

**THE SOMERSET TOWNSHIP
ZONING BOARD OF APPEALS
VARIANCE – PUBLIC HEARING
HELD AUGUST 21, 2023**

Call to Order: The meeting was called to order at 6:57 PM by the Chairman: D. Hinkelman.

The Pledge of Allegiance was recited.

Roll Call: Members present: D. Hinkelman, M. Blucher, D. York, L. Hartzler and K. Bedard.

Recognition of Township Officials: D. Hinkelman recognized the Zoning Board of Appeals consultant; Don Figiel, Zoning Administrator.

Approval of Amended Agenda: K. Bedard added “Members Expiring Terms” under New Business. L. Hartzler moved to approve the agenda with the addition. Motion seconded by; D. York. All ayes; motion approved.

Approval of Minutes July 24, 2023: D. York moved to approve the minutes as written. Motion seconded by; L. Hartzler. All ayes; motion approved.

Explanation of hearing process was given by; Chairman, D. Hinkelman.

Public Comments: None.

Open Public Hearing Appeal #259 14227 Blarney Cr. @ 6:55 PM:

Zoning Administrator D. Figiel advised that the Petitioner Richard Meyer, Appeal #259 is requesting a variance where the current footings are located; 10.5 feet to 1.9 feet. The required setback is 25ft and the original site plan that was approved did show a 25 ft. setback. D. Figiel advised that the petitioner measured from the road edge and not the center of the road. D. Figiel also advised that there have been several variances approved within the Township similar to the variance request by the petitioner and that mistakes happen and that it was measured wrong. R. Meyer the petitioner advised that the lot is an odd shape and that they placed the footings where they did to allow the footage that was needed for the well and septic field. S. Brennan at 14408 Limerick Ln. advised that he lived directly east of the property and that he had no issues with the variance.

Public Comments Closed @ 7:18 pm.

Discussion & Decision by Zoning Board of Appeal Members:

D. York expressed concerns regarding the size of the house and the lot size. K. Bedard expressed concerns regarding the work that had been done before the Health Dept. approval. D. Hinkelman advised that a hardship has to be proven from the petitioner as to why the variance is needed. D. Hinkelman stated that he does not feel that there has been a hardship proven and that it is monetary and variances are not approved on monetary issues. D. York made a motion with the finding of facts to deny

the variance request. Motion seconded by; M. Blucher. A roll call vote was taken. All ayes; motion approved.

Close Public Hearing @ 7:42 pm.

New Business

- **Members Expiring Terms:** K. Bedard advised that the term agreement for L. Hartzler has expired and he will need to be reappointed by the Board of Trustees. M. Blucher's term will be expiring in December 2023. Term agreements for D. Hinkelman, D. York and K. Bedard will be expiring in June 2025.

Public Comments: No Comments.

Adjournment: With no further business, L. Hartzler made a motion to adjourn the meeting at 7:55pm. Motion seconded by; K. Bedard. All ayes; motion approved.

Respectfully submitted; Kimberly S. Bedard, ZBA Secretary