

MIDDLETOWN TOWNSHIP
ZONING HEARING BOARD

Diane Beresford, Chairperson
Jacquelyn S. Goffney, Secretary

Gerry Gebhart

Christian A. Davis, Vice Chair
Kathleen O'Connell-Bell

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 19, 2018**, beginning at 7:00 PM in the Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Diane Beresford, Christian Davis, Gerry Gebhart, Jacquelyn Goffney

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

Approval of Minutes: The minutes of the October 24, 2018 meeting were approved as submitted by a vote of 4 – 0.

New Business: Case No. 2018-07: An application of Nicholas Bonaventure Builder Inc. for property located at 312 Lenni Road (zoned R-4) for a variance from Section 275-199.G.(2) of the Zoning Code, Reverse Frontage Lot, to reduce the rear yard requirement of a reverse frontage lot from 75 ft. to 47.9 ft. The purpose of the request is to accommodate a usable single-family residential building envelope on proposed Lot 1 of the 6-lot subdivision. Lot 1 has frontage on both Elm Avenue and Lenni road, creating a Reverse Frontage lot.

Applicant Nicholas Bonaventure was present, as was Engineer Adam Powell, who acted as the applicant's expert witness in the matter. Mr. Powell explained that the present subdivision plan is the most compliant plan that can be attained, both with respect to minimum lot size and lot width. Because Lot 1 has been determined to be a Reverse Frontage Lot, the rear yard setback requirement is 75 ft, whereas it would normally be 30 ft in the R-4 Zoning District. Mr. Powell explained that the variance request was one of 60 ft. from the *legal* Right of Way, but 47.9 ft. from the *ultimate* Right of Way. In addition, the applicant agreed to install an evergreen buffer along the rear of Lot 1, per the requirements of the Zoning code.

Attorney Charles Miller was present on behalf of the Township and stated that the Township is in support of the variance application. He explained that the applicant is proposing a conforming use under the zoning, which was the request of the neighboring property owners.

After no further discussion, Mr. Davis made a motion to grant the variance as requested, and Ms. Goffney seconded the motion. The board voted 2-1 to approve the application (Mr. Gebhart opposed; Ms. Beresford abstained).

Adjournment: There being no further business, the meeting was adjourned at 7:45 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, January 23, 2018 beginning at 7:00 PM.

Respectfully Submitted,

Jacquelyn Goffney, Secretary