

Bridgewater Township
ZONING BOARD OF APPEALS
Draft minutes
January 05, 2009

The meeting was called to order by Theodore Sippel at 7:01pm. All Board Members were present Theodore Sippel, Dave Horney and Cynthia Carver.

Agenda was reviewed and accepted moving the annual election of the officers for the year to the beginning.

Election of Officers

MOTION: Moved by Sippel, seconded by Horney to accept a slate of officers in their present positions, Sippel Chairman, Horney as vice-Chair and Carver as Secretary. Passed unanimously.

MOTION: Moved by Horney, seconded by Carver to approve the minutes of the November 5, 2008 meeting. Passed unanimously.

MOTION: Moved by Sippel, seconded by Carver to close the regular meeting and open the public hearing. Passed unanimously.

A. ZBA 08-03, Property Q17-03-200-005

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

C. Notification

This meeting was posted in compliance with the Open Meetings Act on December 19, 2008. It was published in the Manchester Enterprise on December 23, 2008. Notice was sent to the owners of record within 300' of the property on December 19, 2008 in compliance with the Zoning Enabling Act PA 110 of 2006.

D. Sippel reviewed the status of the new application submitted by Karen Reynolds in accordance with Section 1702 F(Conditions) of the Bridgewater Township Zoning Ordinance No 26, dated 7-20-2007.

E. Discussion-None at this time

F. Public Comment-A neighbor asked if all her buildings will be 5' from the property line. He would like the present shed to be at least 10' from the property line. He objects to the 20x24 with 5' off the property line. He also objects to the garage being 10' off the property line. He also objects to the existing shed.

MOTION: Moved by Sippel, seconded by Horney to close the public hearing and reopen the regular meeting.

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.

MOTION: Moved by Carver, to grant a variance 10' from the property line for the construction of a detached garage 20' x 24'. Additional discussion. Carver states 10' gives some relief to the neighbor while still allowing the garage. With just 5' lawn mowing or construction workers or maintenance workers would be more likely to walk on neighbor's property. Sippel is concerned that the property line measurements may be inaccurate and by allowing the 5', this would improve the probability of compliance. Since the building is partially completed Carver would rather not allow 5' over concerns of a future lean to. No construction should be closer than 10' from the east property line in the future.

Board discussed if granting a lesser variance is a condition.

Horney would like the neighbor to state his specific objections.

The neighbor believes it looks hideous; He thought it would be a small garage now it's 2 story. He thought there were alternative sites on the property, and that it's too big and too close.

Carver states that in order to comply with Section 1702, E item 1, of the Zoning Ordinance we should really approve a lesser variance, because of our previous ruling.

MOTION: was seconded by Sippel.

Roll Carver Y, Horney Y and Sippel Y. Passed

Sippel is concerned about the square footage of the second level. He asks the applicant to make sure it meets all other requirements of the Zoning Ordinance to be a one story building.

MOTION: Moved by Carver, seconded by Horney to adjourn at 8:00pm.

Passed unanimously.

Respectfully submitted,

Cynthia J Carver

Secretary of the ZBA

Bridgewater Township Clerk