

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS
JANUARY 2, 2025**

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on January 2, 2025, at 5:43 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, Eli Davies, Planner I, and Mallory Clapp, 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. Nye seconded to approve the modified Agenda for January 2, 2025, which was approved by the Board with unanimous consent.

Approval of Minutes

Mr. Nye moved, Mr. Halpin seconded to approve the minutes for the December 5, 2024, Board of Zoning Appeals meeting

Vote: 5 Yeas

Consideration of Case 1-2025 BZA

Ms. Clapp gave a summary of the staff report for Case 1-2025 BZA.

The Board had no questions for staff.

Mr. Albers, property owner and applicant, thanked the Township's staff for their hard work. He explained that the pool is in the best location considering the topography and is well screened from neighbors. The nearest neighbors are Woodland Mound Park. The hillside makes the rear yard unfeasible for a pool. I can't imagine a

Mr. Sheckels asked whether fencing is planned.

Mr. Albers replied that 4' high 75% percent open fencing is planned and will comply with all necessary requirements.

Mr. Springsteen asked **Mr. Albers** to state his name and address for the record.

Mr. Albers replied, stating his address, 35 Springfield Pike, 45215. The property is 204 Eight Mile.

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

The public hearing was closed at 5:52pm.

Deliberation of Case 1-2025 BZA

The Board discussed a variance request for an inground pool, size 18' x 40' located in the side yard, where accessory structures are only permitted in the rear yard, per Article 5.2, A, 7, of the Anderson Township Zoning Resolution.

Mr. Sheckels motioned to grant a variance request for an inground pool, size 18' x 40', located in the side yard, where accessory structures are only permitted in the rear yard, per Article 5.2, A, 7, of the Anderson Township Zoning Resolution. **Mr. Nye** seconded.

Vote: 5 Yeas

Decision and Journalization of Case 1-2025 BZA

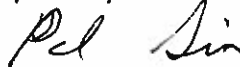
Mr. Halpin motioned to grant a variance request for an inground pool, size 18' x 40', located in the side yard, where accessory structures are only permitted in the rear yard, per Article 5.2, A, 7, of the Anderson Township Zoning Resolution. **Mr. Nye** seconded.

Vote: 5 Yeas

The next meeting is scheduled for Thursday, February 6, 2025, at 5:30 p.m. at the Anderson Center.

The meeting was adjourned at 5:55pm.

Respectfully submitted,



Paul Sian, Chair