

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 **December 15, 2021**, beginning at 7:00 PM at the Middletown Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Christian Davis, Gerry Gebhart, Jacquelyn Goffney, Joseph Klodarska

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

Approval of Minutes: Mr. Klodarska made a motion to approve the minutes of the October 27, 2021 meeting, which was seconded by Ms. Goffney. The minutes were approved as submitted by a vote of 4 – 0.

Old Business

Case No. 2020-07: Erica and Jason Campanella of 115 Hidden Hills Road were granted a variance on December 16, 2020 from the 50 ft. minimum depth of front yard in the R-1 Zoning District in order to construct an attached 567 s.f. garage addition which would project to within 35 feet 2 inches of the front property line. The applicant requested an additional one-year extension in order to secure a contractor for the project. Ms. Goffney made a motion to approve the extension, which was seconded by Mr. Klodarska. The board voted 4-0 to approve the variance extension, which will now expire on December 14, 2022.

Case No. 2020-08: Liza and Michael Cremin of 4 Brandywine Drive were granted a variance on December 16, 2020 from Sections 275-206.B.{1} for expansion of nonconforming structures and 275-26.A.(2){g} and (h) for the minimum side and aggregate side yard setbacks in the R-2 Zoning District to construct an addition that will be located to within 5 ft. of the side property line. The applicant requested an additional one-year extension in order to secure a contractor for the project. Mr. Klodarska made a motion to approve the extension, which was seconded by Ms. Goffney. The board voted 4-0 to approve the variance extension, which will now expire on December 14, 2022.

New Business

Case No. 2021-15: An application of Mary Hegeler & Robert Kelly of 391 Howarth Road, zoned PRD, for a variance pursuant to Section 275-52.A. of the principal permitted uses of the Planned Residential Development District to allow for an in-law quarters within an existing detached structure on the property. The applicants were present and entered testimony into the record. Ms. Hegeler explained that the property contains a house, barn and accessory structure, the second floor of which they are proposing to convert to a 620 s.f. in-law quarters for her mother. The immediate neighbors have no concerns with the use, and the Alverno Valley Farms

HOA granted approval. Charles Miller, Esq. was present on behalf of the Township to monitor the application. He explained that the future obligation of the proper use of the proposed space lies with the Township and recommended several conditions that could be incorporated into the board's approval motion. Those proposed conditions included the requirement for shared utilities, prohibition against future rental to a non-family member, a single address for the main house and in-law unit, and the recording of the Decision with the Recorder of Deeds, which the applicants and board were agreeable to. After no further discussion, the record was closed. Ms. Goffney made a motion to approve the variance, subject to the following conditions: that the in-laws' quarters have shared utilities with the main dwelling; the quarters be limited to occupancy by a family member with no future rental or occupancy by a non-family member; the quarters share an address with the main dwelling; and the Decision with conditions be recorded with the Recorder of Deeds office and proof of filing forwarded to the Township. The motion was seconded by Mr. Gebhart, and the board voted 4-0 to approve the application.

Adjournment: There being no further business, the meeting was adjourned at 7:40 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, January 26, 2022 beginning at 7:00 PM.

Respectfully Submitted,

Meredith Merino, Zoning Officer