

MIDDLETOWN TOWNSHIP
ZONING HEARING BOARD

Thomas Danzi

Gerry Gebhart

Jacquelyn S. Goffney

Joseph Klodarska

Bryan Messick

Minutes of the Zoning Hearing Board

The regular meeting of the Middletown Township Zoning Hearing Board was held on **December 11, 2024**, beginning at 6:00 PM at the Middletown Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Tom Danzi, Gerry Gebhart, Jackie Goffney, Bryan Messick

Staff Present: John McBlain, Solicitor; Meredith Merino, Zoning Officer

Approval of Minutes: Mr. Danzi made a motion to approve the minutes of the September 25, 2024 meeting, which was seconded by Mr. Messick and approved as submitted by a vote of 4-0.

New Business:

Case No. 2024-05: Matthew Foster & Sookie Ha of 205 Cherrywood Lane are seeking a variance from Section 275-26.A.(2)(h) for required minimum 20' side yard setback in the R-2 Zoning District in order to construct a 27.5' x 44' garage addition that will project to within 12.7' of the side property line.

Matt Foster was present and presented testimony and evidence in support of his application. He explained that their plan is to demolish the existing 1-story, 1-car garage and construct an addition containing a 2-car garage on the first floor with additional living space on second floor, to include 3 bedrooms and a bathroom. The second floor living space will be connected to the existing living space, and access to the new bedrooms will be through the existing structure. Electrical and plumbing for the addition will be tied into the existing house. Mr. Foster explained that if the garage were pushed further back into the property and away from the proposed location, it wouldn't align with the second floor to provide access to the 2nd floor addition.

The following applicant exhibits were admitted into the record:

A-1: 6-page conceptual plan

A-2: photo of front of house

A-3: Photo of house focused on existing 1-car garage

John and Terri Missar of 201 Cherrywood are adjacent neighbors to the applicants and share a property line nearest to where the proposed addition is located. They were both present and stated that they don't oppose the addition or proposed location. No one was present in opposition to the application. After no further discussion, the hearing was closed and exhibits were admitted into the record. Mr. Gebhart made a motion to approve the requested variance, which was seconded by Mr. Danzi. The board voted 4-0 to approve the variance.

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

Respectfully Submitted,
Meredith Merino, Zoning Officer