

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS**

**June 6, 2024**

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on June 6, 2024, at 5:30 p.m. at the Anderson Center. Present were the following members:

**Paul Sian, John Halpin, Paul Sheckels, Scott Lawrence, and Jeff Nye**

Also, present when the meeting was called to order, Stephen Springsteen, Planner I, and Sage Morrison, Co-op. 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. Sian**: 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. Sian**.

**Approval of Agenda**

**Mr. Halpin moved, Mr. Lawrence seconded to approve the Agenda for June 6, 2024 was approved by the Board with unanimous consent.**

**Approval of Minutes**

**Mr. Halpin moved, Mr. Lawrence seconded to approve the minutes for the May 2, 2024, Board of Zoning Appeals meeting**

Vote: 5 Yeas

**Consideration of Case 14-2024 BZA**

**Ms. Morrison** gave a summary of the staff report for Case 14-2024 BZA.

**Mr. Nye** asked what the existing setback of the house is. **Mr. Springsteen and the Board** confirmed that the existing setback was 22'-4".

**Ms. Wones, property owner, 6234 Crittenden Dr.** stated that they had nothing to add.

**Mr. Halpin** asked if they had any plans to replace the trees being removed as a result of the project. **Ms. Wones** replied that the neighbor next door is a landscape architect, and they would be working to add additional vegetation in the future that would be.

**Mr. Halpin** moved to close the public hearing. **Mr. Lawrence** seconded the motion.

The public hearing was closed at 5:42 PM.

**Deliberation of Case 14-2024 BZA**

The Board discussed a variance request for an addition for an attached garage with a proposed side yard setback of 12'-4" where a 15' side yard setback is required at the premises designated as 6234 Crittenden Drive, per Article 3.3, C, 2, b of the Anderson Township Zoning Resolution.

**Mr. Sheckles** motioned to grant a variance request for an addition for an attached garage with a proposed side yard setback of 12'-4" where a 15' side yard setback is required at the premises designated as 6234 Crittenden Drive, per Article 3.3, C, 2, b of the Anderson Township Zoning Resolution. **Mr. Nye** seconded.

Vote: 5 Yeas

**Mr. Nye** moved, **Mr. Halpin** seconded to amend the agenda to move the discussion of Case 13-2020 BZA to

#### Discussion of Case 13-2020 BZA

**Mr. Springsteen** shared that the property owners were unable to meet the deadline to start construction and complete construction on the approved variance received for the property at 674 Eversole Rd. He continued that the property owners are requesting an extension to the timeline the Board approved for Case 13-2020 BZA. **Mr. Wake**, the tenant, shared the COVID-19 pandemic and cost of materials prevented them from completing the project. **Mr. Sheckles** motioned to extend the time to start construction of the detached garage to within one year of the June 6, 2024, meeting and the completion of garage shall be done within two years of the June 6, 2024, meeting, for the property located at the premises of 674 Eversole Rd. **Mr. Halpin** seconded.

Vote: 4 Yeas, Mr. Nye abstained to avoid the appearance of impropriety.

#### Decision and Journalization of Case 14-2024 BZA

**Mr. Halpin** motioned to grant a variance request for an addition for an attached garage with a proposed side yard setback of 12'-4" where a 15' side yard setback is required, located at the premises of 6234 Crittenden Dr. per Article 3.3, C, 2, b of the Anderson Township Zoning Resolution, with two (2) additional conditions. **Mr. Lawrence** seconded.

Vote: 5 Yeas

**Mr. Sheckles** moved to adjourn, **Mr. Nye** seconded. Meeting adjourned with unanimous consent and with no objections from the Board.

The next meeting is scheduled for Thursday, July 11, 2024, at 5:30 p.m. at the Anderson Center.

The meeting was adjourned at **5:56 pm**.

Respectfully submitted,

~~Paul Sian, Chair~~

MICHAEL SCOTT LAWRENCE, ACTING CHAIR

