



Berkshire Township Board of Zoning Appeals  
Regular Meeting Minutes  
February 19, 7:00pm

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**Call to Order:** Kim called the meeting to order at 7:00 p.m.

**Determination of a Quorum/Roll Call:** Members Kim Zianno Hartman, Ellen Ebe, and Erika Crawford present. Also, present was David Weade, Zoning Inspector and Alison Newton, Meeting Secretary.

**Motion to approve the minutes:** The meeting minutes from January 15, 2025<sup>th</sup> will be voted upon in next month's meeting.

**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.

**Introduction of the new members of the board.**

Erika Crawford introduced herself to the board and Mike Dattilo swore Erika Crawford onto the Board of Zoning Appeals.

**Election of a chair and vice chair for 2025.**

David Weade explained the process of electing board members to serve as chair and vice chair of the board.

Ellen Ebe made a motion to elect Kim Zianno Hartman to the position of Chair. Erika Crawford seconded. Motion approved 3-0.

Kim Zianno Hartman made a motion to elect James Spurrier to the position of Vice chair. Ellen Ebe seconded. Motion approved 3-0.

**Regional Planning Commission Updates:** none

**Participants sworn in by Kim Zianno Hartman:**  
Rose Kostival

**New Business:** Application 25-010 Rose Kostival. Asking for a variance in the rear setbacks 7580 Broxton Lane

David explained that it takes a majority of the members of the board to approve a majority. Since there are only three board members present tonight, it will take vote of 3-0 tonight to approve the application. The applicant acknowledged the rule and wished to proceed with the application.

Kim first asked the applicant to complete the unanswered questions in the application (question #1 and #2).

Answer to question #1: yes

Answer to question #2: unknown

David explained that the development plan for this neighborhood established 30ft setbacks in the subdivision. There are no homes that back up to other homes, and there is a lot of open green space in this area. The final development plan defined this 30ft setback and it does not allow any accessory structures in the setback. The township has received numerous applications for variances in this development.

The applicant, Rose, explained that the back of their house has a patio, they want to put in a pool next to the patio. She took some time to explain the layout of their yard and how it sits with neighbors. She also mentioned that her neighbors have sent letters, and they have no issues with the project.

Kim asked about the drawing and asked for clarification. The applicant clarified and used the submitted drawings to explain the layout of the pool on the property. Kim asked about the labels near the fence and if 4ft is how tall the fence would be. Rose confirmed that the fence would be 4ft tall.

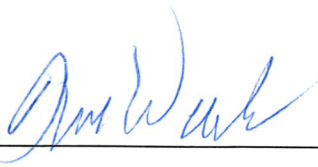
Ellen asked about where the pool would be in the yard, the applicant said it would be within where the trees are now.

David mentioned that the applicant has received approval from the HOA. Ellen mentioned that she appreciated the submitted letters from the neighbors.


Ellen made a motion to approve application #25-010 for a reduction in the rear yard setback from 30 feet to 10 feet. Erika second. Motion approved 3-0.

The applicant will need to get a zoning certificate from the township before going to the county.

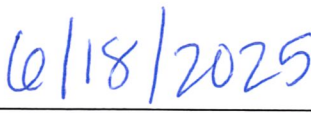
**Adjournment:** Ellen made a motion to adjourn the meeting at 7:22pm. Erika seconded. Motion approved 3-0.



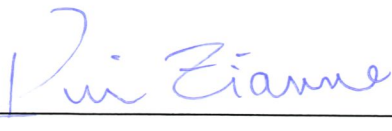
Zoning Inspector



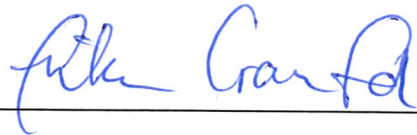
Meeting Secretary



Date







Board Members