



TOWNSHIP OF WHITEHALL



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M E M O R A N D U M

DATE: JULY 25, 2014
TO: ZONING HEARING BOARD
JEFFREY B. MATZKIN, ESQUIRE
BOARD OF COMMISSIONERS
FROM: MELISSA A. WEHR, ZONING OFFICER *MAW*
RE: MINUTES FOR APPROVAL

Ladies and Gentlemen:

Enclosed are the minutes of the Zoning Hearing Board for your review and approval at the next meeting:

FOR THE MONTH OF: JULY 2014

/caj

RESULTS OF MEETING

TOWNSHIP OF WHITEHALL ZONING HEARING BOARD PUBLIC HEARING

July 25, 2014

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 p.m., **July 15, 2014**, in the Public Meeting Room of the Whitehall Township Municipal Building, at 3219 MacArthur Road, Whitehall, PA 18052.

ZONING HEARING BOARD:

LEE CHRISTMAN, CHAIRMAN
STEPHEN BURDA, MEMBER
DEAN WOTRING, MEMBER
ROGER REICHARD, ALTERNATE

ABSENT:

LOUIS A. JANY, MEMBER
ALBERTA SCARFARO, MEMBER
VACANT, ALTERNATE

TOWNSHIP PERSONNEL:

MELISSA A. WEHR, ZONING OFFICER
GALLAGHER REPORTING, STENOGRAPHER

SOLICITOR:

JEFFREY B. MATZKIN, ESQUIRE

THE MEETING WAS CALLED TO ORDER AT APPROXIMATELY 7:00 P.M.

Lee Christman stated that anyone at this meeting, who would want any documentation pertaining to any of the Dockets for this meeting, must fill out an Entry of Appearance Form.

DOCKET # 1793 - Riverside Associates - 301 Clematis Street, # 3000, West Palm Beach, FL 33401. **Location:** 1936 MacArthur Road, Whitehall, PA 18052, PIN 549861551760, the subject property is located in a C2 Regional/Community Commercial Zoning District. Applicant is requesting a variance to Sec. 27-153 and/or 27-155 and in the alternative a favorable interpretation to Sec. 27-153 and/or 27-155 of the Zoning Ordinance regarding allowable signage. Applicant seeks additional signage to remedy topographical hardship.

The Applicant requested a continuance until the September 16, 2014 meeting.

DOCKET # 1794 - Michael Bohner - PO Box 683, Whitehall, PA 18052. **Location: 3001-3003 N. Front Street, Whitehall, PA 18052, PIN 549951874269**, the subject property is located in a R5A High Density Residential w/o Apartments Zoning District. Applicant is requesting a variance to Sec. 27-76 E (1) (a) (2), 27-76 E (1) (b) (2), 27-76 E (1) (c) (2), 27-76 (E) 2 (a), 27-76 (E) (2) (c), and 27-84 E (1) of the Zoning Ordinance regarding area, width, frontage, front and side yard setbacks and accessory structure setbacks for proposed subdivision of two existing houses on one lot.

Michael Bohner, property owner, was sworn in.

Donald Lynch, Engineer, was sworn in.

Testimony was given.

OBJECTORS/SUPPORTERS:
NONE

The Board went into Executive session.

Motion to approve made by Dean Wotring, seconded by Roger Reichard.

The Board voted 4 to 0 to approve this variance request.

DOCKET # 1795 - Michael and Kathleen Hobel - 3311 Park Court, Whitehall, PA 18052. **Location: 3350 MacArthur Road, Whitehall, PA 18052, PIN 549900507507**, the subject property is located in a R2 Low Density Residential Zoning District. Applicants are requesting an interpretation of Sec. 27-194 that a veterinary office is an office, of Sec. 27-60 F that the existing office use is not abandoned and of Sec. 27-60 D (6) that the office use may be continued for the veterinary office; alternatively, that the office use is not abandoned and may be changed to another nonconforming use, the veterinary office, under Sec. 27-60 D (6), or, alternatively, that a variance be granted to Sec. 27-71 R-2 to permit the veterinary office in the R-2 Zoning District.

Michael Hobel, Applicant, was sworn in.

Erich Schock, Esquire, represents Applicant.

Testimony was given.

The proposed area is 1,900 square feet in size.

The proposed tenant is Affordable Pet Vaccines.

There will be three (3) employees; will be open evenings and weekends.

There will not be any overnight stays for pets.

OBJECTORS/SUPPORTERS:
NONE

The Board went into Executive session.

Motion to deny the request for an interpretation was made by Roger Reichard, seconded by Dean Wotring; motion to deny that the office use is not abandoned and may be changed to another nonconforming use, the veterinary office was made by Roger Reichard, seconded by Dean Wotring; motion to approve the request for a variance be granted under Sec. 27-71 R-2 to permit the veterinary office was made by Roger Reichard, seconded by Dean Wotring.

The Board voted 4 to 0 vote to deny the Applicant's request for an interpretation of Sec. 27-194 that a veterinary office is an office, of Sec. 27-60 F that the existing office use is not abandoned and of Sec. 27-60 D (6) that the office use may be continued for the veterinary office; the Board voted 4 to 0 to deny that the office use is not abandoned and may be changed to another nonconforming use, the veterinary office, under Sec. 27-60 D (6); the Board voted 4 to 0 to approve that a variance be granted to Sec. 27-71 R-2 to permit the veterinary office in the R-2 Zoning District.

The minutes for June 2014 were submitted and approved by the Zoning Hearing Board.