

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

Diane Beresford, Chairperson  
Jacquelyn S. Goffney, Secretary

Christian A. Davis, Vice Chair  
Gerry Gebhart  
Kathleen O'Connell-Bell

Lawrence G. Strohm, Jr., Solicitor

## **Minutes of the Zoning Hearing Board**

The regular meeting of the Middletown Township Zoning Hearing Board was held on **February 28, 2018**, beginning at 7:00 PM in the Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Diane Beresford, Gerry Gebhart & Jacquelyn Goffney

Staff Present: Lawrence G. Strohm, Solicitor, Meredith F. Merino, Zoning Officer

Approval of Minutes: The minutes of the January 24, 2018 meeting were approved as submitted by a vote of 3 – 0.

New Business: Case 2018-01: Roostertail Farm Trust, c/o Amy Bosacco Anna is seeking a variance for the width of common driveways serving 2 or 3 interior lots for a proposed 3-lot subdivision of a property that contains three existing dwellings and an existing driveway at 533 Darlington Road. Amy Anna and her husband Daniel Anna were present as witnesses. Applicant's engineer, Matthew Houtmann, provided testimony and evidence in support of the application. Each of the existing houses was issued Township permits for construction between 1955 and 1979; however the property is nonconforming because more than one primary use exists on the lot. The proposed subdivision will eliminate the nonconformity by providing for one house on each of 3 lots. The private drive providing access must be 16 ft. wide per the zoning code, but in many places is only 11-12 ft. There are several areas that maintain the 16 ft. width at critical turning and passing areas. The applicants testified that the drive can support and allow access to emergency vehicles, including an ambulance and large fire truck. There was no one present in support of or opposed to the application. The hearing was closed, and the decision will be rendered at the meeting of March 28, 2018.

Case No. 2018-02: Michael Demeo is seeking variances from the minimum front yard depth and aggregate width of side yards for a house located at 553 Fairview Avenue in the R-4 zoning district in order to construct a 9.5' x 10.5' addition to the front of the house. The applicant represented himself and presented testimony and evidence in support of the application. The addition will not project any further into the front or side yards than the existing foundation walls, but will fill in a vacant area of the existing house. Applicant also seeks a variance in order to expand the nonconformity by more than 10%. The addition will expand the 1.5 story single family into a 2-story dwelling. One neighboring property owner appeared to hear the application, but was not opposed to it. The hearing was subsequently closed and the board voted 3-0 to approve the variances as requested

Old Business: Case 2017-09: An application by Granite Run Buick GMC for a use variance in order to park and store new vehicle inventory on a vacant existing parking lot on the Franklin Mint property. Applicant's attorney, Timothy Sullivan, Esq. presented testimony and exhibits on behalf of the applicant. The applicant has a month-to-month license agreement with the property owner for storage of up to 80 vehicles. No vehicles are off-loaded by trailers. No one was present

in favor of or opposed to the application. The hearing will remain open until the meeting of March 28, 2018, for the purpose of admitting licensee's authorization for Mr. Sullivan to act as his agent.

Adjournment: There being no further business, the meeting was adjourned at 8:45 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, March 28, 2018 beginning at 7:00 PM.

Respectfully Submitted,

Jacquelyn Goffney, Secretary