

## MINUTES OF ZONING HEARING BOARD MEETING

The zoning hearing board of Palmer Township met on Tuesday, February 7, 2012, at 7:30 P.M. in the Palmer Memorial Library, One Weller Place, to hear the following appeals. In attendance Nicholas Noel III, Esq., Zoning Board Solicitor, Charles Roseberry, Board Chairman, Peg Kennedy Board Member, Cherie Kavanaugh Board Member, Kristopher Gruber Board Member, Michael Mancino Board Member, James Raudenbush, Zoning Administrator, and Court Reporter Ted Rewak. Board Members Kristopher Grube and Michael Mancino were appointed by the Palmer Township Board of Supervisors on January 3<sup>rd</sup>, 2012 but were never sworn in, so for tonight's hearing they sat in and asked questions but did not vote.

Cherie Kavanaugh made a motion to appoint Charles Roseberry as the zoning board chairman for 2012. The motion was seconded by Peg Kennedy with all in favor.

Charles Roseberry then made a motion to appoint Nicholas Noel III as the zoning hearing board solicitor for 2012. The motion was seconded by Cherie Kavanaugh with all in agreement.

Cherie Kavanaugh then made a motion to accept the minutes of the December 6, 2011, zoning hearings. The motion was seconded by Peg Kennedy, with all in agreement.

**12-01 7:30 p.m.** 1 Maplecroft Ave, Michael and Stacey Curcio are seeking a special exception from section 190-82D(4) in order to have a front yard setback of less than 60'. Variances are also being requested from section 190-82E in order to have a side yard setback that's less than 10' and sections 190-211E(15)(a)[2][a][i] and [ii] to have an accessory building with a floor area that exceeds the 800 square foot maximum, and would exceed the 15' height limit. The requested relief is for an addition on a detached garage to be used for a home occupation. Home Occupations are a permitted accessory use in the General Commercial Zoning District where this property is located.

**Witnesses:** Michael and Stacy Curcio, Applicants Lou Minotti, Esq.

**Action:** Cherie Kavanaugh made a motion to deny the application for the detached garage addition. Cherie Kavanaugh noted that the proposed use is accessory to a primary residential lot/use and does not meet the criteria. The motion was seconded by Peg Kennedy with all in agreement. The actual vote was 3-0 with Kristopher Grube and Michael Mancino not voting.

**12-02 7:40 p.m.** Parcel M9NW4-8-18 and Parcel M9NW4-8-19 located in the cu-de-sac at the end of Anna Marie St., John Hanni is seeking a variance from section 190-42A (1) regarding the minimum required lot density in order to build on a non-conforming lot of record (Parcel M9NW4-8-18). The applicant is also seeking a variance from section 190-42B to have a lot width at the building setback line that would be less than the 75' required by ordinance (Parcel M9NW4-8-19). Mr. Hanni is seeking relief in order to construct a single family dwelling on each of the above parcels that are located in a Medium Density Residential Zoning District.

**Witnesses:** None

**Motion:** The applicants attorney submitted a letter requesting a continuance until the March, 2012 hearing.

Having no further business to discuss, the hearing was adjourned at 9:15p.m.

James F. Raudenbush  
Zoning Officer