

MIDDLETOWN TOWNSHIP ZONING HEARING BOARD

Diane Beresford, Chairperson
Jacquelyn S. Goffney, Secretary

Christian A. Davis, Vice Chair
Gerry Gebhart
Jeff Koenig

Lawrence G. Strohm, Jr., Solicitor

Minutes of the Zoning Hearing Board

The regular meeting of the Middletown Township Zoning Hearing Board was held on **September 23, 2015**, beginning at 7:00 PM in the Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Christian Davis, Gerry Gebhart, Jackie Goffney and Jeff Koenig.

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

Approval of Minutes: The minutes of the August 26, 2015 meeting were approved as submitted by a vote of 4 – 0.

Old Business: Case 2015-08: An application of Miltiadh Verdhi (amended), for the property at 18 Beechwood Avenue, for a variance from the minimum required width of side yards and the minimum depth of front yard in the R-1 zoning district in order to demolish an existing single family home and construct a new single family home on the property. The hearing was continued from the August 26 meeting, and Architect for the applicant, Jason Zsor, requested an amendment to the previously submitted plot plan. The proposed house would project to within 18 ft. of the side property line (previously 8 ft.) and would remain at 10 ft. from the front property line and 25'8" from the other side property line. Mr. Zsor stated that the living space was reduced and the garage was reduced from 2-cars to 1-car. No plants or trees are to be removed and no windows will be located on the side facing 18 Beechwood. James Thompson of 19 Beechwood was one of several immediately adjacent property owners who were present at the previous hearing and voiced concerns over the proposed size and location of the house. He stated that he was satisfied with the changes shown in the amended plan. Wayne Matthias-Long of 16 Beechwood Avenue, was not able to appear but submitted written testimony in opposition to the previously submitted plan. After a brief executive session, the board voted to close the hearing, 3-0. The board then voted 2-1 (Koenig and Gebhart in favor, Davis opposed) to approve the variance request based on the amended plan submitted for consideration.

Case 2015-09: An application of Ralph Gary Rainey, of 22 Pine Tree Drive, for a variance from the minimum depth of front yard in the R-1 zoning district in order to construct a 36' x 30' detached garage that is proposed to project 14 ft. into the front yard, to within 36 ft of the front property line. The hearing was continued from the August 26 meeting in order to allow the applicant to be present at the hearing and determine whether the garage could be reduced at all in width to minimize the variance request. After providing testimony as to the reasons for the proposed size and location, the board voted 3-0 to close the hearing, then voted 3-0 to approve the variance as requested.

New Business: Case 2015-10: An application of Philip Lex, 110 Walter Drive, for variances from the side, aggregate side, and rear yard setbacks in the R-2 zoning district in order to place a 24' x 24' prefabricated storage structure to within 15 ft. of the side property line and 15 ft. of the rear property line. Charles Miller, Esquire entered his appearance on behalf of the Township. The applicant presented testimony and exhibits in support of his application. The board questioned whether the applicant could move the structure 5 feet further over without encroaching on the root system of the apple tree, or whether a smaller structure could be utilized to decrease the variance request. After some discussion and comments from the adjacent property owner opposing the application, the board voted 4-0 to close the record, then voted 4-0 to deny the variance request.

Adjournment: There being no further business, the meeting was adjourned at 9:05 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, October 28, 2015 beginning at 7:00 PM.

Respectfully Submitted,

Jacquelyn S. Goffney, Secretary