

Zoning Hearing Board  
Lower Saucon Township  
Town Hall  
May 20, 2024

## **MINUTES**

The meeting was called to order at 7:00 p.m. by Chairman Keith Easley.

### **Roll Call**

Present at the meeting were Chairman Keith Easley, Vice-Chairman Gregory Carolan, Secretary David Jauregui, and Board Members Theodore Eichenlaub and Jeffrey Gorczynski. The Solicitor, George A. Heitzman, was also present.

### **Minutes**

The Board had before it for approval the minutes of the meeting of April 22, 2024. Mr. Easley moved to accept the minutes as submitted. The motion was seconded by Mr. Gorczynski and passed by a vote of 5 to 0.

### **Bills**

The Board had before it for approval a bill from the Express times

for advertising the meeting of April 22, 2024, the stenographer's invoice for the month of April, 2024, and the Solicitor's invoice for the month of April, 2024. Mr. Easley moved to pay the bills as submitted. The motion was seconded by Mr. Gorczynski and passed by a vote of 5 to 0.

### **Hearings**

#### **Edwards VAR 03-24 - Mark & Hannah Edwards - 1304 Evergreen Drive - exp. 06/08/24**

Tyler Mitch, who is serving as the Interim Zoning Officer, was sworn and testified that Applicant has applied for a variance seeking relief from §180-35B in order to construct an attached garage which will not meet the required side yard setback. The property is located in an R40 zoning district.

The requested relief seeks to allow the side yard setback to be reduced to 16' feet where a 30' side yard setback is required in an R40 zoning district. The relief sought is 14'.

The property comprises 2.03 acres and currently has a single-family dwelling located on it. The property has steep slopes to the rear, but the area for the proposed garage is level. Impervious coverage is not an issue.

Mark Edwards was sworn and testified that his home is a split level and he needs more living space. He plans to convert the existing garage into living space and build an attached garage for vehicle storage. The proposed location is the only place that is feasible due to the slopes

on the property and the fact that he must keep an area clear for a future on-site sewage field.

Mr. Edwards testified that there is a portion of an adjoining lot on the affected side that has no structures erected on it, and thus his proposed addition will be 100' from any other structure.

Mr. Gorczynski questioned whether he knew of any objection from any of his neighbors and Mr. Edwards stated he did not.

Robert Davis was sworn and testified that he is a neighbor of Mr. Edwards. He stated that Mr. Edwards has greatly improved the appearance of the property and that he wholeheartedly supports the request for a variance.

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

### **Old Business**

Molly Bender told the Board that the Beechwood variance that had been listed on the agenda originally has been continued to the June meeting.

### **New Business**

There was no new business.

### **Adjournment**

There being no further business before the Board, Mr. Easley moved, seconded by Mr. Jauregui, to adjourn the meeting. The motion

passed by a vote of 5 to 0 and the meeting adjourned at the 7:25 p.m.

Respectfully submitted,



George A. Heitzman  
Solicitor