

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS**

**March 7, 2024**

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on March 7, 2024, at 5:30 p.m. at the Anderson Center. Present were the following members:

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

Also, present when the meeting was called to order Sarah Donovan, Assistant Director of Planning and Zoning, and Stephen Springsteen, Planner I, and John Wettengel, 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, Mr. Sheckels seconded to approve the Agenda for March 7, 2024 was approved by the Board with unanimous consent.

**Approval of Minutes**

Mr. Halpin moved, Mr. Lawrence seconded to approve the minutes for the February 1, 2024 Board of Zoning Appeals meeting.

Vote: 5 Yeas

**Consideration of Case 3-2024 BZA**

Mr. Wettengel gave a summary of the staff report for Case 3-2024 BZA.

Mr. Nye asked if the existing deck is within the setback. Mr. Springsteen confirmed that the deck is permitted within the setback and not held to the same regulations as the addition.

Ms. Ackerman, property owner, 7689 Coldbrook Ln. stated that she did not have a lot to add to the staff report and that she believes the addition would be consistent with the rest of the neighborhood. She stated that with the angle of the house and the deck, she faces a unique challenge with her property.

Mr. Halpin moved to close the public hearing. Mr. Sheckles seconded the motion.

The public hearing was closed at 5:38 PM.

**Deliberation of Case 3-2024 BZA**

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The Board discussed a variance request for a rear yard setback of 26.4' where 35' is required, per Article 3.5, C, 2, at the premises designated as 7689 Coldbrook Lane, per Article 3.5, C, 2, c of the Anderson Township Zoning Resolution.

**Mr. Sheckels** motioned to grant a variance request for an addition with the rear yard setback of 26.4', where 35' is required, at the premises designated as 7689 Coldbrook Lane, per Article 3.5, C, 2, c of the Anderson Township Zoning Resolution. **Mr. Halpin** seconded.

Vote: 5 Yeas

#### **Decision and Journalization of Case 3-2024 BZA**

**Mr. Nye** motioned to grant a variance request for an addition with a rear yard setback of 26.4' where 35' is required per Article 3.5, C, 2, c of the Anderson Township Zoning Resolution, with two (2) additional conditions. **Mr. Halpin** seconded.

Vote: 5 Yeas

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

The next meeting is scheduled for Thursday, April 4, 2024, at 5:30 p.m. at the Anderson Center.

The meeting was adjourned at **5:49 pm**.

Respectfully submitted,



Paul Sian, Chair

