



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board
Manouel Changalis, Chairman
Michael Gable, Vice Chairman
Zachariah Cobrinik
Daniel Cortright, Alternate
Michael Gaul, Alternate

Zoning Hearing Board Minutes August 26, 2014

Chairman Manny Changalis called the meeting to order at 6:30 p.m. Also in attendance: Board Members Mike Gable and Zach Cobrinik; Alternates, Daniel Cortright and Michael Gaul; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator.

MINUTES

Approval of the July 22, 2014 minutes was moved by Zach Cobrinik and seconded by Mike Gable. The motion carried.

CORRESPONDENCE

HEARING

ZA2014-05 – Frank Tolotta

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Joseph Piperato, Esq. and Frank Tolotta, Applicant.

Exhibits were entered into the record as follows:

Exhibit A-1, 3 pages, obtained from the Northampton County Assessment office website, www.ncpub.org, showing that Mr. Tolotta is the owner of 624 Georgetown Road property. He purchased 646 Georgetown Road property approximately 6 years ago.

Exhibit A-2, photographs depicting the condition of the property today. Mr. Tolotta's son, Robert, lives in the apartment of 646 Georgetown Road.

Exhibit A-3 – photograph of 624 Georgetown Road.

Exhibit A-4 – photograph of the small barn on 624 Georgetown Road.

Mr. Tolotta testified that public water and on-lot septic serve the property at 624 Georgetown Road. Other outbuildings are a barn, 2-car garage, and a small shed.

Exhibit A-5 - photograph of outbuildings to remain on Lot 1.

Mr. Tolotta stated that he proposes to subdivide the property to create a residential building lot for his son. The minimum lot size in the Agricultural zone is 1.5 acres; however his lot is 2.4161 acres. He does not have enough land to subdivide his property to create (2) conforming lots.

Exhibit A-6 – Concept Plan prepared by Ken Hahn. Mr. Tolotta stated he understands he would have to make a submission to the Planning Commission and Supervisors for approval if he receives the requested variance.

Mr. Tolotta stated the lot width variance is requested in order to allow the driveway and the barn to be on property Lot 2; therefore this configuration does not allow the lot to meet the 180-foot lot width requirement.

Exhibit A-7 – A copy of the Lower Nazareth Township Zoning Map with a circle indicating the property in question.

The proposed lot sizes are consistent with the lot sizes in the immediate area within the LDR zoning district.

Exhibit A-8 - photograph of existing driveway on proposed Lot 2.

Exhibit A-9 - photograph of the rear of the small barn.

Exhibits A-10, A-11 and A-12 - photographs of portions of the proposed Lot 2

Exhibit A-13 – Photograph showing the condition of the property at the time purchased by Mr. Tolotta.

Exhibit A-14 – Photograph showing the present condition of the property after renovations.

Mr. Tolotta state The Carpenter's Church owns the property to the rear of Lot 1 and proposed Lot 2.

Improvements made to 624 Georgetown, include fence installation, landscaping, and improvements to the interiors.

Mike Gable made a motion to close testimony which was seconded by Zach Cobrinik. The motion carried unanimously.

Board Deliberation

The Board agreed that the proposal is in keeping with the properties in the area. Zach stated he wants to make sure the driveway on Lot 1 is not moved any closer to intersection. The driveway for Lot 2 should be on south side of barn. There should also be ample turning area to preclude anyone from having to back onto the street. The Township Engineer should confirm that the driveways have adequate sight distance. Zach stated he felt this was the least amount they can do to allow their intent to go forward.

Mike Gaul inquired about the intent of the barn. Mr. Tolotta stated it will only be for storage of personal items. There really isn't room to store a car inside. He agreed the property will not be used for commercial purposes.

Manny Changalis concurred with everyone's comments.

There weren't any comments under Courtesy of the Floor.

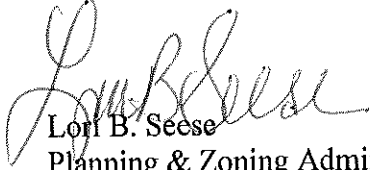
Motion by the Board

The motion to grant a variance of 24,000 s.f. for Lot 1 and 20,000 s.f. for Lot 2, and a variance for 30 feet in width for Lot 1, with the conditions that the driveways be located at the direction of the Township Engineer to provide adequate sight distance per PADOT requirements, the driveway on Lot 1 shall not be moved any closer to intersection, the driveway for Lot 2 should

be on south side of barn, and there should also be ample turning area to preclude anyone from having to back onto the street was moved by Mike Gable and seconded by Zach Cobrinik. The motion carried unanimously.

The meeting adjourned at 7:10 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lori B. Seese".

Lori B. Seese
Planning & Zoning Administrator

/lbs