

**TOWNSHIP OF WHITEHALL
ZONING HEARING BOARD
RESULTS OF PUBLIC HEARINGS
JUNE 21, 2022**

The Chairperson called the Meeting to order at 7:00 pm, and announced that there were only four (4) Members present: Chairperson Alberta Scarfaro, Lou Jany, Steve Burda, and Dean Wotring. Applicant Greystone Capital, Inc., Docket # 3030 requested a Continuance, and waived the 60 day time requirement for Hearing and 45 day requirement for written decision until the July, 2022 Meeting.

The Chairperson led the Pledge Of Allegiance. The Chairperson read the Fair Housing Statement.

DOCKET # 2026 – Ktesios Properties, LLC c/o Chick-fil-A – 75 Clinton Street, Staten Island, NY 10304. **Location: 2610 MacArthur Road, Whitehall, PA 18052, PIN 549845674665**, the subject property is located in a C-2 Regional/Community Commercial Zoning District. Applicant is requesting a variance to Sec. 27-84(E)(2) of the Zoning Ordinance to construct accessory structures (free-standing canopies over menu boards at drive-thru lane) less than ten feet (10') from the side property line.

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

The Applicant appeared through representative Jason Rosier of Atlanta Georgia. The main purpose of the proposed drive-thru lane canopies is to protect employees serving customers in the drive-thru lane. The canopies will be located approximately ten feet (10') from the north property line, and approximately seventeen feet two inches (17' 2") from the south property line. The plans for the canopies were admitted into the Record as Exhibit #1.

There were no objectors or supporters.

Motion by Lou Jany to grant Variances to Sections 27-84(E)(2) and 27-80(E)(2)(a) and (b) of the Zoning Ordinance; second by Steve Burda. Motion passed 4 – 0.

DOCKET # 2028 – NVR / Ryan Homes – 980 Harvest Drive, Suite 350, Blue Bell, PA 19422. **Location: 4246 Cypress Lane, Whitehall, PA 18052, PIN 548936836323**, the subject property is located in a R-1 Very Low Density Residential Zoning District. Applicant is requesting a variance to Sec. 27-62 (A) and Sec. 27-70 (A) of the Zoning Ordinance to allow temporary use of a model home garage as a sales center in lieu of an on-site trailer by appointment only.

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

The Applicant was represented by Attorney Julie Bernstein. Applicant's Representative, Steven Stauffer testified as to the prior use of a model home during phase 1 of the development, and the proposed use of this model home garage as a sales office before being converted back to a residential garage. Applicant's six (6) Exhibits were admitted into the Record.

There were no objectors or supporters.

Motion by Dean Wotring to grant Variances to Sections 27-62(A) and 27-70(A) of the Zoning Ordinance; second by Steve Burda. Motion passed 4 – 0.

DOCKET # 2029 – Michael A. Beani / American Pools and Spas – 3610 MacArthur Road, Whitehall, PA 18052. **Location: 3610 MacArthur Road, Whitehall, PA 18052, PIN 548992533116**, the subject property is located in a C-2A Local Commercial Zoning District. Applicant is requesting a variance to Sec. 27-116(C)(2) of the Zoning Ordinance to allow use of five (5) temporary storage containers for longer than six (6) months.

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

The Applicant appeared. He testified as to the need to use the temporary storage containers longer than six (6) months due to supply chain problems and the need to order a full year worth of supplies as a result of the Covid Pandemic; and that the temporary storage containers will be emptied and removed by the end of November, 2022.

There were no objectors or supporters.

Motion by Steve Burda to grant the Variance to Section 27-116(C)(2); second by Lou Jany. Motion passed 4 – 0.

Motion by Lou Jany to approve the Minutes from the May 17, 2022 Meeting. Motion passed unanimously.

The Meeting was adjourned at 7:45 pm.