

AGENDA

CONCORD TOWNSHIP BOARD OF ZONING APPEALS PUBLIC HEARINGS

Wednesday, May 12, 2010 at 7:00 p.m.
Concord Town Hall

1. Appeal #0410-965: Mrs. Sharon Jones of 10375 Misty Ridge Drive (R-1 District) requests a variance for an existing above ground pool/deck, which are currently located 5 ft. from the side property line, in lieu of the minimum side setback requirement of 15 feet, as set forth in Section 31.02 of the Concord Township Zoning Resolution.
2. Conditional Use Permit #33: Ms. Susan Lanning of Pine Hill Country Care Assisted Living proposes to expand the existing adult group home at 7301 Ravenna Road (B-2 District) to accommodate 2 additional bedrooms, new bathrooms, a porch, office area and other living space (3,034 sq. ft. addition). Adult Group Homes can accommodate six (6) to 16 unrelated individuals, and are conditionally permitted in the B-2 District, in accordance with the requirements set forth in Section 13.17 of the Concord Township Zoning Resolution.
3. Site Plan Review for Application #015 by Ms. Susan Lanning for a proposed addition to the Pine Hill Country Care Assisted Living facility, an adult group home at 7301 Ravenna Road (Permanent Parcel #8A-5A-25), and located in the B-2, General Business District. The proposed 3,034 sq. ft. addition includes 2 new bedrooms, bathrooms, a porch, office area, and other living space.
4. Appeal # 0410-964: Mr. Ryan Sommers of Gabriel's Edge, LLC requests a variance from the frontage requirements for a lot, in order to split the front portion of Permanent Parcel # 10A-28-18 for the purposes of developing a new bank facility in the area zoned B-1, Restricted Retail. The rear portion of this same lot is zoned R-3, Multi-Family which requires a minimum lot width of 200 ft., as set forth in Section 17.06 of the Concord Township Zoning Resolution. If the lot is split as proposed, then the remaining R-3 land under this parcel would not meet the frontage requirements for a lot, as set forth in Section 5.02 B, which shall be "contiguous and uninterrupted". The B-1 District requires a minimum lot width of 100 feet.
5. Approval of minutes of the March 10, 2010 meeting.