

Zoning Board of Appeals
Monday, February 23, 2026

Present:

Johnson, Bryan, Vettese, Harrington

Absent:

Mason

Additionally Present:

Samantha Merchant (Recording Secretary), Stuart Worthing, John Leonard, Nick Lechata, Joe Delmotte, Chad Harcourt, Josh Studer, Mike Mortin, Jessica Morchan

Call to Order

Chairperson Johnson called the meeting to order and led the Pledge of Allegiance.
Roll call was taken.

Approval of Previous Minutes

Motion by Harrington, supported by Vettese, to approve the previous meeting minutes as presented.

All in Favor. Motion carried.

Additions/Changes to Agenda

None.

Communications

Two written letters were received regarding agenda item involving parcel 18-17-400-052 on the parking variance request at 5010 W Vienna Rd. for Showcase Auto Sales:

Letter from David Gillie stated they had no objections.

Letter from Anthony McKerchie with McKerchie Enterprises expressed full support for applicant John Leonard's request to retain existing off-street parking.

Public Comment

None.

Election of Officers

Chairperson: Motion by Harrington, supported by Vettese, to appoint Mary Johnson as Chairperson.

All in Favor. Motion carried.

Vice Chairperson: Motion by Johnson, supported by Vettese to appoint Jeff Harrington as Vice Chair.

All in Favor. Motion carried.

Secretary: Motion by Johnson, supported by Harrington, to appoint Anthony Vettese as the Recording Secretary.

All in Favor. Motion carried.

New Business

5010 W Vienna Road – Parking Variance Request

Chairperson, Johnson announces that due to a conflict identified by the planning consultant, she would step back from chairing this portion of the meeting. Vice Chair, Jeff Harrington presided.

Joe Delmotte with Stonefield Engineering presented the request for a variance to retain the spaces within the required front setback on Linden Road. The spaces requested for variance are needed for vehicle visibility along the right of way, which applicant states is critical for viable sales operations. Further, informed that the site is constrained by the Parker Creek, wetlands, woodlands and the detention basin placement which restricts developable area.

Additional clarification provided by Stuart Worthing, general contractor, advised the Body shop tenant will remain, and specific parking areas must be preserved for their customers. The Fire Chief has reviewed and confirmed adequate turn radius, should the variance be granted.

Applicant John Leonard presented the full scope of the site plan and clarified that the display spaces at the front are essential for presenting inventory and maintaining separation between body shop operations and vehicle sales.

Board members discussed hardship justification for the eight spaces. Whether spaces could be relocated elsewhere on the site without a setback variance. Impacts of environmental constraints, flow of traffic, and fire access.

Vettese motioned to approve the variance as requested, Harrington supported.

Roll Call. Motion carried unanimously

Old Business

None.

Adjournment

Johnson adjourned.

Recorded by:

Samantha Merchant

Building Administrator / Recording Secretary

Mary V. Johnson, Chairperson

Anthony Vettese, Secretary