1. OPEN MEETING

2. ROLL CALL

3. MINUTES
   A. 7-12-2021, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

   A. AB-2021-15, MacLeish Building Inc., Vacant Property North of unit 32 Burniah Ln., sidew
      numbers 09-04-402-033 & 034
      The petitioner is seeking 3 variances from Zoning Ordinance #78
      1. A 7.08-ft. side yard setback variance from the required 20-ft. to construct a 2- unit
         condominium 12.92-ft from the adjacent condominium unit (south, between units
         32 & 33 - from existing covered porch to proposed building).
      2. A 1-ft. rear yard setback variance from the required 30-ft. to construct unit 33, 29-ft from the
         rear property line.
      3. A 1.5-ft. rear yard setback variance from the required 30-ft. to construct unit 34, 28.5-ft. from
         the rear property line.

   B. AB-2021-16, MacLeish Building Inc., Vacant Property 2 Parcels North of unit 32 Burniah Ln.,
      sidew numbers 09-04-402-035 & 036
      The petitioner is seeking 2 variances from Zoning Ordinance #78
      1. A 10.26-ft. side yard setback variance from the required 30-ft. to construct a 2-unit
         condominium 19.74-ft from an adjacent condominium unit (north, between proposed units 36
         & 37).
      2. A .5-ft. rear yard setback variance from the required 30-ft. to construct unit 36, 29.5-ft from
         the rear property line.

   C. AB-2021-17, MacLeish Building Inc., Vacant Property South of unit 39 Burniah Ln., sidew
      numbers 09-04-402-037 & 038
      The petitioner is seeking 4 variances from Zoning Ordinance #78
      1. A 10.26-ft. side yard setback variance from the required 30-ft. to construct a 2-unit
         condominium 19.74-ft from the adjacent condominium unit (south, between proposed units 36
         & 37).
      2. A 10.26-ft. side yard setback variance from the required 25-ft. to construct a 2-unit
         condominium 14.74-ft from an adjacent condominium unit (north, between units 38 & 39 –
         from the existing covered porch to proposed building).
      3. An .5-ft. rear yard setback variance from the required 30-ft. to construct unit 37, 29.5-ft from
         the rear property line.
      4. An 8.5-ft. rear yard setback variance from the required 30-ft. to construct unit 38, 21.5-ft from
         the rear property line.
D. **AB-2021-18, MacLeish Building Inc., Vacant Property North of unit 40 Burniah Ln., sidew numbers 09-04-402-041 & 042**

The petitioner is seeking 3 variances from Zoning Ordinance #78

1. A 9.5-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 20.5-ft from the adjacent condominium unit (south, between units 40 & 41 – from existing covered porch to proposed building).
2. A 10-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 20-ft from an adjacent condominium unit (north, between units 42 & 43 – from existing covered porch to proposed building).
3. An 8-ft. rear yard setback variance from the required 30-ft. to construct unit 41, 22-ft from the rear property line.

E. **AB-2021-19, MacLeish Building Inc., Vacant Property North of unit 46 Burniah Ln., sidew numbers 09-04-402-047 & 048**

The petitioner is seeking 4 variances from Zoning Ordinance #78

1. A 16.17-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 13.83-ft from the adjacent condominium unit (south, between units 46 & 47 – from existing covered porch to proposed building).
2. A 14.83-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 15.17-ft from an adjacent condominium unit (north, between units 48 & 49 – from existing covered porch to proposed building).
3. A 17.5-ft. rear yard setback variance from the required 30-ft. to construct unit 47, 12.5-ft from the rear property line.
4. A 10-ft. rear yard setback variance from the required 30-ft. to construct unit 48, 20-ft from the rear property line.

F. **AB-2021-45, MacLeish Building Inc., Vacant Property between 116 Sandhills Ln. & 134 Sandhills Ln, sidew numbers 09-04-402-067 & 068**

The petitioner is seeking 2 variances from Zoning Ordinance #78

1. A 6.58-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 23.42-ft from the adjacent condominium unit (south, between units 68 & 69 – from existing covered porch to proposed building).
2. A 6.75-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 23.25-ft from an adjacent condominium unit (north, between units 66 & 67 – from existing covered porch to proposed building).

G. **AB-2021-37, Craig Schneider, 301 Shady Oaks, 09-10-210-011**

The petitioner is seeking 2 variances from Zoning Ordinance #78 – R-3

**Article VI, Section 6.04**

1. A 7.5-ft. front yard setback variance from the required 30-ft. to build an addition 22.5-ft. from the front property line.

**Article XXVII, Section 27.02 (A)(8) Buildings, Structures, and Uses, for lot size up to ½ acre**

2. A 455.6-sq. ft. variance above the allowed 1,150-sq. ft. of Total Maximum Floor Area of All Accessory Buildings to build a 748-sq. ft. attached garage in an addition to an existing 857.6 attached garage for a total of 1,605.6-sq. ft. of all accessory buildings.

H. **AB-2021-40, Jeff Kunz, 974 Highlander, 09-01-409-010**

The petitioner is seeking 1 variance from Zoning Ordinance #78 – Zoned R-3

**Article VI, Section 6.04**

1. A 16-ft. front yard setback variance from the required 30-ft. to build a second story addition 14-ft. from the property line along Haviland.
I.  **AB-2021-42, Wendy Hope, 796 Harry Paul, 09-11-379-091**

The petitioner is seeking 2 variances from Zoning Ordinance #78 – Zoned R-3

Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)

1.  A 10-ft. rear yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0-ft. from the rear property line.

2.  An 8-ft. side yard setback variance from the required 8-ft. to erect a 6-ft. privacy fence 0-ft. from the side property line (south).

6.  PUBLIC COMMENTS

7.  COMMUNICATIONS

   A.  Date Certain Memo

8.  COMMITTEE REPORTS

9.  MEMBER COMMENTS

10.  ADJOURNMENT

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Township at least seventy-two hours in advance of the meeting when requesting accommodations.