

**TOWNSHIP OF WHITEHALL
ZONING HEARING BOARD
RESULTS OF PUBLIC HEARINGS
JUNE 20, 2023**

The Chairperson called the Meeting to order at 7:00 pm. The Chairperson led the Pledge Of Allegiance. The Solicitor read the Fair Housing Statement.

DOCKET # 2054 – David and Joann Sheckler – 639 Union Street, Whitehall, PA 18052. **Location: 639 Union Street, Whitehall, PA 18052, PIN 549884922686.** The subject property is located in a R-4 Medium Density Residential Zoning District. Applicants are requesting variances to Sections 27-74(E)(2)(a) and 27-106(C) of the Zoning Ordinance to increase a nonconforming front yard setback of seventeen feet (17') to add a front porch with a six foot (6') front yard setback where 25 feet are required.

The Zoning And Code Enforcement Officer testified as to Publication, posting, and mailing Notice of the Hearing to Neighboring Property Owners.

Joann Sheckler testified as to the reasons the Applicants want to install a front porch. She appeared with the Applicant's Contractor, Adam Schwab. Applicant Exhibits #1 (google map overhead of the property and diagram of the proposed front porch) and #2 (photographs of other porches in the neighborhood) were admitted into the Record.

There were no objectors or supporters.

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

DOCKET # 2056 – John J. Tesoriero – 4211 Mimosa Lane, Whitehall, PA 18052. **Location: 4211 Mimosa Lane, Whitehall, PA 18052, PIN 548936603011.** The subject property is located in a R-1 Very Low Density Residential Zoning District. Applicant is requesting variances to Sections 27-70(E)(2)(b) and 27-84(F) of the Zoning Ordinance to construct a rear second story deck closer than 26.64 feet to the Bridge Street right of way. The proposed distance from the right of way and dimensions of the deck cannot be determined from the application.

The Zoning And Code Enforcement Officer testified as to publication, posting, and mailing Notice of the Hearing to Neighboring Property Owners.

The Applicant appeared on his own behalf, with Sandra Davis. He testified as to what the Developer told him about use of his rear yard. He described the proposed deck as 28 feet wide and 16 feet deep, constructed of timber tech decking, to be installed by Norm Boell of Lehigh Valley Maintenance & Construction.

Motion by Alberta Scarfaro to adjourn to July 18, 2023 to receive additional evidence: a complete diagram of the proposed deck and the Bridge Street right-of-way; second by Lou Jany. Motion passed 5 – 0. The Solicitor announced application would be heard again on July 18, 2023.

There were no objectors or supporters.

DOCKET # 2057 – Sandra and Julius Schrampf – 3204 Parkview Drive, Whitehall, PA 18052. **Location: 3204 Parkview Drive, Whitehall, PA 18052, PIN 549932965049.** The subject property is located in a R-4 Medium Density Residential Zoning District. Applicants are requesting a variance to Section 27-115(A) of the Zoning Ordinance and the Whitehall Township Swimming Pool, Spa and Hot Tub Guide regulations to install an above ground swimming pool in a yard that abuts Carbon Street.

The Zoning And Code Enforcement Officer testified as to publication, posting, and mailing Notice of the Hearing to Neighboring Property Owners.

The Applicants appeared on their own behalf. They testified as to their desire to have a swimming pool, and that their property is a corner lot and thus their rear yard abuts Carbon Street. Applicant Exhibit #1 (diagram attached to application) was admitted into the Record.

There were no objectors or supporters.

Motion by Steve Burda to grant the Variance; second by Lou Jany. Motion passed 5 – 0.

DOCKET # 2055 – Hearthfire Capital c/o Will Lockard – 239 East Market Street, Suite 102, West Chester, PA 19382. **Location: 1176 Mickley Road, Whitehall, PA 18052, PINs 549862581759 and 549862780809.** The subject property is located in a C-2 Regional Community Commercial Zoning District. Applicant is requesting Variances to Sections 27-80(E)(4) and (5) and 27-146(A)(20) of the Zoning Ordinance to construct a self-storage facility with a 38.5 foot building height where only 35 feet are permitted, 37.5% building coverage where only 35% is permitted, and 14 parking spaces where 340 parking spaces are required for a retail or service commercial use with less than 500,000 square feet of accessible area.

The Zoning And Code Enforcement Officer testified as to publication, posting, and mailing Notice of the Hearing to Neighboring Property Owners.

The Applicant was represented by Attorney Matthew Deschler. Applicant's Project Development Manager, Daniel Whitney confirmed the real party-in-interest is Hearthfire Holdings, LLC; and requested to amend the application as such. Amendment was granted by the Zoning Hearing Board.

Applicant's Engineer, Jelena Balorda-Barone testified as to the proposed building, measurements, and parking studies and issues. All eight (8) of the Applicant's Exhibits were admitted into the Record.

Project Development Manager, Daniel Whitney testified as to the proposed building and use, proposed hours of access during office hours, and additional access hours by key pad access. Three (3) more Applicant Exhibits were admitted into the Record.

There were no objectors or supporters.

The Zoning Hearing Board held an Executive Session.

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

Motion by Lou Jany to approve the May 16, 2023 Minutes; second by Steve Burda. Motion passed 5 – 0.

Meeting adjourned at 8:33 pm.