

Bristol Twp. Zoning Board of Appeals
Public Hearing Minutes June 19, 2019

The Public Hearing was called to order by George Gordon at 7:00PM.

Roll Call: Present – Sandra St. John Ash, Lee Cook, William Beachler, Kurt Holko and George Gordon.

Pledge of Allegiance

Mr. Gordon opened the meeting by requesting all parties that wanted to speak stand up and be sworn in.

A member of the public audience requested clarity of the variance being requested.

Mr. Gordon explained the purpose of the hearing was to review the request for variance on the setback for Keith and Misty Berry property on Housel Craft Rd. The reason they were requesting set back was due to interpretation that they had to maintain a uniform set back similar to the adjacent properties. He further explained that prior to the adjacent homes being built the previous owner had put in a septic system further back on the property and that it represented a hardship for Berry's to have to abandon that septic and put in a new system. That septic system would not be usable if the house were built closer to the road. Mr. Gordon then requested comment from the meeting attendees

Section 10: "Setback Building Lines" of the Bristol Township Zoning Ordinance Rev 4-16-19 was read and explained by members of the Zoning Board of Appeals.

The owner of the adjacent property directly to the East of the subject property expressed concerns of losing his ability to hunt as well as loss of privacy to swimming pool located in his backyard if the new house is built as currently planned beyond 50' Housel Craft Road.

Misty Berry then detailed the hardship that locating the house closer to the road would present and that the location they were building would not make it possible to see the other homes.

Various remarks were exchanged between members of the public audience.

Mr. Gordon surveyed the public audience by asking for a show of hands to indicate if any of the other adjacent property owners as outlined by the public notice were present to which several indicated that they were.

Mr. Gordon asked whether any of these other adjacent property owners had any objections to the new house being built as planned at the subject property to which no objections were presented.

The Property Owner (Misty Berry) approached the board at Mr. Holko's request to confirm the location of the subject property via Google Earth.

At 7:17PM Mr. Gordon called for Executive Session of the Board.

At 7:35PM open session was reconvened.

Mr. Gordon made a motion to approve the variance, 2nd Mr. Beachler

Mrs. St. John Ash – yes

Mr. Cook – yes

Mr. Beachler – yes

Mr. Holko – yes

Mr. Gordon – yes

Mr. Gordon made a motion to adjourn the meeting at approximately 7:37PM, 2nd Mr. Beachler

Mrs. St. John Ash – yes

Mr. Cook – yes

Mr. Beachler – yes

Mr. Holko – yes

Mr. Gordon – yes

Recorded by Kurt Holko, Secretary