

LYCOMING COUNTY ZONING HEARING BOARD MEETING MINUTES

Executive Plaza Building

1st Floor Commissioner’s Board Room

July 28, 2021

6:00pm

1. CALL TO ORDER

Chairman Bill Klein called the meeting to order at 6:08pm.

1. ROLL CALL (Members & Alternates)

**Members Present**: Bill Klein, Chris Logue, Leslie Whitehill, Dan Clark

**Members Present via Conference Call:**

**Members Absent:** David Hines, Rom Andraka

1. MINUTES OF PREVIOUS MEETING

The June 23, 2021 meeting minutes were approved with exception to attendance of Chris Logue whom was absent from June 23 meeting not Dan Clark.

Chris Logue motioned to approve, Dan Clark second to motion. Motion carried.

1. NEW BUSINESS
2. **ZHB Case 2021-008**

**Jessica & Jeramy Lowe**

**Porter Township**

**Variance - Dimensional**

**Seated Members:** Bill Klein, Chris Logue, Leslie Whitehill, Dan Clark

Chris Hodges presented to the Zoning Hearing Board case number 2021-008, located in Porter Township. The applicant Jessica & Jeramy Lowe is requesting Variance approval for construction of a 6’ x 8’ mudroom/addition to their existing home located at 1911 Elmhurst Ave. in Porter Township. The property fronts a local road.

The subject property of tax parcel #49-001-113 contains 0.34 acres and is located in the Neighborhood Preservation (NP-10) Zoning District in Porter Township. The property currently contains a Single Family Dwelling. The applicant’s home fronts Elmhurst Ave.

General Standards for a Variance are listed in the Lycoming County Zoning Ordinance, Section 10420.

Chris Hodges reviewed the following communications:

1. Zoning Permit Application received 6/16/2021
2. Variance Application 5/24/2021.
3. Notices sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, Porter Township Supervisors, Applicant, Solilcitor, and Zoning Hearing Board.
4. Legal notice published in Sun-Gazette 7/13/2021 and 7/20/2021.
5. Property posted 7/15/2021.

The Zoning Hearing Board packet containing the Variance application, copy of LCPC comments from Shannon Rossman, Zoning Permit application, Overhead GIS sight plan view.

The following are exhibits presented by David Hubbard:

Z#1 – ZHB packet including letter from Shannon Rossman

Z#2 – Legal posting Sun-Gazette

Z#3 – Property posting

Fred spoke on behalf of the board the consensus is to grant the Variance.

Chris Logue motioned to approve, Leslie Whitehill second the motion. Motion carried.

1. **ZHB Case # 2021-009**

**William Wilkinson**

**Cogan House Township**

**Variance - Dimensional**

**Seated Members:** Bill Klein, Chris Logue, Leslie Whitehill, Dan Clark

David Hubbard presented to the Zoning Hearing Board case number 2021-009, located in Cogan House Township. The applicant William Wilkinson is requesting Variance approval for a 32-foot dimensional relief from the southern property line for a 3’ x 25’ addition to their sunroom/dining room addition. The existing non-conforming home is located at 667 State Route 184 in Cogan House Township. The property fronts a Minor Collector road.

The subject property of tax parcel #08-188-111.H contains approximately 1.70 acres with a single-family dwelling, a detached garage and a tool shed. The property is located in the Countryside (CS) Zoning District in Cogan House Township and fronts a state road.

General Standards for a Variance are listed in the Lycoming County Zoning Ordinance, Section 10420.

David Hubbard reviewed the following communications:

1. Variance Application 6/23/2021.
2. Zoning Application received 6/14/2021
3. Notices sent to interested parties: Lycoming County Planning Commission, Lycoming County Commissioners, Cogan House Township Supervisors, Applicant, Solicitor, and Zoning Hearing Board.
4. Legal notice published in Sun-Gazette 7/13/2021 and 7/20/2021.
5. Property posted 7/15/2021.

The Zoning Hearing Board packet containing the Variance application, copy of LCPC comments from Shannon Rossman, Zoning Permit application, Overhead GIS sight plan view.

The following are exhibits presented by David Hubbard:

Z#1 – ZHB packet including letter from Shannon Rossman

Z#2 – Legal posting Sun-Gazette

Z#3 – Property posting

Fred spoke on behalf of the board the consensus is to grant the Variance.

Chris Logue motioned to approve, Leslie Whitehill second the motion. Motion carried.

David Hubbard

Leslie Whitehill motioned to approve, Dan Clark second the motion. Motion carried.

ADJOURNMENT

Meeting adjourned at 6:38 pm.

Respectfully submitted,

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Heather George, Recording Secretary Bill Klein, Chairman

DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_