

Present: Chairman Thomas Rotondo Tamara Barry, Stephen Sheak, Alternate Member Pamela Root and Land Use Coordinator Polly Redmond

Absent: Theodore Root, Jr., Peter Brazaitis IV, Alternate Members Lynne Steincamp and Brooke Cheney

PUBLIC HEARING

1. OPEN HEARING – ESTABLISH QUORUM.

Chairman T. Rotondo called the hearing to order at 7:05 p.m. All members present are seated. He informs the applicant that with only four members present, all four votes must be in favor of the variance and asks if she wishes to proceed with the hearing, to which she agrees.

2. INSPIRED HOMES, LLC/HEIDI KIRCHOFER – APPLICATION FOR A 35-FOOT EAST SIDE YARD VARIANCE FROM SECTION 5 ZONING REGULATIONS DATED 8-26-2022 TO CONSTRUCT TWO 10' X 12' REAR DECKS ON A MULTI-FAMILY HOME, 33-35 BURLINGTON ROAD, LOCATED IN A MULTI-FAMILY ZONE.

Heidi Kirchofer is present to represent and submits proof of certified mailings to neighbors within 200 feet of the property lines giving notice of this hearing. Plans by Godfrey & Hoffman Hodge, LLC titled Property Survey-Proposed, dated 10/2/2023, revised 3/29/2024, are reviewed. LUC Redmond reads the call to hearing as published in the Republican American on April 5 & 12, 2024. Ms. Kirchofer points out the two proposed decks on the plans explaining that the two-family home is a legal non-conforming building not meeting the current setbacks and is only 17 feet to the east side property line. No one from the public is present to make comment.

3. CONTINUE OR CLOSE HEARING.

S. Sheak **motioned** to close the hearing at 7:15 p.m., seconded by T. Barry. Motion passed unanimously.

REGULAR MEETING

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman T. Rotondo called the meeting to order at 7:15 p.m. All members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 5/17/2023

P. Root **motioned** to approve the minutes of the previous meeting, seconded by S. Sheak. Motion passed unanimously.

3. DISCUSSION/POSSIBLE DECISION – INSPIRED HOMES, LLC/HEIDI KIRCHOFER – APPLICATION FOR A 35-FOOT EAST SIDE YARD VARIANCE FROM SECTION 5 ZONING REGULATIONS DATED 8-26-2022 TO CONSTRUCT TWO 10' X 12' REAR DECKS ON A MULTI-FAMILY HOME, 33-35 BURLINGTON ROAD, LOCATED IN A MULTI-FAMILY ZONE.

Chairman T. Rotondo, addressing the Commission, states the variance is a large one but it is a special circumstance when the existing building is so close to the property line. P. Root states that she takes no issues with granting the variance. T. Barry states that the existing structure dictates the location of the decks. S. Sheak states that the decks must go where they are proposed and are dictated by the layout of the building.

P. Root **motioned** to grant the variance due to the hardship of the non-conforming existing building located 17 feet from the east side property line and that it is appropriate that the decks be placed on the back of the two-family home. T. Barry seconded the motion and it passed unanimously.

4. ELECTION OF OFFICERS.

S. Sheak nominated Thomas Rotondo as Chairman of the Board, seconded by P. Root. With no other nominations, S. Sheak **motioned** to appoint Thomas Rotondo as Chairman of the Board, seconded by P. Root. Motion passed unanimously.

Nominations for Secretary will be placed on the next meeting agenda when a full board is present.

5. CORRESPONDENCE.

None.

6. ANY OTHER BUSINESS.

None.

7. INVOICES.

None.

8. ADJOURN.

P. Root **motioned** to adjourn the meeting at 7:25 p.m., seconded by S. Sheak. Motion passed unanimously.

Respectfully submitted

Polly Redmond
Land Use Coordinator/ZBA Clerk

