

## MINUTES OF ZONING HEARING BOARD MEETING

The zoning hearing board of Palmer Township met on Tuesday, November 1, 2011, 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, Cherie Kavanaugh Board Member, Peg Kennedy Alternate Board Member substituting for Dan Caravetta Board Member, James Raudenbush, Zoning Officer, and Court Reporter Karen Mengel.

Cherie Kavanaugh made a motion to accept the minutes of the October 4, 2011, zoning hearings. The motion was seconded by Peg Kennedy, with all in agreement.

**11-22 7:30 p.m.** 2220 High Point Ct., James Allshouse is seeking a Special Exception from section 190-29C in order to relocate an existing embroidery business to his house. This property is located in a Low Density Residential Zoning District.

**Witnesses:** James Allshouse, Applicant

**Action:** Cherie Kavanaugh made a motion to approve the Special Exception for a home occupation consisting of an embroidery business, and that the applicant will follow all of the conditions listed for a home occupation since no additional relief was requested. The motion was seconded by Peg Kennedy with all in agreement.

**11-23 7:40 p.m.** 2 Tulip Ct., Peter Carstens is seeking a dimensional variance from section 190-211E(19)(d) to have an in-ground pool located in the front yard of a property. The pool location is to the rear of the structure but the property abuts two public streets creating two front yards. This property is located in a Medium Density Residential Zoning District.

**Witnesses:** Peter Carstens, Applicant Dave Woods, Contractor

**Action:** At the request of the applicant the hearing was continued in order to look at alternative locations for the pool in order to minimize the requested relief that is being sought.

**11-21 7:50 p.m.** Parcel L8SE3-10-18 and others on the same deed, Located on the North West corner of Charlotte Ave and Watson St., Pennsylvania Venture Capital, Inc., 1177 6<sup>th</sup> Street, Whitehall Pa 18052, is seeking variance from sections 190-171 thru 190-190 in order to install a digital billboard, that the applicant feels is excluded from township ordinances. The applicant is also seeking variances from sections 190-183A in order to have a sign that would exceed the 10' maximum height, and section 190-185A(5) in order to have a sign that would exceed the 50 square foot maximum for signage located in a Light Industrial Zoning District. Relief from the following sections pertaining to billboards is also being requested; section 190-187G(5) in order to have a billboard that would not be located within 300' of the existing right-of-way of PA Route 33, section 190-187G(6) in order to have a billboard that would be closer than 300' from a residential lot line, and section 190-187G(8) to construct a 1000 square foot billboard (A maximum of 300 square feet is allowed by ordinance). This property is located in a Light Industrial Zoning District.

**Witnesses:** None

**Motion:** The township was faxed a letter from the applicants attorney on 10/31/2011 requesting an extension of time through January 1, 2012 for the zoning hearing board to hear its appeal.

Having no further business to discuss, the hearing was adjourned at 8:20p.m.

James F. Raudenbush  
Zoning Officer