

Zoning Hearing Board
Lower Saucon Township
Town Hall
July 23, 2012

MINUTES

The meeting was called to order at 7:05 p.m. by Chairman Jason Banonis.

Roll Call

Present at the meeting were Chairman Jason Banonis, Vice Chairman Ted Griggs, Secretary Keith Easley, and Board Members Lachlan Peeke and Austin Kunsman. The Solicitor, George A. Heitzman, was also present.

Minutes

The Board had before it for approval the minutes of the meeting of June 18, 2012. Mr. Banonis moved to accept the minutes as submitted. The motion was seconded by Mr. Peeke and passed by a vote of 5 to 0.

Bills

The Board had before it for approval a bill from the Morning Call for advertising the meeting of June 18, 2012, the Stenographic Reporter's bill for attendance at the meeting of June 18, 2012, and the Solicitor's invoice for the month of June, 2012. Mr. Peeke moved to pay the bills as submitted. The motion was seconded by Mr. Banonis and passed by a vote of 5 to 0.

Variance Appeal of Atarod & Jamshid Shirani Variance 09-12

Chris Garges was sworn and testified that Applicant would like to construct a 768 ft² deck which will not meet the 30' side yard setback required in

an R40 zoning district. Applicant therefore seeks a variance from §180-35B of the Zoning Ordinance. The lot is approximately 32,983 ft² in size. The property contains a single family dwelling and attached garage. The existing coverage is 5,702 ft² (17.3%) and the proposed coverage is 6,470 ft² (19.6%). The maximum allowable coverage is 25%. The existing structure is approximately 16' from the side property line, with 30' being required. Applicant is proposing a 16' side yard setback for the deck. Applicant will need 14' of relief from the required 30' side yard setback.

Mr. Garges told the Board that the zoning had changed since the development had been built. The prior zoning had required either a 15' or 20' side yard requirement. The new zoning increased the required side yard.

Township Council took no action in the matter.

Mrs. Shirani was sworn and testified that she and her husband bought the property last year. They were told they could build a deck with no problem. They need a deck because two of the doors at the rear of the house open to nothing, that is, there's nothing underneath them and if you stepped out you would fall to the ground. She questioned how a certificate of occupancy had actually been issued for the house in this condition. She and Mr. Garges discussed the prior ownership, and she learned that the first certificate of occupancy had been issued in 1997. Mrs. Shirani showed the Board photographs of the rear of the house including the doors that currently open to nothing.

Mr. Garges noted that a neighbor had called to ask what was being proposed, but had no objection and had not appeared at the meeting.

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

Mr. Easley moved, seconded by Mr. Kunsman, to grant the variance as requested. The motion passed by a vote of 5 to 0.

Variance Appeal of Robert & Bernadette Fong - Variance 10-12

No one appeared to prosecute this appeal. Mr. Easley moved, seconded by Mr. Kunsman, to continue the matter until the next meeting to give Applicant an opportunity to be heard.

Old Business

There was no old business before the Board.

New Business

There was no new business before the Board.

Adjournment

There being no further business before the Board, Mr. Easley moved, seconded by Mr. Banonis, to adjourn the meeting. The motion passed by a vote of 5 to 0 and the meeting adjourned at 7:15 p.m.

Respectfully submitted,



George A. Heitzman
Solicitor