

CLARK TOWNSHIP ZONING BOARD OF APPEALS

Meeting Minutes of April 27, 2021 Tuesday 7 PM

CALL TO ORDER & PLEDGE OF ALLEGIANCE: Mr. Pearson at 7:00 pm

ROLL CALL: Members present: Pearson, Pieri, Schuster, Eberts, Harrison

Others present: Diane Patrick, Mike Patrick, Dave Murray, *deputy supervisor*.

APPROVAL OF AGENDA

Motion: *Moved by Mr. Schuster, seconded by Mr. Harrison to approve the agenda. All ayes. Motion passed.*

APPROVAL OF MINUTES: June 23, 2020

Motion: *Moved by Mr. Pieri, seconded by Mr. Eberts to approve the minutes of June 23, 2020 All Ayes. Motion carried.*

NEW BUSINESS: Case #300 Diane Patrick requesting a dimensional variance to construct an addition to their home that extends to the property line.

Ms. Patrick added to her initial request to extend the length of the extension from 16-feet to 24-feet, with no extension to the width of 10-feet.

Ms. Patrick said her home was built in 1955 as a small summer home with one small bath located in the middle of the house. The small bathroom doesn't accommodate aging issues she and her husband will be facing, so they decided to construct a larger bathroom. The location doesn't affect neighbors as it abuts the property line of an unbuildable wooded lot that serves as a buffer for the Woodland Park association (WPA) to a lake access road. She presented a letter from the WPA giving their approval for the extension. The placement of the house on the lot was unusual, she said, because most homes in the WPA are more in the center of the lot while theirs is closer to property line.

Mr. Pieri asked if there was a practical hardship involved in her variance appeal. Mr. Patrick said aging.

Mr. Harrison said the zoning ordinances don't require a hardship to grant a variance. Each variance, he said, is its own standard and the ZBA uses case law for variance reviews. **Mr. Pieri** noted the zoning requires a "practical difficulty" be shown, but **Mr. Harrison** said the ZBA didn't need to go to that extent for this variance.

Motion: **Mr. Harrison** moved to grant a variance of the side lot setback from the 10-feet required to the sideline of the lot adjoining the Woodland park Association buffer lot. This creates no adverse effect on neighbors or the purpose of the ordinance as to the safety and general welfare of the Township. The appeal was also approved by the Woodland Park Association. Mr. Eberts seconded.

Roll call: Mr. Pearson, Mr. Schuster, Mr. Eberts, Mr. Harrison, YES. Mr. Pieri, abstained.

Yes-4, No-0, 1 Abstain. Motion approved.

OLD BUSINESS: none

ADJOURNMENT: *Mr. Pearson moved to adjourn meeting at 7:25 pm, Mr. Eberts seconded. Vote: all ayes.*