

**MINUTES OF THE MEETING OF THE
UPPER ALLEN TOWNSHIP ZONING HEARING BOARD
June 8, 2023**

The June meeting of the Upper Allen Township Zoning Hearing Board was called to order by Chairperson, Gary Scicchitano at 6:04 p.m. on Thursday, June 8, 2023. The following board members were present, Christopher Gleeson Vice-Chairman, Ross Buchan, and Paul Rigney. Also present was the Zoning Hearing Board Solicitor Christopher Fisher

MINUTES

A motion was made by Mr. Gleeson and seconded by Mr. Rigney to approve the Minutes from the May 11, 2023 meeting. A roll call vote was taken and passed unanimously (4-0).

NEW BUSINESS

VARIANCE NO. 23-06 Brian Keet, 1940 Fisher Road.
Variance under Section 245-5.4.B Table V-2 Use #6

Applicant is requesting a Variance under Section 245-5.4.B Table V-2 Use #6, to allow for a porch roof built within the 25' front yard setback to remain.

Michael C. Welt, Zoning / Codes Officer, announced that public notice was given, as required by law by publication in The Sentinel on May 25, 2023 and June 1, 2023, and the property was also posted, and neighboring properties were notified by certified mail.

Brian Keet and Lindsay Keet are the owners of 1940 Fisher Road. The Keet's were sworn in to testify. Mr. Keet stated the roof was built without a permit because they thought being under 100sf meant a permit was not needed. The roof is desired for functionality, and to add to the curb appeal. This is also the original farmhouse on Fisher Road. The home was originally log, but was later bricked and drywalled. The home had a porch roof at one time, but was removed sometime before the Keet's purchased it.

Mr. Scicchitano asked about the front porch, was it there when you bought it? A: Yes, but it was replaced in the same horizontal dimensions, but built up.

Mr. Gleeson: How far back is the front façade of the house from the right-of-way? A: less than 25'. Q: And where did you get the idea that anything under 100 sf didn't need a permit. A: That's just what we thought.

Mr. Rigney: Is the building on an historical register? A: Not that we know of. It was built in 1870. Q: Do you know how old that picture is? A: No. And we don't know when the old roof was taken down.

Mr. Fisher: What are the dimensions of the porch? A: it is an 8'x9' patio.

Tracy Waughn was sworn in to testify. Ms. Waughn lives at 2188 Canterbury Drive since 2005. The property was vacant for many years. If they have evidence that a porch roof was there already, it should be allowed to remain. I think it's good for the community.

Jennifer Heostron was sworn in to testify. Ms. Heostron is here on behalf of Senator Mike Regan, and states we are here to support the project.

Kate Fry was sworn in to testify. Ms. Fry lives at 1981 Fisher Road. Ms. Fry saw it go up and thinks it looks very nice. It adds to the street, and adds to the house.

Mr. Welt was sworn in to testify. Mr. Welt noticed a concrete monument on the property and was able to measure off the location of the front of the house and the porch roof. The front of the house is 16'6" off the front property line, and the new roof is 8'3" off the front property line. The property has a non-conforming front yard setback.

The Board went into Executive Session at 6:30pm. The board returned from Executive Session at 6:43pm. 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. 23-06 for a variance from Section 245-5.4.B Table V-2 use #6, is hereby granted.

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 6:43 pm.