

**MINUTES OF THE MEETING OF THE
UPPER ALLEN TOWNSHIP ZONING HEARING BOARD
May 12, 2022**

The May meeting of the Upper Allen Township Zoning Hearing Board was called to order by Chairperson, Gary Scicchitano at 6:05 p.m. on Thursday, May 12, 2022. The following board members were present, Christopher Gleeson Vice-Chairman, Gerald Schultz, Ross Buchan and Paul Rigney. Also present was the Zoning Hearing Board Solicitor Christopher Fisher.

MINUTES

A motion was made by Mr. Schultz and seconded by Mr. Buchan to approve the Minutes from the February 10, 2022 meeting. A roll call vote was taken and passed unanimously (5-0).

NEW BUSINESS

**VARIANCE NO. 22-02 Roland Builder, Inc. 917 Tolman Street Variance under Section
245-259.B(3) (Old Code)**

Applicant is requesting a Variance under Section 245-259.B(3) to allow an existing driveway to exceed the maximum allowed slope.

Michael C. Welt, Zoning / Codes Officer, announced that public notice was given, as required by law by publication in The Sentinel on April 28, 2022 and May 5, 2022, and the property was also posted, and neighboring properties were notified by certified mail.

Brent Roland with Roland Builders, Inc. represents the owners of 917 Tolman Street in this hearing. Mr. Roland was sworn in to testify. Mr. Roland stated the building was approved and finalized in 2019. The slope exceeded the max 15% allowed at the time. Originally between 22-24% grade. This lot is on the steepest part of Tolman Street. The slope was reduced by lowering the garage and driveway 18". Now the grade ranges from 12.1% to 20.20%. The owner brought up the issue of steepness. The options considered to address the issue included lengthening the driveway. The cost of lowering the driveway was between \$65k to \$70K. It would have cost \$25-\$30K to shift and lengthen the driveway.

Robert Edwards and Mary Edwards were sworn in. Mr. & Mrs Edwards are the homeowners of 917 Tolman Street. Mr Edwards offered Applicant's Exhibit. Edwards 1 (photos of the original driveway). Ms. Edwards was worried about the option to move the driveway due to the stormdrain in the road.

The Board went into Executive Session at 6:35pm. The board returned from Executive Session at 6:50pm. The purpose of the Executive Session was for deliberation.

After discussion on motion duly made by Paul Rigney and seconded by Ross Buchan, it is:

RESOLVED, that the Applicant's request filed to case no. 22-02 for a variance from Section 245-259.B(3), as submitted, is hereby approved.

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

(Motion carried unanimously)

VARIANCE NO. 22-03 Robert and Elizabeth Murray. 12 Pocono Drive Variance under Section 245-5.4B, Use #6

Applicant is requesting a Variance under Section 245-5.4B, Use #6 to allow the extension of the house into the front yard setback.

Michael C. Welt, Zoning / Codes Officer, announced that public notice was given, as required by law by publication in The Sentinel on April 28, 2022 and May 5, 2022, and the property was also posted, and neighboring properties were notified by certified mail.

Robert Murray & Elizabeth Murray are the owners of 12 Pocono Drive and represent themselves in this hearing. Mr. & Mrs. Murray were sworn in to testify. The Murray's passed out 3 exhibits (Murray 1-2) which include pictures and drawings of the proposed modifications to their property. The Applicants detailed their project for the board, and state they want to age in place on this property, and do not want to increase the impervious coverage on the lot. They need to create a safer area to age in place. The plan is to expand living area in the existing garage area, and add a new enclosed garage in front to avoid ice accumulation like currently happens in their carport. Applicants will reduce new garage to allow for an 18' exposed driveway on their property for 2nd parking space requirement.

The Board went into Executive Session at 7:21pm. The board returned from Executive Session at 7:31pm. The purpose of the Executive Session was for deliberation.

After discussion on motion duly made by Christopher Gleeson and seconded by Ross Buchan, it is:

RESOLVED, that the Applicant's request filed to case no. 22-03 for a variance from Section 245-5.4B - Use #6, as amended to ensure that a minimum of 18 feet of driveway depth will remain as required by Section 245-17.6.A(2), 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 7:40 pm.