

**TOWNSHIP OF WHITEHALL  
ZONING HEARING BOARD  
RESULT OF PUBLIC HEARING  
MAY 16, 2023**

The Chairperson called the Meeting to order at 7:02 pm. The Chairperson led the Pledge Of Allegiance. The Solicitor read the Fair Housing Statement.

**DOCKET # 2053 – Jeffrey A. and Mary Jean Potylycki** – 416 Oakwood Drive, Whitehall, PA 18052. **Location: 416 Oakwood Drive, Whitehall, PA 18052, PIN 640708913288**, the subject property is located in a R-4 Medium Density Residential Zoning District. Applicants are requesting Variances to Sec. 27-74 E(2)(a)(3) and (4) and 27-106 of the Zoning Ordinance to construct an addition and deck to an existing single family dwelling with one side yard setback of 7.7 feet where 8 feet are required, and to increase nonconforming total side yard setbacks of 18.6 feet to 15.82 feet where 20 feet are required.

The Zoning And Code Enforcement Officer testified as to publication, posting, and mailing Notice of the Hearing to neighboring property owners.

The Applicants appeared and were represented by Robert Piligian, Professional Land Surveyor. He testified as to the proposed one story addition to include a bedroom, laundry room, and enlarged part of the existing kitchen. Four Applicant Exhibits were admitted into the Record.

Gina Thomas testified as an Objector. She expressed concern that the proposed addition would interfere with sunlight on her property, increase storm water runoff onto her property, would generate noise from “get togethers”, and that she would feel like she was living in a townhouse.

There were no other Objectors or Supporters.

The Zoning Hearing Board held an Executive Session. No votes were taken.

Motion by Alberta Scarfaro to grant the requested Variances; second by Roger Reichard. Motion passed 5 – 0.

Motion by Alberta Scarfaro to approve the March, 2023 Minutes; second by Lou Jany. Motion passed 5 – 0.

Meeting adjourned at 8:00 pm.