

Zoning Hearing Board  
Lower Saucon Township  
Town Hall  
June 18, 2018

## **MINUTES**

The meeting was called to order at 7:00 p.m. by Vice Chairman Lachlan Peeke.

### **Roll Call**

Present at the meeting were Vice Chairman Lachlan Peeke, Secretary Keith Easley, and Board Members Jay Lazar and Ronald Horiszny. Chairman Jason Banonis was absent. The Solicitor, George A. Heitzman, was also present.

### **Minutes**

The Board had before it for approval the minutes of the meeting of May 21, 2018. Mr. Horiszny moved to accept the minutes with the amendment that a reference to "River Road" should be "Black River Road." The motion was seconded by Mr. Easley and passed by a vote of 4 to 0.

### **Bills**

The Board had before it for approval a bill from the Morning Call for advertising the meeting of May 21, 2018, the Court Reporter's bill for attendance at the meeting of May 21, 2018, and the Solicitor's invoice for the month of May, 2018. Mr. Lazar moved to pay the bills as submitted. The motion was seconded by Mr. Peeke and passed by a vote of 4 to 0.

### **Variance Appeal of Mody & Nicole Gerges - Variance Appeal 05-18**

Interim Zoning Officer Scott Brown was duly sworn and testified that

Applicant is seeking to construct a 25' x 10' shed with a 4' overhang in the front yard of their residential property located in an R20 zoning district. A variance was granted to Applicant on December 15, 2014, to permit the construction of a 6' tall fence in the front yard. This section of fence has not yet been constructed. The Board was provided with a copy of the plot plan that was submitted with that application.

The property contains 0.33 acres (14,375ft<sup>2</sup>) and is currently improved with a single-family detached dwelling and associated improvements, including a public water supply and public sewer service. Applicant's petition includes a plot plan of the corner lot which illustrates front and rear yard designations, as well as the location of the proposed shed and fence. Existing lot coverage is approximately 3,350 ft<sup>2</sup> (23.3%). Proposed lot coverage is approximately 3,600 ft<sup>2</sup> (25.0%). The allowable coverage is 25%. Applicant will need relief from §180-41A to allow construction of an accessory structure within the front yard setback. Applicant requires a variance to encroach into the front yard setback a total distance of 27'.

Mr. Gerges was sworn and testified that the property is a corner lot and in accordance with the Zoning Ordinance is considered to have 2 front yards. He confirmed that 27' of relief is being requested. He showed the Board pictures of the property. There is a tree line behind which he intends to construct a fence that was previously approved by the Board, and the shed will be behind the fence. He testified that this shed will be screened from the road by the trees.

Discussion was had by the Board as to the amount of relief actually needed. Scott Brown told the Board that in accordance with the Zoning Ordinance the front yard setback is not measured from the property line but from the right-of-way line.

Mr. Horiszny noted to Applicant that he is now at the limit of his allowable impervious coverage and the effect of this was explained to Mr. Gerges.

There was no one in the audience who wished to be heard concerning the matter.

Mr. Easley moved to grant the variance as requested. Mr. Lazar seconded the motion and the motion passed by a vote of 4 to 0.

**Old Business**

There was no old business.

**New Business**

There was no new business.

**Adjournment**

There being no further business before the Board, Mr. Horiszny moved, seconded by Mr. Easley, to adjourn the meeting. The motion passed by a vote of 4 to 0 and the meeting adjourned at 7:24 p.m.

Respectfully submitted,

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George A. Heitzman  
Solicitor