

**RESULTS OF MEETING**  
**TOWNSHIP OF WHITEHALL**  
**ZONING HEARING BOARD**  
**PUBLIC HEARINGS**

August 18, 2020

The regular meeting of the Whitehall Township Zoning Hearing Board was held at 7:00 pm, August 18, 2020, via WebEx.com.

**ZONING HEARING BOARD:**

Lee Christman, Chairperson

Louis Jany, Member

Alberta Scarfaro, Member

**ABSENT:**

Dean Wotring, Member

Stephen Burda, Member

Kenneth Snyder, Alternate

Roger Reichard, Alternate

**TOWNSHIP PERSONNEL:**

Chris Gittinger, Zoning Officer

Shari Cooper, Court Reporter

**SOLICITOR:**

William J. Fries, Esquire

**THE MEETING WAS CALLED TO ORDER AT 7:01 PM.**

The Zoning Officer read the Fair Housing Statement.

**DOCKET# 1982 – Fast Muffler Tire Shop 2, Inc.** – 1041 N. Sixth Street, Whitehall, PA 18052.

**Location: 1041 N. Sixth Street, Whitehall, PA 18052, PIN 549796320016**, the subject property is located in a C2 Regional/Community Commercial Zoning District. Applicant is requesting a Variance to Sec. 27-87(A)(2), (3), and (9) of the Zoning Ordinance regarding an auto repair shop on a lot smaller than 22,000 square feet, has less than the minimum 150 feet of frontage on North Sixth Street, and has an entrance closer than 200 feet to an entrance to a public park. Continued to this meeting at the request of the Applicant.

The Applicant was represented by George Keenan, Esquire. Attorney Keenan read prior Findings Of Fact from the Zoning Hearing Board's Opinion at docket 1742, as to the prior use of the property as an auto repair facility. Four other Exhibits were offered and admitted. The Applicant's Principal, Franklin Tomala testified as to the purchase price of the property, the intended use for muffler repairs, tires, and State Inspections; that there are between 15 and 20 parking spaces that have been striped and inspected by KeyCodes Inspection Agency; that there will be no "heavy" repairs performed, would use the front house as an office, that there would be between 2 and 4 employees at the most, that the proposed hours of operation are 8:00 am to 6:00 pm Monday through Saturday, and that the property is at least 100 feet from the entrance to Jordan Park.

There were no objectors or supporters.

Motion by Louis Jany to grant the Variances; second by Alberta Scarfaro. The Motion passed 3 – 0.

**DOCKET# 1983 – Noel Novak** – P.O. Box 1312, Buckingham, PA 18912. **Location: 3211 N. Front Street, Whitehall, PA 18052, PIN 549952775889**, the subject property is located in a R-5A High Density Residential w/o Apartments Zoning District. Applicant is requesting a Variance to Sec. 27-62(A) of the Zoning Ordinance regarding the conversion of a single family semi-detached dwelling into two apartments in a R-5A Zoning District, and Sec. 27-121(B)(2) for rear yard setback where 50 feet are required and 37 feet are proposed.

The Applicant was not represented; and appeared with his Niece, Jessica Dunlap. Six (6) Exhibits were offered and admitted. The Applicant was raised in this dwelling. Jessica Dunlap will reside in one of the apartment units; and the second apartment will be rented. There will be no changes in the exterior of the building. Plans were reviewed as to the proposed interior changes to convert into the two (2) apartments.

There were no other objectors or supporters.

Motion by Alberta Scarfaro to grant the Variances; second by Louis Jany. The Motion passed 3 – 0.

Motion by Alberta Scarfaro to approve the Minutes of the June 16, 2020 Public Meeting; second by Louis Jany. Motion passed 3 – 0.

The Public Meeting was adjourned at 7:44 pm.