



Berkshire Township Board of Zoning Appeals
Regular Meeting Minutes
July 15, 2026, 7:00pm

Call to Order: Kim called the meeting to order at 7:01 p.m.

Determination of a Quorum/Roll Call: Members Ellen Ebe, Fred Grunewald, James Spurrier, and Kim Zianno Hartman present. Also, present were David Weade, Zoning Inspector and Alison Newton, Meeting Secretary.

Motion to approve the minutes:

Jim made a motion to approve the meeting minutes from April 15, 2025th Fred seconded. Motion approved 4-0.

Announcements: Statement of Policy

As is the adopted policy of Berkshire Township, all applicants will be granted an opportunity to make their formal presentation. Following the applicant's presentation preliminary questions or points of clarification from the board will be allowed. The audience will then be granted an opportunity to comment. Each individual will be granted 3 minutes. We ask that you be brief and to the point. The Chairperson may limit repetitive comments and close public comments after a reasonable time. The board will follow with questions and take action if needed

New Business:

Application #26-085 Lucy and Ross Leperna. Request for a variance on the rear yard setback from 30 feet to 10 feet.

The applicant, Ross and Lucy Leperna of 1694 Somerford Dr, went through their application and noted that the setback of 30 feet only leaves them 6ft of space for living space. He spoke about the adjacent green space and distance from their neighbors. He thought it would not create eyesore or detriment to the community or government services. They did not know about the zoning and setback restrictions and didn't think there would be any way to have a patio in the backyard without this variance. They hope that the addition of this space will be a nice area for them and their children.

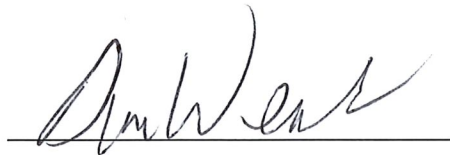
Jim asked David if the neighbors were notified and David said that they were notified and received no feedback. Lucy said that she spoke to a neighbor and said that they do not care about the addition. The HOA has also approved this application.

Jim asked for clarification about their plans and the applicant said it would be a concrete patio with a firepit and there would be a deck as well. There will be no raised chimney or elevated fire pit. Jim asked a follow-up question about the dimensions and the applicant did not recognize the change and agreed that the dimensions show a bump out in the house and they would be no more than 10ft from the setback.

Jim made a motion to approve Application #26-085. Ellen seconded. Motion approved 4-0.

Other business: none

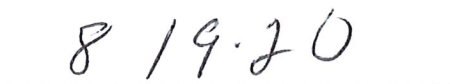
Adjournment: Ellen made a motion to adjourn the meeting at 7:19pm, Kim seconded. Motion approved 4-0.



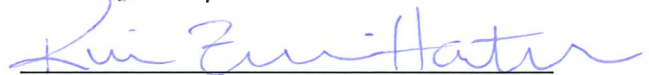
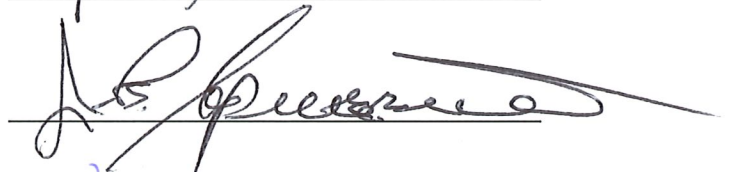
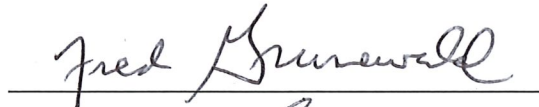
Zoning Inspector



Meeting Secretary



Date



Board Members