

**EASTTOWN TOWNSHIP PLANNING COMMISSION
REGULAR MONTHLY MEETING
MEETING MINUTES**

JULY 02, 2019

The regular meeting was called to order at 7:00 p.m. by Chairman Mark Stanish. Other members present: Tim Brennan, John McCarty, and Ann Rothmann. Also attending: Eugene C. Briggs, Jr., AICP, CZO, Assistant Township Manager/Director of Planning and Zoning/Zoning Officer and Thomas F. Oeste, Esq., Alternate Planning Commission Solicitor.

June 04, 2019 Meeting Minutes

On a motion by Mr. Brennan, and seconded by Mr. McCarty, the Planning Commission unanimously approved the meeting minutes from June 04, 2019. There were no comments from the public.

ZHB 587 – 2240 South Valley Road | ZHB 588 – 2244 South Valley Road

The Applicant seeks a variance for both properties 2240 and 2244 South Valley Roads from Zoning Ordinance Section 445-74.(B).(4) which requires driveways to be set back 10 feet from property lines. Both lots are in common ownership and are adjacent. A new house is proposed for 2244 South Valley Road and a driveway is proposed connecting the two properties which will cross the side lot lines and therefore encroach into the required setback. The connecting driveway will allow both properties to access South Valley Road in two locations.

The Planning Commission discussed potential conditions, including a requirement that the portion of the driveway located in the required setbacks be removed if the two properties are not held in common ownership in the future and a requirement that the owners record a cross-easement agreement for use of the connecting driveway. The Planning Commission decided that neither condition was warranted since future owners may want to utilize the driveway even if the lots are not in common ownership and a cross-easement agreement would restrict a future decision by the owners to discontinue use and removal of the connecting driveway.

After discussion, Mr. Stanish opened the floor to the public and there were no comments.

The Commission then voted unanimously to recommend that the Zoning Hearing Board approve the variance application for both properties.

ZHB 589 – 317 South Fairfield Road

The Applicant proposes to construct an addition to the existing home. Applicant is requesting a variance from Section 455-14.C to allow the proposed addition to encroach 23 feet 10 inches into the required side yard setback of 30 feet. The property is located in the R-1 District which requires an aggregate side yard of 50 feet with neither yard less than 20 feet. The property is improved with a single-family detached dwelling and a detached two-car garage. The dwelling presently has a nonconforming side yard of 13.6 feet on the south side. The lot is also nonconforming as to minimum lot width at the building line. The Application depicts the construction of a mudroom and garage addition to be attached to the north side of the dwelling. The existing dwelling is set back 42 feet from the northern side lot line. The addition would be setback 6.2 feet from the side lot line, encroaching 13.8 feet into the required side yard, a 69% encroachment.

The Planning Commission noted that the property is presently improved and used in accordance with the Zoning Ordinance, including an existing two-car garage. A variance is not necessary to permit a reasonable use of the property. The Commission also commented that the reduced side yard could adversely affect the use of the adjacent property to the north and that, even if a variance were necessary, the proposed variance is not the minimum necessary to provide relief. The proposed garage is oversized at 30 feet wide and 28.5 feet deep and it appears that alternative locations for the addition could be considered to reduce or eliminate the need for variance relief.

After discussion, Mr. Stanish opened the floor to the public and there were no comments.

The Commission then voted unanimously to recommend that the Zoning Hearing Board deny the variance application.

Public Comment

None

Announcements

Next tentatively scheduled Workshop is Tuesday, August 06, 2019 at 6:30 pm. Next regularly scheduled Regular Meeting is Tuesday, August 06, 2019 at 7:00 pm.

The meeting adjourned at 8:03 pm.

Respectfully submitted,

Kate Jones
Recording Secretary