



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board

Manouel Changalis, Chairman
Daniel Cortright, Vice Chairman
Michael Gaul, Board Member
Robert Stocklas, Alternate

Zoning Hearing Board Minutes

June 26, 2018

Chairman Manny Changalis called the meeting to order at 6:30 p.m. Also in attendance: Board Member Michael Gaul; Alternate Robert Stocklas; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator. Board Member Daniel Cortright was not present.

MINUTES

Approval of the March 27, 2018 minutes was moved by Michael Gaul and seconded by Manny Changalis. The motion carried. Robert Stocklas abstained.

There were no items of CORRESPONDENCE.

HEARINGS

ZA2018 – 01, Jayne and Anthony Preletz

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Jayne and Anthony Preletz, Applicants

Anthony Preletz stated they want to construct an addition to the east side of their property. After reviewing where the house is located on the property along with other amenities attached and around the house, the proposed location is the only place they could construct an addition. However, since the house is situated so close to the east, a variance is required to construct an addition. The motion to close the hearing on the Preletz variance request was moved by Mike Gaul and seconded by Robert Stocklas. The motion carried.

Board Deliberation

The Board discussed the application and their belief that the proposed addition will not change the character of the neighborhood. Since this is a dimensional variance, they believed the Applicants showed enough hardship due the property location and family needs.

Motion by the Board

The motion to approve the variance in accordance with the application submitted and the testimony provided, specifically a variance of 4 feet to the exterior wall, was moved by Michael Gaul and seconded by Rob Stocklas. The motion was approved unanimously.

ZA2018 – 02, Jesse and Krystal Oleksza

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Jesse and Krystal Oleksza, Applicants

The proposed variance is to add an additional shed of 240 s.f. They have an existing garage which is 1,000 s.f., the maximum area permitted under the ordinance. They are seeking a variance from the 1,000 s.f. requirement.

The existing garage houses (2) antique cars, yard equipment, tools, kids' toys, pallets of pellets, etc. The proposed shed will be constructed to match the garage and the house. The shed will hold pool supplies, equipment, patio furniture, etc. He wants to be able to lock everything up. Currently, they do not intend to install electricity in the shed. The motion to close testimony was moved by Michael Gaul and seconded by Robert Stocklas. The motion carried.

Motion by the Board

The motion to grant the requested variance in accordance with testimony and application due to the fact that the request is a dimensional variance, will not change the character of the neighborhood, and will support storage of safety equipment for the pool was moved by Michael Gaul and seconded by Robert Stocklas. The motion carried unanimously.

Courtesy of the Floor

Lori Seese advise the Board that no applications were received for July.

The meeting adjourned at 6:55 p.m.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator

/lbs

**** Note: These minutes are only a brief summation of the actual hearing. All Zoning Hearing Board hearings are officially transcribed by a professional stenographer. Should any parties wish to view these transcripts, please contact the Zoning Officer. If an official copy has not been requested, the requestor must pay for the transcript.***