Zoning Hearing Board
Lower Saucon Township
Town Hall
August 20, 2012

MINUTES

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

Roll Call

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

Minutes

The Board had before it for approval the minutes of the meeting of July 23, 2012. Mr. Kunsman moved to accept the minutes as submitted. The motion was seconded by Mr. Peeke and passed by a vote of 3 to 0.

Bills

The Board had before it for approval a bill from the Morning Call for advertising the meeting of July 23, 2012, the Stenographic Reporter's bill for attendance at the meeting of July 23, 2012, and the Solicitor's invoice for the month of July, 2012. Mr. Peeke moved to pay the bills as submitted. The motion was seconded by Mr. Kunsman and passed by a vote of 3 to 0.

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

Chris Garges was not present at the meeting. Vice Chairman Griggs asked Mr. Fong to tell the Board what he was requesting.

Mr. Fong said that he wished to construct an above-ground pool. This normally requires a 40' rear yard setback. He lives in an R20 zoning district and in order to meet the setback the pool would have to be inside his house.

The Solicitor, in the absence of Mr. Garges, read into the record the summary Mr. Garges had prepared for the Board which was as follows. Applicant would like to construct a 254 ft^2 above-ground pool which does not meet the required 40' rear setback. The lot is approximately 15,682 ft^2 in size. The property contains a single family dwelling and attached garage. The existing coverage is 3,305 ft^2 (21.1%) and the proposed coverage is 3,559 ft^2 (22.7%). The maximum allowable coverage is 25%. Applicant is proposing a 12' rear setback for the pool, and hence will need 28' of relief from the 40' rear setback required in an R20 zoning district, and is therefore seeking a variance from §180-41C of the Zoning Ordinance.

Township Council took no position in the matter.

Mr. Peeke noted that the property location, in accordance with Mr. Garges' notes, was 2015 Sanbrook Drive, and the tax parcel number was Q6SE1-1-36.

No one in the audience wished to be heard concerning the matter.

Mr. Peeke moved to grant the variance as requested. The motion was seconded by Mr. Kunsman and passed by a vote of 3 to 0.

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. Kunsman moved, seconded by Mr. Peeke, to adjourn the meeting. The motion passed by a vote of 3 to 0 and the meeting adjourned at 7:10 p.m.

Respectfully submitted,

George A. Heitczman
Solicitor

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