

MIDDLETOWN TOWNSHIP
ZONING HEARING BOARD

Diane Beresford, Chairperson
Jacquelyn S. Goffney, Secretary

Gerry Gebhart

Christian A. Davis, Vice Chair
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 **June 27, 2018**, beginning at 7:00 PM in the Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Christian Davis, Gerry Gebhart, Jacquelyn Goffney & Kathleen O'Connell-Bell

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

Approval of Minutes: The minutes of the May 23, 2018 meeting were approved as submitted by a vote of 4 – 0.

Old Business: Case No. 2017-06: Stavros Vousdoukas of 107 Elwyn Avenue was granted variances from the minimum width and minimum aggregate width of side yards, and the minimum depth of front yard in the R-2 zoning district in order to construct a 12' x 25' addition which would project to within 3.7 ft. of the side property line and 1.27 ft. of the front property line along the existing front foundation wall. The applicant also owns the two ground lots adjacent to the subject property. Variances were granted on July 26, 2017 with the condition that the applicant merge the three parcels as referenced in the request and file the appropriate deed of merger prior to issuance of building permits. Applicant subsequently filed a reverse subdivision application which was approved by Township Council on December 11, 2017. Applicant is now in the process of getting building plans together for the addition and is requesting a one-year extension in order to allow time to do so. The board voted unanimously 4-0 to grant the requested one-year extension.

New Business: Case No. 2018-04: Deborah A. Convery is seeking a variance from Section 275-21.A(6) for minimum average width of side yards in the R-1 Zoning District for a ground lot located at 556 S. Heilbron Drive. Applicant proposes two side yards with an average width of 25 feet for the subject ground lot. Applicant was present, as was Engineer Gus Houtman who presented testimony and evidence on behalf of the applicant. Mr. Houtman explained that the original recorded subdivision plan showed two side yards of 25 ft. each, and the prospective owner of the property designed an ADA-compliant house to meet the side yards shown on the plan. The minimum average width of side yards at the time of plan recording were, in fact, an average of 30 feet, as is the requirement presently. The application is being opposed by George and Mary Emily Pagano of 552 S. Heilbron Drive, which is directly adjacent to the subject property. After the testimony was completed, the hearing was closed. The board will vote on the matter at the July 25 meeting.

Case 2018-05: Gabriel & Dawn Fredericks of 5 Farmhouse Ln. are seeking a variance from the minimum side and aggregate side yard setbacks of the R-2 Zoning District in order to construct a garage/mudroom/in-law suite addition to the primary dwelling which will project to

within 9 ft. 8 in. of the side property line. The applicant presented testimony and evidence in support of the application. Several neighbors of the applicant were present in support of the application. After completion of testimony, the hearing was closed. After a motion made and seconded, the board voted 3-1 to approve the requested variances. Ms. Beresford opposed.

Adjournment: There being no further business, the meeting was adjourned at 8:30 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, July 25, 2018 beginning at 7:00 PM.

Respectfully Submitted,

Gerry Gebhart, Acting Secretary