

# VIENNA TOWNSHIP ZONING BOARD OF APPEALS

## Wednesday, December 3<sup>rd</sup>, 2025

**Roll Call: Present:** R. Johnson, A. Vettese, J. Harrington, M. Johnson, K. Mason

**Additionally Present:** Samantha Merchant, Recording Secretary  
Keith Rossman  
Rita Anderson

**Previous Minutes:** Harrington moved to approve the minutes from September 10<sup>th</sup>, 2025. Vettese seconded this motion.

**All in favor**

**Additions/Changes:** None

**Communications:** None

**Public Comment:** None

### **New Business:**

#### **1. 18-32-300-032 Variance to allow a buildable lot**

M. Johnson invited the property owners up to the podium to discuss what their request is.

Rita Anderson and Winifred Bishop are requesting a variance, explaining that about 25 years ago there was a variance to split the farm property from the rest of the property and with that there was a stipulation that stated they couldn't build on the property. Anderson further explained that she purchased the farmhouse from her parents, her parents kept the rest of the property and at that time, her dad wanted to keep the driveway that went to the property. The board at that time indicated that they could approve splitting the property leaving this one in question with 66 feet to install a driveway. Johnson confirmed that 66 foot is what is currently there.

Anderson stated that at the time the board stated that he couldn't build on the property, she believed that her father was thinking they meant that he couldn't build on the frontage which he wasn't planning to do. Again, the variance is to release the prior variance that was set. They are aware that this is a single resident property. M. Johnson stated that the variance isn't in effect anymore, further indicating that they have 66 foot which is enough to put in a driveway to go back to the rest of the property.

M. Johnson further explained that the previous minutes indicated that the property had to have a private road. Anderson explained that they did have a private road, but the board didn't let them keep it. This road

was put in when they were selling sand. This was a road grade drive that was at the property. Vettese explained that it is possible it wasn't considered a private road due to rules and regulations. Mason asked if the property has a driveway, Anderson explained yes but it belongs to the property that has the farmhouse so a new driveway would have to go in. Harrington stated he accessed the property on what appeared to be a driveway and Anderson clarified that drive belongs to the owners of the farmhouse which she no longer owns. There is a trail that goes back into the property, around the lake and to the proposed building site.

Vetteese asked if there was a timeline for breaking ground, the real estate agent for the property owners advised that he put the property on the market and the intention of the buyer is to build a residence in the next year or two. Vetteese advised that another driveway would be necessary.

R. Johnson made mention that there should be enough room for emergency vehicles to have access to the residence.

Public comment, Dave Sitko, neighbor of the property being discussed. His concern was that this property would turn into a subdivision if a private road was requested of this property. M. Johnson advised that it no longer requires a private road, but it doesn't mean it couldn't happen in the future. Gerald Williams, neighbor of the property being discussed. His concern was the same as Sitko's. He indicated that he has a 60-foot easement and it is plenty of easement for him to access his property. M. Johnson further stated that a subdivision would be required to have sewer and water. Keith Rossman, across from the property, asked if 66 foot is wide enough for a road. Vettese instructed that a private road or easement minimum would be 60 feet. Todd Minary, potential buyer of the property, stated his intention with the property is for a single-family home.

R. Johnson motioned to accept the variance on parcel 18-32-300-032, depending on the building department recommendations during the process of building. K. Mason seconded the motion.

**Yes: A. Vetteese, J. Harrington, K. Mason, J., M. Johnson, R. Johnson**  
**Motion Carries**

**Adjournment:** Adjourned by M. Johnson at 5:56 p.m.

Mary V. Johnson, Chairperson

Recorded by Samantha Merchant, Building Administrator