

**MIDDLETOWN TOWNSHIP**  
**ZONING HEARING BOARD**

Christian A. Davis

Thomas Danzi

Gerry Gebhart

Jacquelyn S. Goffney

Joseph Klodarska

**Minutes of the Zoning Hearing Board**

The regular meeting of the Middletown Township Zoning Hearing Board was held on **February 23, 2022**, beginning at 7:00 PM at the Middletown Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Tom Danzi, Christian Davis, Gerry Gebhart, Jackie Goffney, Joseph Klodarska

Staff Present: Max O’Keefe, Solicitor, Meredith F. Merino, Zoning Officer

Approval of Minutes: Mr. Danzi made a motion to approve the minutes of the December 15, 2021 meeting, which was seconded by Ms. Goffney. The minutes were approved as submitted by a vote of 5 – 0.

Board Reorganization:

Election of Officers: Mr. Danzi made a motion to nominate Christian Davis as the Chair for 2022, which was seconded by Mr. Klodarska. The Board voted 5-0 in favor of the nomination.

Mr. Klodarska made a motion to nominate Jacquelyn Goffney as the Vice-Chair for 2022, which was seconded by Mr. Danzi. The Board voted 5-0 in favor of the nomination.

Mr. Klodarska made a motion to nominate Gerry Gebhart as the Secretary for 2022, which was seconded by Mr. Danzi. The Board voted 5-0 in favor of the nomination.

Appointment of Board Solicitor: Upon motion, properly moved by Mr. Danzi and seconded by Mr. Gebhart, and by unanimous vote, Max O’Keefe was appointed Zoning Hearing Board Solicitor for 2022.

2022 Meeting Schedule: Upon motion made by Mr. Davis and seconded by Ms. Goffney, the Board voted unanimously to meet at 7:00 PM on the 4<sup>th</sup> Wednesday of each month from January to October, on the 3<sup>rd</sup> Wednesday of November, and the 2<sup>nd</sup> Wednesday of December 2022. A listing of the specific meeting dates is attached to these minutes.

Hearing Officer: The Middletown Township Zoning Hearing Board hereby unanimously adopts, upon motion made by Ms. Goffney and seconded by Mr. Danzi, the following resolution which is attached to these minutes:

“RESOLVED, that any member of the Zoning Hearing Board at a meeting when there is no quorum present is authorized to act on behalf of the Zoning Hearing Board as a hearing officer in accordance with and pursuant to the applicable provisions set forth in the Pennsylvania Municipal Planning code”.

Old Business: Case No. 2020-06: Daron and Ruth Jones of 305 Howarth Road were granted a variance on January 27, 2021 from the minimum average width of side yards in the R-1 Zoning District in order to construct a 20' x 32' attached garage. The board voted 4-0 to grant the variance extension with one abstention (Mr. Gebhart), which will now expire on January 25, 2023 unless building permits are issued for the addition prior to that date.

New Business: Case No. 2022-01: Rebecca and Kelly Swanson of 7 Harvard Drive are seeking a variance from Sections 275-206.B.(1) for expansion of nonconforming structures and 275-26.A.(2)(h) for the minimum side yard setback in the R-2 Zoning District. Applicants desire to construct a 20'6" x 15' addition that will be located to within 7 ft. of the side property line. Applicants are also seeking a variance from Section 275-199.I. to construct a 35' x 15' deck to within 1 ft. of the side property line.

The applicants were present, along with their contractor, Bill Houser, who presented testimony and evidence in favor of the application. Mr. Houser explained that the house was originally constructed on a location of the lot to avoid a small stream corridor, which put the house within the side yard setback area. The applicants would like to use an existing 12' x 20'6" concrete slab as the foundation for a 15' x 20'6" family room addition. Mr. Houser also submitted an alternate deck plan to reduce the projection of the deck as proposed from 1 ft. to 3 ft. from the side property line. No one was present in favor of or in opposition to the application. At the close of the hearing, Ms. Goffney made a motion to approve the various dimensional variances as requested, conditioned upon the applicant submitting to the Township survey documentation confirming the side property line location prior to issuance of building permits; and, with respect to the variance from Section 275-199.I., to approve the request consistent with the proposed alternate deck plan, identified as Exhibit A-7, showing the deck location as being 3 ft. from the property line. Mr. Danzi seconded the motion, and the board voted 5-0 to grant the requested variances.

Adjournment: There being no further business, the meeting was adjourned at 7:30 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, March 23, 2022 beginning at 7:00 PM.

Respectfully Submitted,

Meredith Merino, Zoning Officer

**PUBLIC MEETING NOTICE**

**2022**

**ZONING HEARING BOARD**

**NOTICE IS HEREBY GIVEN** that the Zoning Hearing Board of Middletown Township, Delaware County, PA, will hold their 2022 meetings on the fourth Wednesday of each month (except November which is held the third Wednesday and December which is held the second Wednesday) at **7:00 PM** in the meeting room of the Township Building located at 27 North Pennell Road, Lima, PA on following dates.

**January 26, 2022**

**February 23, 2022**

**March 23, 2022**

**April 27, 2022**

**May 25, 2022**

**June 22, 2022**

**July 27, 2022**

**August 24, 2022**

**September 28, 2022**

**October 26, 2022**

**November 16, 2022**

**December 14, 2022**

**January 25, 2023**

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**ZONING HEARING BOARD**

Christian A. Davis  
Gerry Gebhart

Thomas Danzi

Jacquelyn S. Goffney  
Joseph Klodarska

**RESOLUTION**

The Township of Middletown Zoning Hearing Board (the Board) does at its Reorganizational meeting of the Board held on February 23, 2022 hereby unanimously adopt the following Resolution:

**RESOLVED**, that any member of the Board present at a meeting when there is no quorum is authorized to act on behalf of the Board as a hearing officer in accordance with and pursuant to the applicable provisions of the Pennsylvania Municipalities Planning Code.

IN WITNESS WHEREOF, the undersigned does hereby set his hand and seal this 23rd day of February, 2022.

ZONING HEARING BOARD

BY: \_\_\_\_\_

SECRETARY