

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS  
MAY 4, 2023**

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on May 4, 2023, at 5:30 p.m. at the Anderson Center. Present were the following members:

**Steve Haber, Paul Sian, John Halpin, Paul Sheckels, and Scott Lawrence (Alternate)**

Also, present when the meeting was called to order Chris Cavallaro, Planner I and Sarah Donovan, Assistant Director of Planning and Zoning. A list of citizens in attendance is attached.

Staff and members of the public were asked to raise their right hand and swear or affirm to the following oath as read by **Mr. Haber**: Do you swear or affirm, to tell the truth, the whole truth and nothing but the truth, so help you, God?

Staff and those testifying replied "yes" to the oath issued by **Mr. Haber**.

**Approval of Agenda**

The Agenda for May 4, 2023 was approved with modifications by **Mr. Sheckels**, and approved by the Board with unanimous consent.

**Approval of Minutes**

The Minutes for April 6, 2023 were approved, **Mr. Sian** moved to approve, and **Mr. Halpin** seconded the motion.

Vote: 4 Yeas, 1 abstain- **Mr. Lawrence**

**Consideration of Case 13-2023 BZA**

**Mr. Cavallaro** gave a summary of the staff report for Case 13-2023 BZA.

**Mr. Haber** asked if there were any questions from the board. None.

**Erika Woodhouse**, property owner of 2035 Anderson Cove Lane, stated that there are a lot of slopes in their yard, and they enjoy spending time outside. In the winter, the slope is nice, in the summer it is harder to use this slope. She stated that they plan for it to be classy and intend to make it fit with the neighborhood. She stated that it is screened enough to block the addition from the neighbors to the north.

**Mr. Halpin** asked who owns the woods. **Ms. Woodhouse** replied that it is the owner of an older home on Clough, which is not part of the development that owns the woods.

The public hearing was closed at 5:42 PM.

**Deliberation of Case 13-2023 BZA**

The Board discussed a variance request to allow a covered patio, size 13' x 14', with a rear yard setback of 24', where a 35' rear yard setback is required at the premises designated as 2035

Anderson Cove Lane (Book 500, Page 050, Parcel 075), per Article 3.5, C, 2, c of the Anderson Township Zoning Resolution.

**Mr. Sheckels** motioned to grant a variance for a covered patio, size 13' x 14', with a rear yard setback of 24', where a 35' rear yard setback is required, with the condition that it be consistent with 4/13/2023 plans, with construction started in a year and completed within two years. **Mr. Sian** Seconded.

**Vote: 5 Yeas**

#### **Consideration of Case 14-2023 BZA**

**Mr. Cavallaro** gave a summary of the staff report for Case 14-2023 BZA.

**Mr. Haber** asked if there were any questions from the board. None.

**Mr. Haber** asked about the second paragraph in the findings. **Ms. Donovan** explained that this was included in a previous case and should not have been included in this month's PowerPoint.

**Matt Sallee, property owner of 1850 Fox Hollow Dr.**, stated that they have not engaged an architect to get the plans done. He stated that the size will not change, but that if given approval they will talk to an architect. He stated that there is a little concrete stoop at the bottom of their existing deck and will extend that. He stated that the covered deck will go exactly over their existing deck. He stated that the current deck isn't on the best foundation.

**Mr. Sallee** asked if he will need additional plans for the drawings. **Ms. Donovan** replied that he will need a permit for the patio, but not a variance. **Mr. Sallee** asked if approved, what are the next steps. **Ms. Donovan** replied that if approved, we will need the resolution signed and then staff can issue a permit based off plans submitted to the Board.

**The public hearing was closed at 5:54 PM.**

#### **Deliberation of Case 14-2023 BZA**

The Board discussed a variance request to allow a covered patio, size 16' x 16', with a rear yard setback of 16', where a 35' rear yard setback is required at the premises designated as 1850 Foxhollow Drive (Book 500, Page 212, Parcel 226), per Article 3.5, C, 2, c of the Anderson Township Zoning Resolution.

**Mr. Sheckels** Motioned to grant a variance for a covered patio, size 16' x 16', with a rear yard setback of 16', where a 35' rear yard setback is required, with the condition that it be consistent with 4/14/2023 plans, that the design be compatible with the existing house, that the covered deck is to remain, and with construction started in a year and completed within two years. **Mr. Sian** Seconded.

**Vote: 5 Yeas**

**Journalization of Case 10-2023 BZA**

Mr. Sian moved, and Mr. Halpin seconded to approve and journalize the resolution regarding Case 10-2023 BZA.

Vote: 4 Yeas, 1 abstain (Mr. Lawrence)

**Decision and Journalization of Case 13-2023 BZA**

Mr. Sian moved, and Mr. Halpin seconded to approve the variance request in Case 13-2023 BZA with conditions.

Vote: 5 Yeas

**Decision and Journalization of Case 14-2023 BZA**

Mr. Sian moved, and Mr. Halpin seconded to approve the variance request in Case 14-2023 BZA with conditions.

Vote: 5 Yeas

**Discussion Items**

Mr. Sheckels moved, Mr. Sian seconded to grant an extension in Case 20-2009 BZA for an additional year to construct, from today's date of May 4, 2023.

Vote: 5 Yeas

Mr. Sheckels moved, Mr. Sian seconded to rejournalize Case 9-2023 BZA with no modifications to the Resolution.

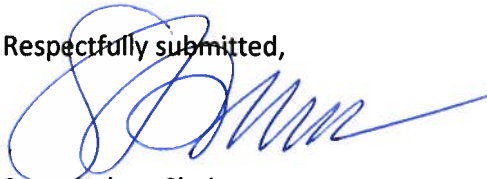
Vote: 3 Yeas, 2 Abstain: (Mr. Lawrence, Mr. Halpin)

**Mr. Haber** moved to adjourn with unanimous consent and with no objections from the Board.

The next meeting is scheduled for Thursday, June 1, 2023, at 5:30 p.m. at the Anderson Center.

The meeting was adjourned at **6:14 pm**.

Respectfully submitted,



Steve Haber, Chair

