

**MINUTES OF THE MEETING OF THE
UPPER ALLEN TOWNSHIP ZONING HEARING BOARD
February 10, 2022**

The February meeting of the Upper Allen Township Zoning Hearing Board was called to order by Chairperson, Gary Scicchitano at 6:00 p.m. on Thursday, February 10, 2022. The following board members were present, Christopher Gleeson Vice-Chairman, Gerald Schultz, and Ross Buchan. Also present was the Zoning Hearing Board Solicitor Christopher Fisher. Paul Rigney was absent.

MINUTES

A motion was made by Mr. Gleeson and seconded by Mr. Schultz to approve the Minutes from the July 8, 2021 meeting. A roll call vote was taken and passed unanimously (4-0).

REORGANIZATION OF THE BOARD

A motion was made by Mr. Gleeson and seconded by Mr. Schultz to approve Mr. Scicchitano as Chairman. A motion was made by Mr. Scicchitano and seconded by Mr. Schultz to approve Mr. Gleeson as Vice-Chairman of the Zoning Hearing Board. A roll call vote was taken and passed unanimously (4-0).

NEW BUSINESS

**VARIANCE NO. 22-01 Ali Jabari 24 E. Winding Hill Road Special Exception under
Section 245-14.3**

Applicant is requesting a Special Exception under Section 245-14.3 to allow an accessory apartment, attached to the primary structure. This property is located in the Medium-Density Residential (R-2) Zoning District.

Michael C. Welt, Zoning / Codes Officer, announced that public notice was given, as required by law by publication in The Sentinel on January 27, 2022 and February 3, 2022, and the property was also posted, and neighboring properties were notified by certified mail.

Ali Jabari and Bakhan Salih are the owners of 24 E. Winding Hill Road and are representing themselves in this hearing. Both were sworn in to testify. Mr. Jabari presents a background of the issue. The family lives in the house and had previously renovated the garage to be a studio apartment. The property is sewerred. The owners have attached the garage to the primary structure with a small roof, and have gotten a permit for this roof.

Mr. Gleeson asks how they plan to satisfy the parking requirements. Applicant states they have ample parking, and a 2 car garage. Mr. Gleeson also asked if they plan to rent out to a non-

family member. Applicant says “Not at this point, no.”. Applicants want this to be for more than a storage room.

Mr. Welt was asked if there were any concerns from the Township. Mr. Welt stated that the Board of Commissioners reviewed the application and commented that the applicant would have to set up a second Equivalent Dwelling Unit (EDU) account with the Township Sewer Department if they would be approved for an accessory apartment.

The Board went into Executive Session at 6:26pm. The board returned from Executive Session at 6:34pm. The purpose of the Executive Session was for deliberation.

After discussion on motion duly made by Mr. Gleeson and seconded by Mr. Buchan, it is:

RESOLVED, that the Applicant’s request filed to case no. 22-01 for a Special Exception under Section 245-14.3, with the contingency that the construction under the Building Permit for this Property obtains all final approvals, is hereby approved.

The Applicant shall further comply with all applicable township, state and federal rules, regulations, ordinances, and law.

(Motion carried unanimously)

OTHER BUSINESS

There being no other business, the meeting was adjourned at 6:36 pm.