

Zoning Hearing Board
Lower Saucon Township
Town Hall
August 17, 2015

MINUTES

The meeting was called to order at 7:00 p.m. by Chairman Jason Banonis.

Roll Call

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

Minutes

The Board had before it for approval the minutes of the meeting of July 20, 2015. Mr. Easley moved to accept the minutes as submitted. The motion was seconded by Mr. Banonis and passed by a vote of 4 to 0.

Bills

The Board had for approval a bill from the Morning Call for advertising the meeting of July 20, 2015, the Court Reporter's bill for attendance at the meeting of July 20, 2015, and the Solicitor's invoice for the month of July, 2015. Mr. Peeke moved to pay the bills as submitted. The motion was seconded by Mr. Banonis and passed by a vote of 4 to 0.

Variance Appeal of James & Jane Joyce - Variance 12-15

Chris Garges, the Zoning Officer, was sworn and testified that Applicant

would like to construct a 960 ft² detached accessory structure on land Applicant owns which is in an RA zoning district. The proposed accessory structure is a garage which will encroach into the required side yard setback. The proposed garage will be constructed within the area of an existing concrete slab. The lot is approximately 2 acres in size. The property is used as a single family residence and contains a single family dwelling (which does not meet current setbacks), a driveway, and an in-ground pool. The proposed garage will not meet the 40' side yard setback required by §180-23B. Applicant is proposing a 19.5' setback. The existing lot coverage is well under the maximum allowable coverage of 20%, and the coverage will not change due to the fact that the new structure is going to be placed in the same location as the existing concrete pad. Applicant will need approximately 20.5' of relief from the required side setback of 40'.

The variance request was properly posted and advertised and Township Council took no action.

Mr. Joyce was sworn and testified that he plans to use the proposed structure as a two-car garage. The existing pad will be tested and it insufficient to support the structure it will have to be dug up and replaced with proper footings.

Mr. Garges noted that the property has a stream running through it and current regulations would not permit a garage on any other part of the property.

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

Mr. Peeke moved to grant the requested variance. The motion was seconded by Mr. Easley and 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. Peeke moved, seconded by Mr. Banonis, to adjourn the meeting. The motion passed by a vote of 4 to 0 and the meeting adjourned at 7:05 p.m.

Respectfully submitted,

George A. Heitzman
Solicitor

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