

MIDDLETOWN TOWNSHIP
ZONING HEARING BOARD

Christian A. Davis

Jacquelyn S. Goffney

Thomas Danzi

Joseph Klodarska

Gerry Gebhart

Minutes of the Zoning Hearing Board

The regular meeting of the Middletown Township Zoning Hearing Board was held on **September 28, 2022**, beginning at 6:00 PM at the Middletown Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Tom Danzi, Christian Davis, Gerry Gebhart, Jacqueline 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 August 24, 2022 meeting, which was seconded by Mr. Klodarska. The minutes were approved as submitted by a vote of 4 – 0.

New Business:

Case No. 2022-12: An application of Ron Zawadsky of 679 W. Rose Tree Road for a variance pursuant to Section 275-21.A.(5) for minimum 50 ft. depth of front yard in the R-1 Zoning District, and Section 275-206.B.(1) for expansion of a nonconforming structure. Applicant requests a variance for the construction of a 9’ x 9’ covered front porch projecting to within 31’ 8.5” of the front property line.

The applicant was sworn in and presented testimony and evidence in support of the application. Mr. Zawadsky explained that the enclosed entry was constructed on an existing 8’ concrete pad that they extended to a 9’ pad and put walls up and a roof on top. The existing house is nonconforming with respect to front yard setback, and he believed that the house was constructed in the 1800s. The new entry provides an interior landing area with more room to take coats off, etc.

No one was present in favor of or opposed to the application. After no further discussion, the hearing was closed. Mr. Danzi made a motion to grant the variance which was seconded by Mr. Gebhart. The Board voted 5-0 to approve the variances as requested.

Case No. 2022-13: Daniel Grover of 17 Eric Lane is seeking a variance from Section 275-21.A.(6) for side yard setbacks in the R-1 Zoning District in order to construct a 21’ x 40’ garage addition that will project to within 20’ of the side property line. An existing nonconforming 21’ x 30’ attached garage is being demolished to construct the addition in its place. A variance from Section 275-206.B.(1) is also being requested.

Mr. Grover explained that the variance request he is making wasn’t accurately reflected in the legal ad and notification to the abutting property owners. He would like to construct the garage to project one additional foot toward the side property line, making the garage structure 19’ from the property line. Mr. O’Keefe advised that the application should be continued to the

next month's meeting to allow the Township to re-advertise the correct setback variance request, which the applicant and the board agreed to do. The application will be listed under Old Business at the October 26, 2022, Zoning Hearing Board meeting.

Adjournment: There being no further business, the meeting was adjourned at 6:30 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, October 26, 2022 beginning at 6:00 PM.

Respectfully Submitted,

Meredith Merino, Zoning Officer