

Bridgewater Township
ZONING BOARD OF APPEALS
October 01, 2007 – 7:00 PM

The meeting was called to order by Cynthia J. Carver, Township Clerk, in the absence of no elected Officers. All Board Members were present Theodore Sippel, Henry Jordan and Cynthia Carver.

Agenda was reviewed and accepted.

Election of Officers

MOTION: Moved by Carver, seconded by Jordan to elect Ted Sippel as Chair. Passed

MOTION: Moved by Sippel, seconded by Carver to elect Henry Jordan as Vice-Chair. Passed

MOTION: Moved by Sippel, seconded by Jordan to elect Cindy Carver as Secretary. Passed

MOTION: Moved by Sippel, seconded by Carver to close the regular meeting and open the Public Hearing. Passed

ZBA 07-01, Property Q17-03-200-005

Karen Reynolds, 11211 Bemis Road, Manchester proposes to build a detached garage 5' from the east property line.

A. Notification

This meeting was posted in compliance with the Open Meetings Act on September 28, 2007. It was published in the Manchester Enterprise on September 20, 2007. Notice was sent to owners of record within 300' of the property on September 12, 2007 in compliance with the Zoning Enabling Act PA 110 of 2006.

B. Chair reviewed the current application. Applicant is requesting a 45' variance from the property line to build a garage. The current Zoning Ordinance requires a 50' set back from the property line for all accessory structures in a Agriculture District.

C. She would like to put the garage 5' from the line. Applicant stated she would consider taking down the 2 temporary structures. They would like a garage.

D. Board received a written report from the Zoning Administrator.

E. Board discussed considerations with the applicant.

F. A neighbor presented a written response asking the Board to deny the variance. He is currently disputing the property line being the fence line. He also thinks 5' from the property line in too close and doesn't believe all options have been considered.

MOTION: Moved by Carver, seconded by Jordan to close the public hearing.

Chair reviewed the standards necessary to address the request, Sec 1702 E of the Zoning Ordinance. Board discussed the options for a decision. Chair asked if there was a motion to Grant the Request. There was none. Board discussed possible Conditions to grant the request. Conditions could be, but not limited to removing both existing temporary structures, extending the turn around area 5' additional feet, granting a 10' variance, and removing the existing tree up against the greenhouse. Was there enough room within 5' to do maintenance on the garage siding or roof? Board discussed the need to really know where the existing property line was before making a decision that was that close.

MOTION: Moved by Jordan, seconded by Carver to request more information before making a decision. Passed

ZBA would like to know exactly where the property line is, and add the dimensions within the drawing. Specifically, the turn around area, building to proposed garage, shed, greenhouse well, septic, and drain field. ZBA will reconvene when we have requested information.

Other Business

Board discussed having some meetings on site instead of at the Town Hall. Clerk notified members of Township payment request forms.

MOTION: Moved by Carver, seconded by Sippel to adjourn at 8:30pm. Passed

Respectfully submitted,
Cynthia J Carver
Secretary of the ZBA
Bridgewater Township Clerk