

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 **October 26, 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. Klodarska made a motion to approve the minutes of the September 28, 2022 meeting, which was seconded by Ms. Goffney. The minutes were approved as submitted by a vote of 5 – 0.

Old Business:

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 22' x 40' garage addition that will project to within 19' 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.

At the previous month's meeting, 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, and the application was continued to this evening's meeting. He has since updated his plot plan to accurately reflect that the proposed garage will project one additional foot toward the side property line, making the garage structure 19' from the property line. The correct setback variance request was properly re-advertised and adjacent property owners were re-notified of the revision to the plot plan.

The applicant was sworn in and presented testimony and evidence in support of the application. He explained that he wants to expand the garage one foot in width and 10 feet in length and add a second floor for storage. The new garage will be 22'x40' to be constructed out of block and brick. The additional length will be to accommodate the stairwell to the second floor. Electrical will be added to the addition and the only plumbing will be for one hose bib.

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

Adjournment: There being no further business, the meeting was adjourned at 6:15 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, December 14, 2022, beginning at 6:00 PM.

Respectfully Submitted,

Meredith Merino, Zoning Officer