

ZONING HEARING BOARD MEETING
February 14, 2005
MINUTES

Members Present:

P. Andrew Diamond
Glen Geisel
Alan Tedesco
Charles Hawkins
Sharon Beck

Township Staff Present:

Michelle L. Mixell, Director
Planning & Community Development

The Zoning Hearing Board had informal discussion while waiting for the Court Reporter to arrive and start the hearing process. Mr. Diamond welcomed Sharon Beck as the newest member to the Zoning Hearing Board.

When it was confirmed, the Court Reporter would be absent due to an emergency, Chairman Diamond asked the Appellant, Mr. George Smith, if he would be agreeable to begin the hearing without a Court Reporter to record the hearing process. Mr. Smith, agreed to proceed.

Mr. Diamond called the meeting to order at 7:45 p.m.

Chairman Diamond reviewed the application contents for the variance and confirmed with Staff that the appeal had been duly advertised.

Mr. Smith presented his request for relief from the established twenty (20') foot side yard to permit a ten (10') foot side yard indicating that the existing narrowness of the lot coupled with the fifty (50') foot front yard setback necessitated his request for a variance in order to place his home on the parcel.

After discussion, Mr. Tedesco made a motion to approve the variance request to permit an encroachment of ten (10') feet into the required twenty (20') foot side yard setback as indicated on the west side of the parcel based upon the fact that the variance would not change the character of the neighborhood; the narrow configuration of the lot created an unnecessary hardship hindering property development; the appeal represents the least modification possible, and the variance approval would not be construed to take into account any relief for Lot 21.

Motion seconded by Mr. Hawkins and was unanimously approved.

Mr. Hawkins made a motion that the officers remain as constituted - Mr. Diamond as Chairman, Mr. Tedesco as Vice-Chairman and Mr. Geisel as Secretary. Ms. Beck seconded the nomination. The vote was unanimous.

Mr. Geisel made a motion to approve the December 13, 2004 minutes. Mr. Hawkins seconded the motion. The vote was unanimous.

A motion to adjourn was made.

Respectfully Submitted,

Michelle L. Mixell, AICP
Director
Planning & Community Development