

MIDDLETOWN TOWNSHIP
ZONING HEARING BOARD

Christian A. Davis

Thomas Danzi

Gerry Gebhart

Jacquelyn S. Goffney

Joseph Klodarska

Lawrence G. Strohm, Jr., Solicitor

Minutes of the Zoning Hearing Board

The regular meeting of the Middletown Township Zoning Hearing Board was held on **October 27, 2021**, beginning at 7:00 PM at the Middletown Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Christian Davis, Thomas Danzi, Gerry Gebhart, Joseph Klodarska

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

Approval of Minutes: Mr. Danzi made a motion to approve the minutes of the September 22, 2021 meeting, which was seconded by Mr. Klodarska. The minutes were approved as submitted by a vote of 4 – 0.

New Business

Case No. 2021-11: An application of Dennis Mosteller of 351 New Darlington Road for a variance pursuant to Section 275-17.A.(5) for minimum 50 ft. depth of rear yard in the R-1A Zoning District. Applicant proposes to construct a 690 s.f. addition to the rear of the house, a portion of which will project to within 43.6 ft. from the rear property line. The applicant was present and entered testimony and evidence into the record. He explained that the addition would be one-story, with no basement and was intended to expand the kitchen and living area for his family. No one was present either for or in opposition to the application. After no further discussion, the record was closed. Mr. Gebhart made a motion to approve the variance, which was seconded by Mr. Danzi. The board voted 4-0 to approve the application.

Case No. 2021-12: An application of JP Morgan Chase c/o TKO Installation, Inc. for the Promenade at Granite Run (1067 W. Baltimore Pike) zoned MCO to install a stand-alone drive-up ATM machine in an outlying parking area was withdrawn by the applicant.

Case No. 2021-13: An application of Chet L Conneen of 207 Elm Avenue for variances from Section 275-37.C.(4) and (5) for maximum impervious and building coverage, and, (6), (7), and (8) for side and rear yard setbacks of the R-4 Zoning Code, as well as Section 275-206.B.(1) for expansion of a nonconforming structure beyond 10%. Applicant proposes to construct an approximately 31' x 34' addition which will project to within 7' 9" of the north side property line, to within 4' 3" of the south side property line, and to within 20' 9" of the rear property line. The applicant was present and entered testimony and evidence into the record. He explained that he has simultaneously filed an application with the Township for a reverse subdivision to remove the common lot line between his two parcels. Once that plan is approved and recorded, he will still require the northern side yard variance, the rear yard variance and the variance for expansion of a nonconforming structure beyond 10%. The applicant agreed to

withdraw the requested relief for the southern side yard, the maximum building coverage and maximum impervious coverage. David Wren of 205 Elm was present and asked several questions of the applicant but stated that he was not opposed to the addition as proposed. After no further discussion, the record was closed. Mr. Gebhart made a motion to approve the variances as requested, conditioned upon Council's approval of the reverse subdivision application and recording of the plan. Mr. Danzi seconded the motion, and the board voted 4-0 to approve the application.

Case No. 2021-14: An application of Emily Gerace of 8 Chipmunk Lane for a variance pursuant to Section 275-21.A.(5) for minimum 50 ft. depth of front yard in the R-1 Zoning District. Applicant proposes to construct a 26'10" x 8' covered front porch which will project to within 46.5' of the front property line. The applicant was present and was represented by her attorney, Joseph Silvestro, Esq. The applicant explained that she has been experiencing water issues with the existing foundation and that they are working to promote water away from the foundation as much as possible. Extending the roofline of the porch will aid in the protection of the foundation. No one appeared in favor of or in opposition to the application. After no further discussion, the record was closed. Mr. Klodarska made a motion to approve the variance as requested, which was seconded by Mr. Danzi. The board voted 4-0 to approve the application.

Adjournment: There being no further business, the meeting was adjourned at 8:20 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, November 17, 2021 beginning at 7:00 PM.

Respectfully Submitted,
Meredith Merino, Zoning Officer