fence located on the West Property Line. Mr. Hill stated that connecting a Fence to an Existing Fence with is located on the Property Line, does not need a Variance to cross over the 3-ft Setback.

2...South Side Fence.....Mr. Dixon stated that he wanted to avoid cutting down some trees that were near or on the Property Line, and would place the South Side Fence on the 3-ft Setback. No Variance needed. That Fence would also cross the 3-ft Setback on its West end and connect with the Neighbors fence on the West Property Line...No Variance needed.

3...East Side Fence.....Mr. Dixon stated that he wants to place the East Side Fence on the Property Line, extend it 100-ft north from the South Side Fence, then turn and connect with his Garage. His project would require a Variance to cross the 3-ft Setback.

Mr. Hill stated that this Variance would also require a positive location of the Property Line. Mr. Garrett and Mr. Swisher both stated that they had never seen Survey Markers on that Property Line. Mr. Hill then Stated that the Property Line location could be secured by a positive agreement Between both of the Property Owners, or by legal measurement and marking by a Surveyor.

Several comments about the Property Line location were made by both Property Owners, and questions asked by Board Members. No agreement was made. Therefore, the Board could not make a motion to approve the Variance.

Mr. Garrett and Mr. Swisher agreed to work together and create an agreement on the Property Line location; either by Backyard discussions, or by hiring a Surveyor. Once that agreement is finalized, they will contact the Town and another Public Hearing will be announced.

Garry Hill made a motion for adjournment, with a second by Todd Everling. Motion carried.

Meeting adjourned at 7:15-PM.

Garry Hill

Board Chairman